

INTRODUCED: July 24, 2017

AN ORDINANCE No. 2017-154

As Amended

To authorize the special use of the properties known as 2411 M Street and 2416 Jefferson Avenue for the purpose of allowing a building to exceed the applicable height restrictions, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEPT 11 2017 AT 6 P.M.

WHEREAS, the owner of the properties known as 2411 M Street and 2416 Jefferson Street, which are situated in a UB Urban Business District and the Jefferson Avenue Parking Exempt Overlay District (PE-4), desires to use such properties for the purpose of a building which use, among other things, is not currently allowed by section 30-433.8 of the Code of the City of Richmond (2015), as amended, concerning height restrictions; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2010), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: OCT 9 2017 REJECTED: _____ STRICKEN: _____

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2015), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the properties known as 2411 M Street and 2416 Jefferson Avenue and identified as Tax Parcel Nos. E000-0334/001 and E000-0334/003, respectively, in the 2017 records of the City Assessor, being more particularly shown on a survey entitled “Survey and Plat of the Property Known as #2411 ‘M’ Street in the City of Richmond, VA,” prepared by Edwards, Kratz, Lohr & Associates, PLLC, and dated May 26, 2011, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to have a building that exceeds the height restrictions prescribed by section 30-433.8 of the Code of the City of Richmond (2015), as amended, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “2411 M St, [Jefferson Ave/M St/24th St], Richmond, VA 23223,” prepared by ADO/Architecture Design Office, dated June 24, 2016, and last revised May 9, 2017, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The use of the Property shall be as a mixed-use building, consisting of up to 27 dwelling units, amenity space, and commercial space, substantially as shown on the Plans.

(b) A total of six on-site parking spaces shall be provided on the Property, substantially as shown on the Plans. On-street parking along the frontages of the Property shall be credited to the Special Use pursuant to section 30-710.2:3(d) of the Code of the City of Richmond (2015), as amended.

(c) Signage on the Property shall meet the requirements of the underlying zoning district of the Property but shall not be internally illuminated. Backlit or reverse channel-lit signage shall be permitted.

(d) All building materials and material colors shall be substantially as shown on the Plans, subject to the provisions of any applicable Old and Historic District regulations and any approvals granted by the Commission of Architectural Review.

(e) A streetscape plan for the area along Jefferson Avenue indicated on sheet A100 of the Plans shall be approved by the Director of Planning and Development Review prior to the issuance of any building permits for the dwelling units.

(f) The height of the Special Use shall not exceed four stories, substantially as shown on the Plans.

(g) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(h) Secure storage for no fewer than 16 bicycles shall be provided on the Property for use by the dwelling units, substantially as shown on the Plans.

(i) Operations of the [~~commercial space and associated~~] non-residential outdoor patio or dining uses open to the public shall cease by no later than 11:00 p.m. daily.

(j) The fourth floor and rooftop amenity space shall be stepped back from the lower floors, substantially as shown on the Plans, shall be accessory to the dwelling use, may be accessory to any office use of the Property, and shall not be used in association with any other commercial uses of the Property.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the public right-of-way, including the streetscape improvements pursuant to the streetscape plan required pursuant to section 3(e) of this ordinance, the installation of new street trees and tree wells, the installation of an entrance to the Property from M Street, and the replacement of existing entrances with granite curbing and brick sidewalk consistent with the existing granite curbing and brick sidewalk, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2015), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2015), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.richmondgov.com

Item Request
File Number: PRE. 2017.262

RECEIVED

JUL 24 2017

OFFICE OF CITY ATTORNEY
O & R Request

O & R REQUEST

4-6701
JUN 30 2017

Office of the
Chief Administrative Officer

DATE: June 28, 2017

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Levar M. Stoney, Mayor (Patron: Mayor, by Request) *Levar M. Stoney*
(This in no way reflects a recommendation on behalf of the Mayor) *for Mayor*

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer *scg*

THROUGH: Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning *PLD 6-29-17*

FROM: Mark A. Olinger, Director, Department of Planning and Development Review *MAO*

RE: To authorize the special use of the properties known as 2411 M Street and 2416 Jefferson Avenue for the purpose of allowing a building to exceed the applicable height restrictions, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the properties known as 2411 M Street and 2416 Jefferson Avenue for the purpose of allowing a building to exceed the applicable height restrictions, upon certain terms and conditions.

REASON: The applicant is proposing a 4-story mixed-use development in a UB-PE4 district. The height restriction for the UB district is 28 feet. A special use permit is therefore required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its August 21, 2017, meeting; or its September 5, 2017, meeting if the August meeting is canceled for the summer recess. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of two contiguous parcels of land: 1. A 0.282 acre

(12,284 SF) parcel of unimproved land known as 2411 M Street and 2. A 0.075 acre (3,267 SF) parcel of land known as 2416 Jefferson Avenue, improved with a surface parking area and one-story office building constructed, per tax assessment records, in 1910. The subject property occupies the majority of a triangular portion of land bound by Jefferson Avenue, North 24th Street, and M Street, in the Union Hill neighborhood of the East planning district.

The property is zoned in the UB-PE4 - Urban Business District (Parking Exempt Overlay District). The property is also located within the Union Hill City Old & Historic District and the proposed improvements are being reviewed by the Commission of Architectural Review.

According to the Zoning Ordinance, the intent of the UB Urban Business District is to encourage business areas with a densely developed pedestrian-oriented urban shopping character, compatible with adjacent residential neighborhoods, and with minimal disruption from vehicle-oriented land uses and features that would detract from a safe, convenient and economically viable pedestrian environment. The district is intended to promote continuity of storefront character along principal street frontages, with minimum interruption by driveways and vehicle traffic across public sidewalk areas. The regulations within the district are intended to preserve the predominant scale and character of existing urban shopping areas, promote retention of existing structures and encourage that new development be compatible with such existing areas and structures.

The intent of parking exempt overlay districts is to provide relief from the off-street parking requirements for certain uses so as to facilitate the development and redevelopment of economically depressed, older, urban commercial districts characterized by a substantial number of vacant and deteriorated structures. With the exception of certain high intensity uses, off-street parking is generally not needed for most uses in these areas because of high vacancy rates, availability of on-street parking, considerable walk-in trade due to proximity to residential areas and available public transportation.

The City of Richmond's Master Plan recommends Neighborhood Commercial land use for the property. Primary uses in this category "include office, personal service and retail uses, intended to provide the daily convenience shopping and service needs of adjacent neighborhood residents. Such uses are typically small scale and low intensity, have limited hours of operation, involve a high percentage of walk-in trade and minimal vehicular traffic, and are especially compatible with adjacent low to medium density residential uses. The typical zoning classifications recommended to accommodate this land use category are B-1 and UB (p. 134).

In regard to the East District, the Master Plan states there is a "continued need...to stabilize older low-income residential neighborhoods throughout the District, particularly north of Broad Street in the Church Hill, Oakwood/Chimborazo, and Fairmount neighborhoods" (p. 163) and that "existing historic preservation design controls should be maintained" (p. 166). "Commercial uses in the East District should be concentrated within existing commercial service centers and mixed use areas" (p. 169).

Prior to the 2010 Master Plan Amendment, the Master Plan presented concerns regarding corner commercial uses, stating they "should be restricted to neighborhood commercial uses with limitations on operating hours, number of employees, and signage...Neighborhood commercial uses are deemed appropriate only as long as ABC licenses are not included in their operation" (p. 170). However, with the expansion of mixed-use areas recommended by the 2010 amendment, increased commercial activity is encouraged in the area and concerns regarding commercial uses, particularly the sale of alcohol, have been reduced.

The subject property is zoned within the UB-PE4 district that generally follows the Jefferson Avenue corridor. R-63 Multifamily Urban Residential districts are located to the north and south of the UB-PE4 district, with an R-8 Urban Residential district to the west and an RO2-PE4 Residential-Office (Parking Exempt Overlay District) to the east. A mix of residential (single-, two-, and multi-family), commercial, office, mixed-use, institutional, vacant, and public-open space land uses are present in the area.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$ 2,400 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: July 24, 2017

CITY COUNCIL PUBLIC HEARING DATE: September 11, 2017

REQUESTED AGENDA: Regular

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, August 21, 2017 or September 5, 2017

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

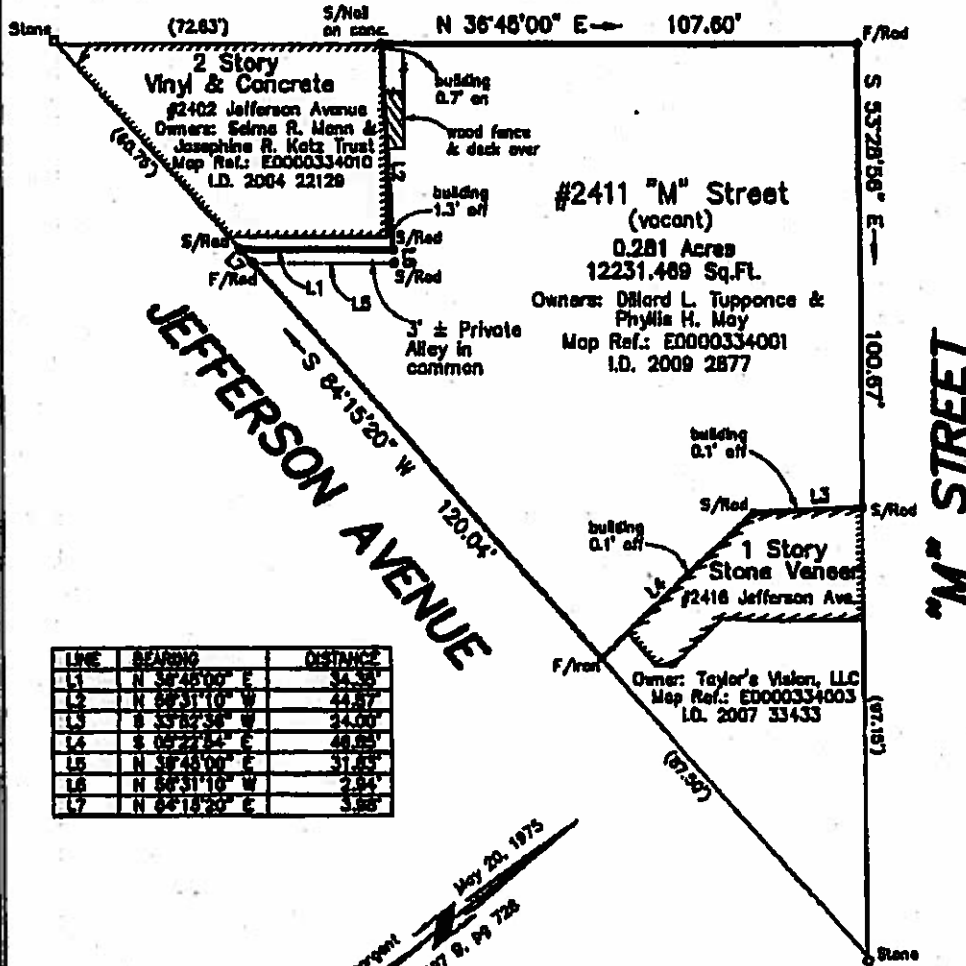
REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map

STAFF: Matthew J. Ebinger, AICP, Acting Principal Planner
Land Use Administration (Room 511), 646 6308

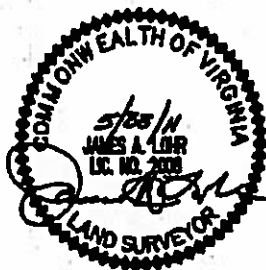
PDR O&R 17-16

N. 24th STREET



LINE	BEARING	DISTANCE
L1	N 36°45'00" E	107.60
L2	N 64°31'10" W	44.87
L3	S 55°28'56" E	24.00
L4	S 05°22'52" E	48.89
L5	N 36°45'00" E	37.85
L6	N 64°31'10" W	2.94
L7	N 64°15'20" E	3.88

F.T. Skopjeit
May 20, 1975
DB 687 B, Pg 728



Survey and Plat of The Property Known as #2411 "M" Street in the City of Richmond, VA

This is to certify that on 05/23/11 I made an accurate field survey of the premises shown herein that all improvements and dimensions shown or stated are shown herein, that there are no encroachments by improvements other than existing structures or from subject premises upon adjacent premises other than those herein, and that this plat was made WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 4101220041D, effective date of 04/02/08. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property is NOT in a Special Flood Hazard Area.



Edwards, Krutz, Lohr & Associates, PLLC

Land Surveyors-Planners

North-Carolina

1900 Boyd Avenue, Suite 203
Richmond, Virginia, 23220
Phone (804) 673-6688
Fax (804) 673-6880

Scale: 1"=30'
Drawn: TCJ
Job: 1164-11

Date: 05/26/11
Checked: JAL

BUILDING AREA ANALYSIS

100' x 150'	15,000
100' x 100'	10,000
100' x 75'	7,500
100' x 50'	5,000
100' x 25'	2,500
50' x 25'	1,250
50' x 15'	750
50' x 10'	500
50' x 5'	250
25' x 10'	250
25' x 5'	125
10' x 10'	100
10' x 5'	50
5' x 5'	25
5' x 10'	50
5' x 15'	75
5' x 20'	100
5' x 25'	125
5' x 30'	150
5' x 35'	175
5' x 40'	200
5' x 45'	225
5' x 50'	250
5' x 55'	275
5' x 60'	300
5' x 65'	325
5' x 70'	350
5' x 75'	375
5' x 80'	400
5' x 85'	425
5' x 90'	450
5' x 95'	475
5' x 100'	500
5' x 105'	525
5' x 110'	550
5' x 115'	575
5' x 120'	600
5' x 125'	625
5' x 130'	650
5' x 135'	675
5' x 140'	700
5' x 145'	725
5' x 150'	750
5' x 155'	775
5' x 160'	800
5' x 165'	825
5' x 170'	850
5' x 175'	875
5' x 180'	900
5' x 185'	925
5' x 190'	950
5' x 195'	975
5' x 200'	1,000

PROGRAM AREAS

100' x 150'	15,000
100' x 100'	10,000
100' x 75'	7,500
100' x 50'	5,000
100' x 25'	2,500
50' x 25'	1,250
50' x 15'	750
50' x 10'	500
50' x 5'	250
25' x 10'	250
25' x 5'	125
10' x 10'	100
10' x 5'	50
5' x 10'	50
5' x 15'	75
5' x 20'	100
5' x 25'	125
5' x 30'	150
5' x 35'	175
5' x 40'	200
5' x 45'	225
5' x 50'	250
5' x 55'	275
5' x 60'	300
5' x 65'	325
5' x 70'	350
5' x 75'	375
5' x 80'	400
5' x 85'	425
5' x 90'	450
5' x 95'	475
5' x 100'	500
5' x 105'	525
5' x 110'	550
5' x 115'	575
5' x 120'	600
5' x 125'	625
5' x 130'	650
5' x 135'	675
5' x 140'	700
5' x 145'	725
5' x 150'	750
5' x 155'	775
5' x 160'	800
5' x 165'	825
5' x 170'	850
5' x 175'	875
5' x 180'	900
5' x 185'	925
5' x 190'	950
5' x 195'	975
5' x 200'	1,000

PROJECT DESCRIPTION

2411 M ST
RICHMOND, VA
23223

CODE INFORMATION

2411 M ST
RICHMOND, VA
23223

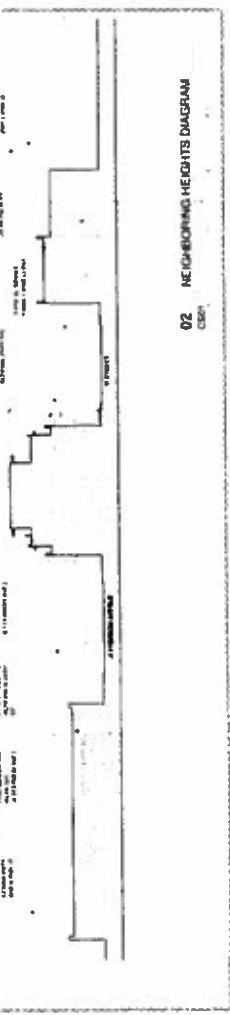
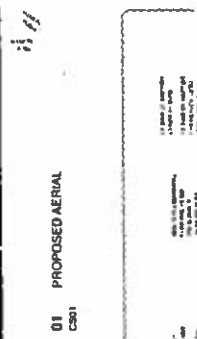
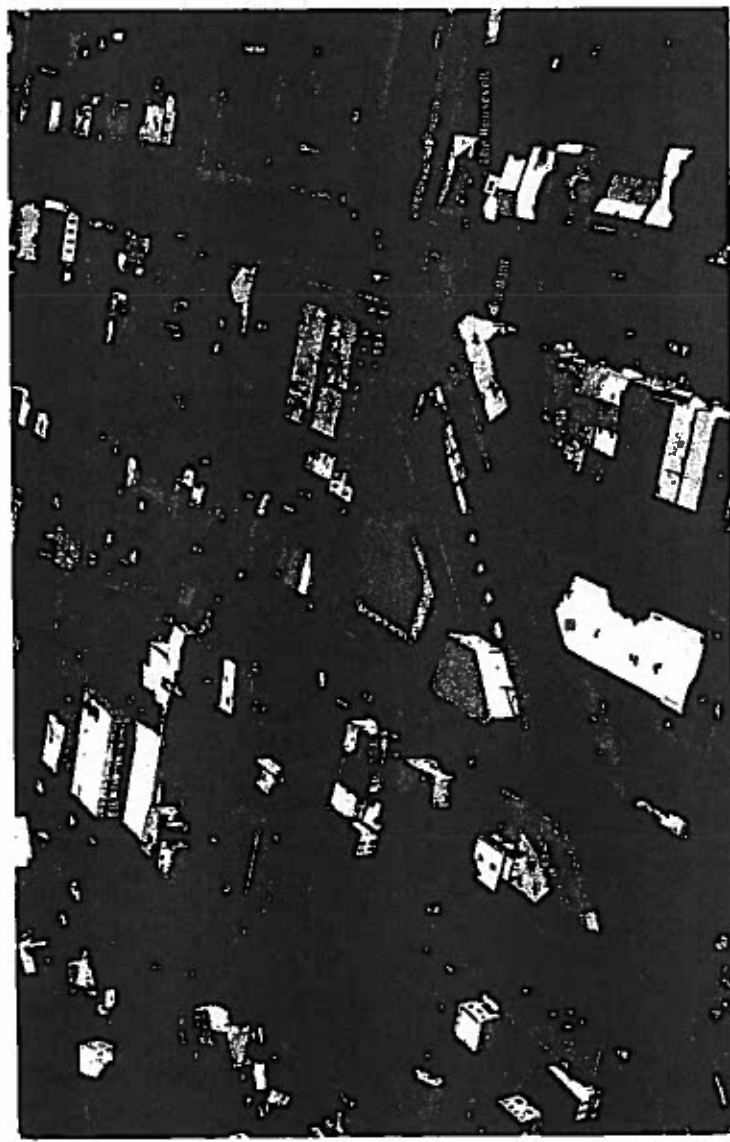
ZONING INFORMATION

CS01

DRAWING INDEX

ARCHITECTURAL

A100	ARCHITECTURAL PLAN
A101	FOUNDATION PLAN
A102	ROOF PLAN
A103	ELEVATIONS
A104	SECTION
A105	DETAILS
A106	MECHANICAL PLAN
A107	ELECTRICAL PLAN
A108	PLUMBING PLAN
A109	HEATING PLAN
A110	ENVIRONMENTAL CONTROL PLAN
A111	LANDSCAPE ARCHITECTURE
A112	INTERIOR ARCHITECTURE
A113	EXTERIOR ARCHITECTURE
A114	STRUCTURAL ARCHITECTURE
A115	MECHANICAL ARCHITECTURE
A116	ELECTRICAL ARCHITECTURE
A117	PLUMBING ARCHITECTURE
A118	HEATING ARCHITECTURE
A119	ENVIRONMENTAL ARCHITECTURE
A120	LANDSCAPE ARCHITECTURE
A121	INTERIOR ARCHITECTURE
A122	EXTERIOR ARCHITECTURE
A123	STRUCTURAL ARCHITECTURE
A124	MECHANICAL ARCHITECTURE
A125	ELECTRICAL ARCHITECTURE
A126	PLUMBING ARCHITECTURE
A127	HEATING ARCHITECTURE
A128	ENVIRONMENTAL ARCHITECTURE
A129	LANDSCAPE ARCHITECTURE
A130	INTERIOR ARCHITECTURE
A131	EXTERIOR ARCHITECTURE
A132	STRUCTURAL ARCHITECTURE
A133	MECHANICAL ARCHITECTURE
A134	ELECTRICAL ARCHITECTURE
A135	PLUMBING ARCHITECTURE
A136	HEATING ARCHITECTURE
A137	ENVIRONMENTAL ARCHITECTURE
A138	LANDSCAPE ARCHITECTURE
A139	INTERIOR ARCHITECTURE
A140	EXTERIOR ARCHITECTURE
A141	STRUCTURAL ARCHITECTURE
A142	MECHANICAL ARCHITECTURE
A143	ELECTRICAL ARCHITECTURE
A144	PLUMBING ARCHITECTURE
A145	HEATING ARCHITECTURE
A146	ENVIRONMENTAL ARCHITECTURE
A147	LANDSCAPE ARCHITECTURE
A148	INTERIOR ARCHITECTURE
A149	EXTERIOR ARCHITECTURE
A150	STRUCTURAL ARCHITECTURE



SPECIAL USE PERMIT
08202018

APPROVED FOR THE CITY OF RICHMOND, VA
ON 08/20/18



ARCHITECT
ARCHITECTURAL DESIGN GROUP
1000 N. GLENN ST
RICHMOND, VA 23223
TEL: 804.771.1111
WWW.ADG-VA.COM

REVELOPER
NVA INVEST LLC
1000 N. GLENN ST
RICHMOND, VA 23223
TEL: 804.771.1111
WWW.NVA-VA.COM

2411 M ST
JEFFERSON AVE
RICHMOND, VA
23223

ARCHITECTURAL SITE PLAN &
PROJECT INFORMATION

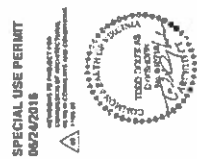
CS01

BUILDING AREA ANALYSIS

1971	11,800	500
1972	11,800	500
1973	11,800	500
1974	11,800	500
1975	11,800	500
1976	11,800	500
1977	11,800	500
1978	11,800	500
1979	11,800	500
1980	11,800	500
1981	11,800	500
1982	11,800	500
1983	11,800	500
1984	11,800	500
1985	11,800	500
1986	11,800	500
1987	11,800	500
1988	11,800	500
1989	11,800	500
1990	11,800	500
1991	11,800	500
1992	11,800	500
1993	11,800	500
1994	11,800	500
1995	11,800	500
1996	11,800	500
1997	11,800	500
1998	11,800	500
1999	11,800	500
2000	11,800	500
2001	11,800	500
2002	11,800	500
2003	11,800	500
2004	11,800	500
2005	11,800	500
2006	11,800	500
2007	11,800	500
2008	11,800	500
2009	11,800	500
2010	11,800	500
2011	11,800	500
2012	11,800	500
2013	11,800	500
2014	11,800	500
2015	11,800	500
2016	11,800	500
2017	11,800	500
2018	11,800	500
2019	11,800	500
2020	11,800	500
2021	11,800	500
2022	11,800	500
2023	11,800	500
2024	11,800	500
2025	11,800	500
2026	11,800	500
2027	11,800	500
2028	11,800	500
2029	11,800	500
2030	11,800	500
2031	11,800	500
2032	11,800	500
2033	11,800	500
2034	11,800	500
2035	11,800	500
2036	11,800	500
2037	11,800	500
2038	11,800	500
2039	11,800	500
2040	11,800	500
2041	11,800	500
2042	11,800	500
2043	11,800	500
2044	11,800	500
2045	11,800	500
2046	11,800	500
2047	11,800	500
2048	11,800	500
2049	11,800	500
2050	11,800	500

PROGRAM AREAS

NO.	DESCRIPTION	AREA (SQ FT)	AREA (SQ M)
1	OFFICE	10,000	929
2	RECEPTION	500	46
3	CONFERENCE	1,000	93
4	TRAINING	1,000	93
5	MEETING	1,000	93
6	RESTROOM	500	46
7	STORAGE	500	46
8	LOBBY	1,000	93
9	RECEPTION	500	46
10	CONFERENCE	1,000	93
11	TRAINING	1,000	93
12	MEETING	1,000	93
13	RESTROOM	500	46
14	STORAGE	500	46
15	LOBBY	1,000	93
16	RECEPTION	500	46
17	CONFERENCE	1,000	93
18	TRAINING	1,000	93
19	MEETING	1,000	93
20	RESTROOM	500	46
21	STORAGE	500	46
22	LOBBY	1,000	93
23	RECEPTION	500	46
24	CONFERENCE	1,000	93
25	TRAINING	1,000	93
26	MEETING	1,000	93
27	RESTROOM	500	46
28	STORAGE	500	46
29	LOBBY	1,000	93
30	RECEPTION	500	46
31	CONFERENCE	1,000	93
32	TRAINING	1,000	93
33	MEETING	1,000	93
34	RESTROOM	500	46
35	STORAGE	500	46
36	LOBBY	1,000	93
37	RECEPTION	500	46
38	CONFERENCE	1,000	93
39	TRAINING	1,000	93
40	MEETING	1,000	93
41	RESTROOM	500	46
42	STORAGE	500	46
43	LOBBY	1,000	93
44	RECEPTION	500	46
45	CONFERENCE	1,000	93
46	TRAINING	1,000	93
47	MEETING	1,000	93
48	RESTROOM	500	46
49	STORAGE	500	46
50	LOBBY	1,000	93
51	RECEPTION	500	46
52	CONFERENCE	1,000	93
53	TRAINING	1,000	93
54	MEETING	1,000	93
55	RESTROOM	500	46
56	STORAGE	500	46
57	LOBBY	1,000	93
58	RECEPTION	500	46
59	CONFERENCE	1,000	93
60	TRAINING	1,000	93
61	MEETING	1,000	93
62	RESTROOM	500	46
63	STORAGE	500	46
64	LOBBY	1,000	93
65	RECEPTION	500	46
66	CONFERENCE	1,000	93
67	TRAINING	1,000	93
68	MEETING	1,000	93
69	RESTROOM	500	46
70	STORAGE	500	46
71	LOBBY	1,000	93
72	RECEPTION	500	46
73	CONFERENCE	1,000	93
74	TRAINING	1,000	93
75	MEETING	1,000	93
76	RESTROOM	500	46
77	STORAGE	500	46
78	LOBBY	1,000	93
79	RECEPTION	500	46
80	CONFERENCE	1,000	93
81	TRAINING	1,000	93
82	MEETING	1,000	93
83	RESTROOM	500	46
84	STORAGE	500	46
85	LOBBY	1,000	93
86	RECEPTION	500	46
87	CONFERENCE	1,000	93
88	TRAINING	1,000	93
89	MEETING	1,000	93
90	RESTROOM	500	46
91	STORAGE	500	46
92	LOBBY	1,000	93
93	RECEPTION	500	46
94	CONFERENCE	1,000	93
95	TRAINING	1,000	93
96	MEETING	1,000	93
97	RESTROOM	500	46
98	STORAGE	500	46
99	LOBBY	1,000	93
100	RECEPTION	500	46



SPECIAL USE PERMIT
06/24/2018

ARCHITECT
TODD JEFFERS
101 E. Broad Street
Richmond, VA 23219
Tel: 804.771.1111

DEVELOPER
2411 M ST LLC
101 E. Broad Street
Richmond, VA 23219

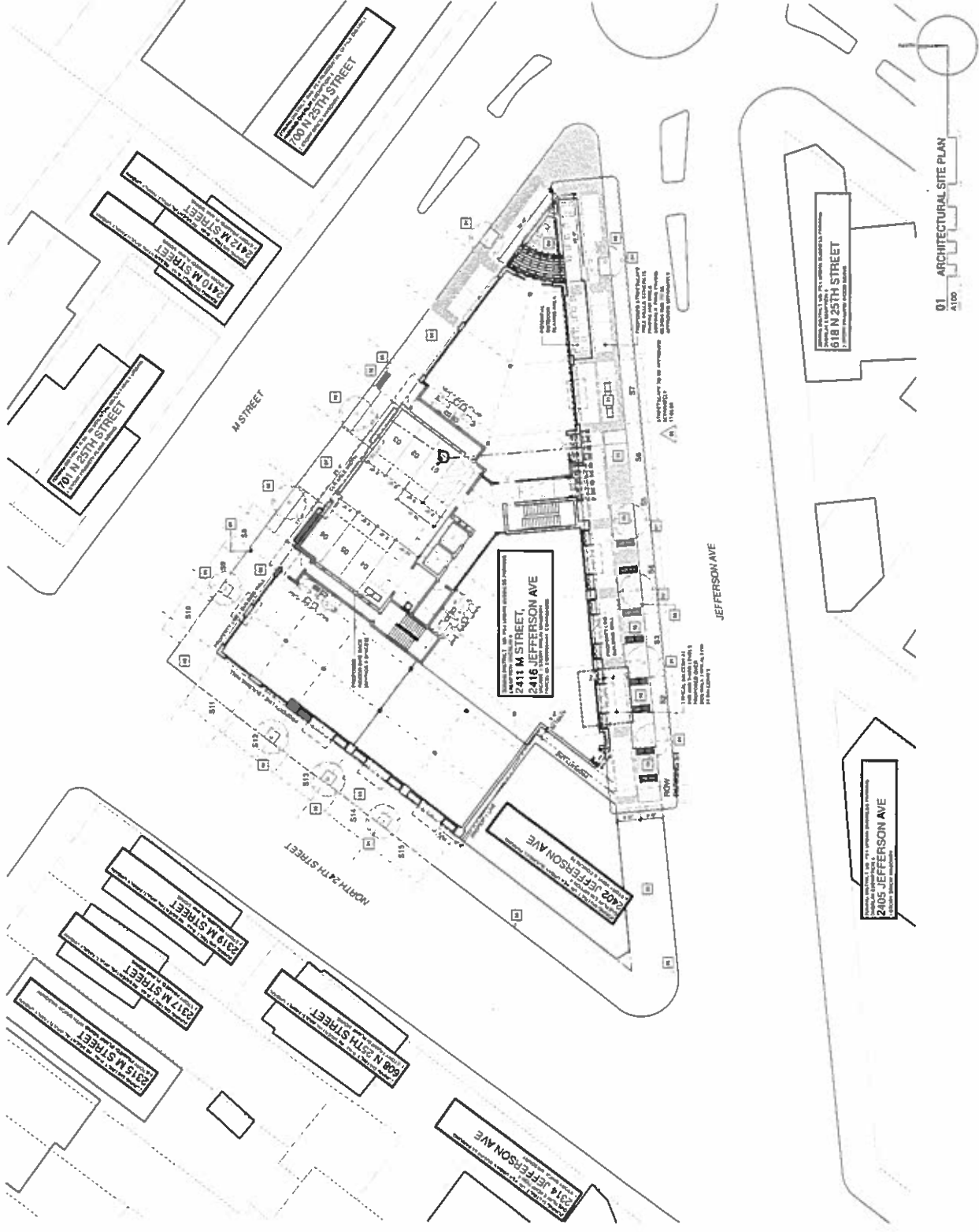
PROJECT
2411 M ST
JEFFERSON AVE/AM ST/24TH ST
RICHMOND, VA
23221

ARCHITECTURAL SITE PLAN

SCALE: 1/8" = 1'-0"

DATE: 06/24/2018

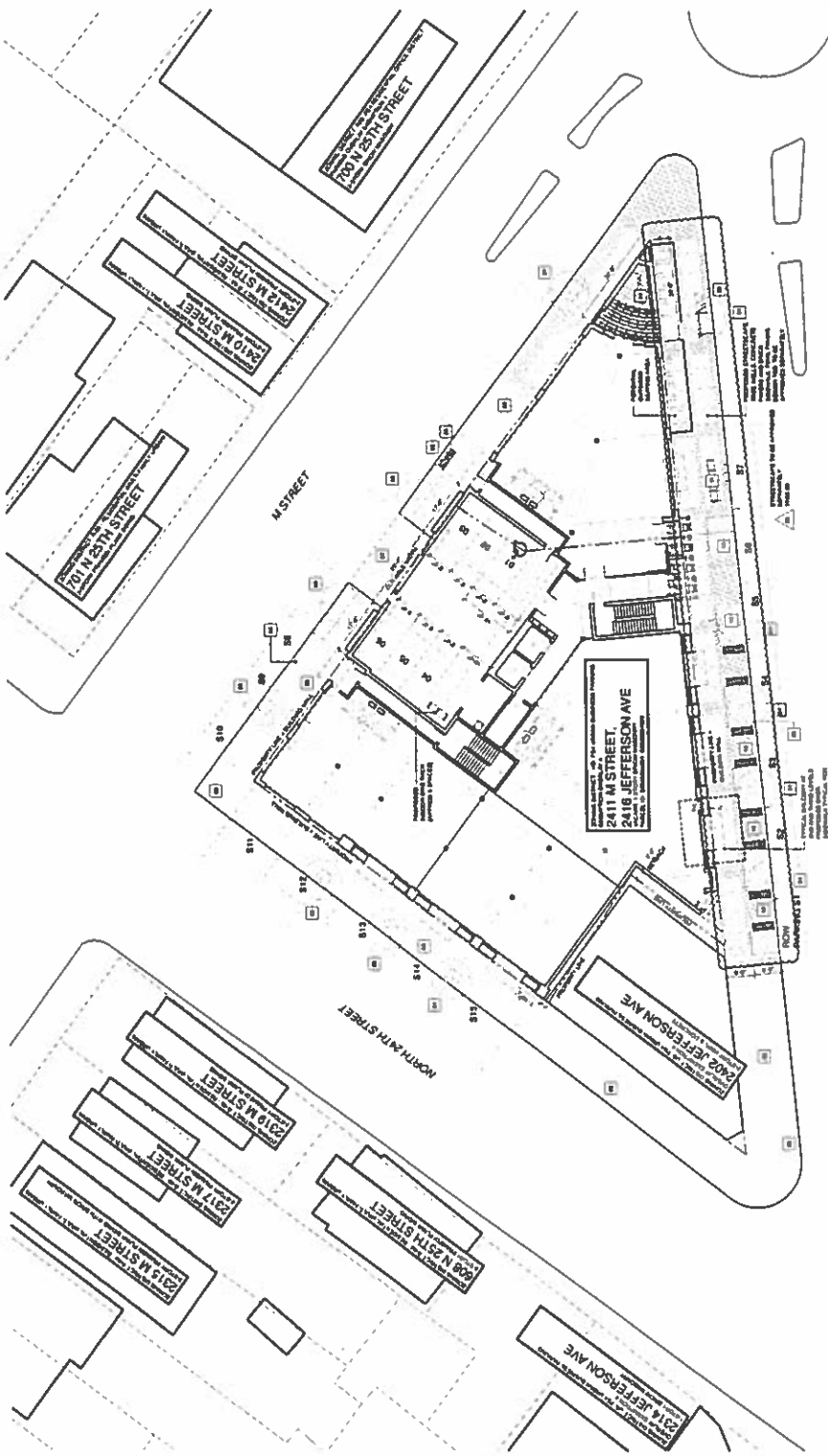
PROJECT NO: A100



- NOTES:**
- 1. Project site is located at the intersection of M Street and Jefferson Avenue.
 - 2. The site is currently vacant and is to be developed for office use.
 - 3. The proposed building is a three-story structure with a total height of 120 feet.
 - 4. The building will be constructed in accordance with the International Building Code (IBC) 2015.
 - 5. The site is zoned R-100 (Residential Medium Density).
 - 6. The proposed building is consistent with the zoning requirements.
 - 7. The site is to be developed in accordance with the site plan.
 - 8. The site is to be developed in accordance with the special use permit.
 - 9. The site is to be developed in accordance with the local ordinances.
 - 10. The site is to be developed in accordance with the state regulations.
 - 11. The site is to be developed in accordance with the federal regulations.
 - 12. The site is to be developed in accordance with the international regulations.
 - 13. The site is to be developed in accordance with the global regulations.
 - 14. The site is to be developed in accordance with the universal regulations.
 - 15. The site is to be developed in accordance with the world regulations.
 - 16. The site is to be developed in accordance with the international regulations.
 - 17. The site is to be developed in accordance with the global regulations.
 - 18. The site is to be developed in accordance with the universal regulations.
 - 19. The site is to be developed in accordance with the world regulations.
 - 20. The site is to be developed in accordance with the international regulations.

01 ARCHITECTURAL SITE PLAN
A100

BUILDING AREA ANALYSIS	
AREA (SQ FT)	PERCENT
1st FLOOR	100%
2nd FLOOR	100%
3rd FLOOR	100%
4th FLOOR	100%
5th FLOOR	100%
6th FLOOR	100%
7th FLOOR	100%
8th FLOOR	100%
9th FLOOR	100%
10th FLOOR	100%
11th FLOOR	100%
12th FLOOR	100%
13th FLOOR	100%
14th FLOOR	100%
15th FLOOR	100%
16th FLOOR	100%
17th FLOOR	100%
18th FLOOR	100%
19th FLOOR	100%
20th FLOOR	100%
21st FLOOR	100%
22nd FLOOR	100%
23rd FLOOR	100%
24th FLOOR	100%
25th FLOOR	100%
26th FLOOR	100%
27th FLOOR	100%
28th FLOOR	100%
29th FLOOR	100%
30th FLOOR	100%
31st FLOOR	100%
32nd FLOOR	100%
33rd FLOOR	100%
34th FLOOR	100%
35th FLOOR	100%
36th FLOOR	100%
37th FLOOR	100%
38th FLOOR	100%
39th FLOOR	100%
40th FLOOR	100%
41st FLOOR	100%
42nd FLOOR	100%
43rd FLOOR	100%
44th FLOOR	100%
45th FLOOR	100%
46th FLOOR	100%
47th FLOOR	100%
48th FLOOR	100%
49th FLOOR	100%
50th FLOOR	100%
51st FLOOR	100%
52nd FLOOR	100%
53rd FLOOR	100%
54th FLOOR	100%
55th FLOOR	100%
56th FLOOR	100%
57th FLOOR	100%
58th FLOOR	100%
59th FLOOR	100%
60th FLOOR	100%
61st FLOOR	100%
62nd FLOOR	100%
63rd FLOOR	100%
64th FLOOR	100%
65th FLOOR	100%
66th FLOOR	100%
67th FLOOR	100%
68th FLOOR	100%
69th FLOOR	100%
70th FLOOR	100%
71st FLOOR	100%
72nd FLOOR	100%
73rd FLOOR	100%
74th FLOOR	100%
75th FLOOR	100%
76th FLOOR	100%
77th FLOOR	100%
78th FLOOR	100%
79th FLOOR	100%
80th FLOOR	100%
81st FLOOR	100%
82nd FLOOR	100%
83rd FLOOR	100%
84th FLOOR	100%
85th FLOOR	100%
86th FLOOR	100%
87th FLOOR	100%
88th FLOOR	100%
89th FLOOR	100%
90th FLOOR	100%
91st FLOOR	100%
92nd FLOOR	100%
93rd FLOOR	100%
94th FLOOR	100%
95th FLOOR	100%
96th FLOOR	100%
97th FLOOR	100%
98th FLOOR	100%
99th FLOOR	100%
100th FLOOR	100%



SPECIAL USE PERMIT
06/24/2016

APPROVED BY PROJECT CITY ENGINEER
CITY OF RICHMOND

APPROVED BY ARCHITECT
ARCHITECTURAL SITE PLAN
RICHMOND, VA

ARCHITECT
ARCHITECTURAL SITE PLAN
RICHMOND, VA

2411 M ST
JEFFERSON AVE (STRENGTH ST)
RICHMOND, VA
23223

ARCHITECTURAL SITE PLAN

SCALE: AS SHOWN

- NOTES:**
- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RICHMOND ZONING ORDINANCES AND THE VIRGINIA STATE DEPARTMENT OF TRANSPORTATION (VDOT) SPECIFICATIONS.
 - 2. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.
 - 3. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 - 4. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 - 5. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 - 6. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 - 7. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 - 8. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 - 9. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 - 10. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

01 ARCHITECTURAL SITE PLAN
A100

SPECIAL USE PERMIT
00262018

Division of Professional Occupations
Professional Regulation Board
1700B



ARCHITECT
Architectural Design Office
1000
Richmond, VA 23219
tel 804.351.1111

DEVELOPER
RICHMOND REALTY LLC
1000
Richmond, VA 23219
tel 804.351.1111

2411 H ST
LEFFELSVEN STRENGTH ST
RICHMOND, VA
23228

FLOOR PLANS

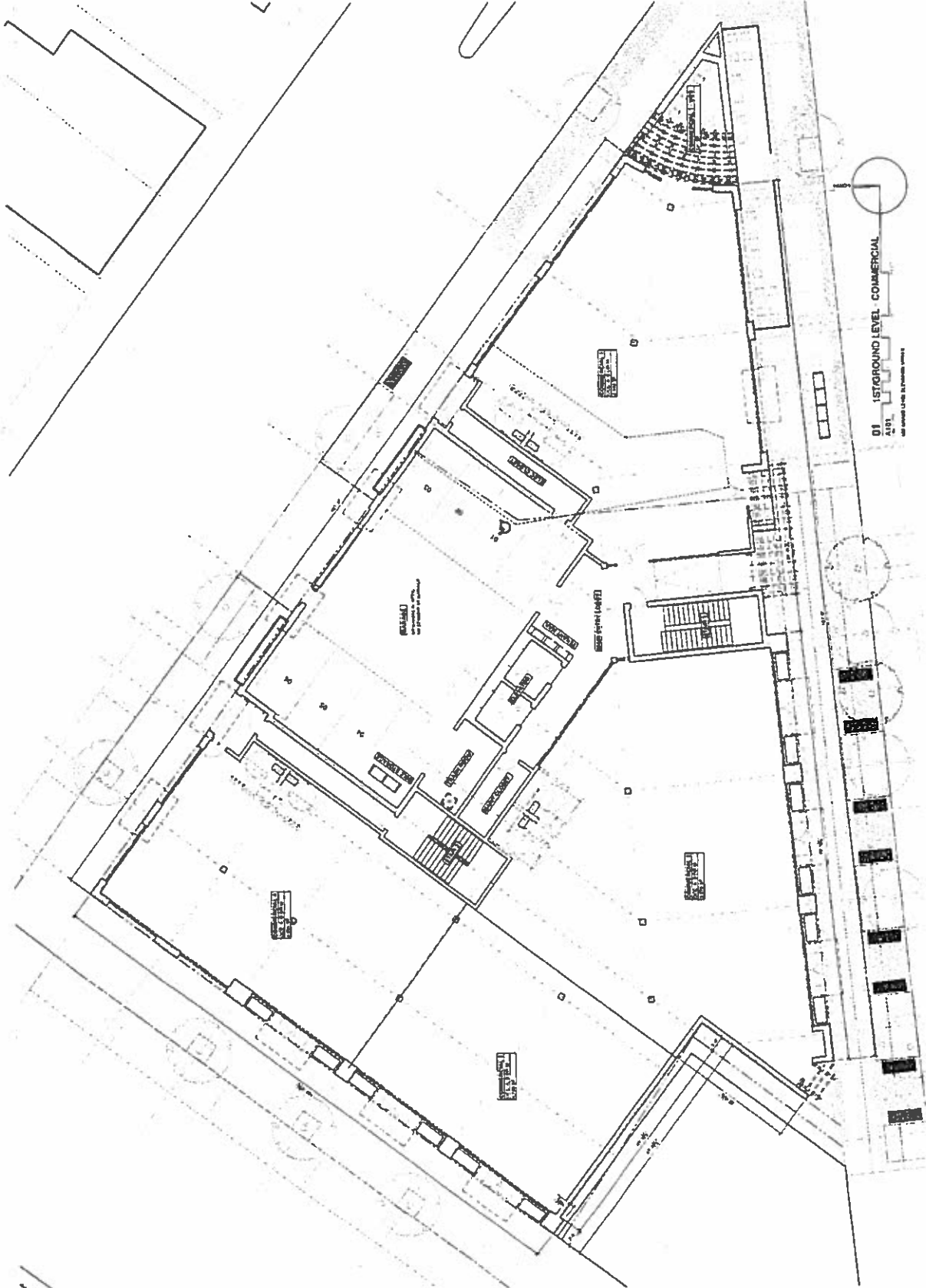
DATE: 12/15/18

BY: [Signature]

PROJECT NO: 00262018

A101

SCALE



01 1ST GROUND LEVEL COMMERCIAL

DATE: 12/15/18 BY: [Signature]

SPECIAL USE PERMIT
06242816

APPROVED BY THE BOARD OF SUPERVISORS
ON 06/24/2016



ARCHITECT
E. A. L. Smith
1000 7th St
Richmond, VA 23222

DEVELOPER
2411 M ST LLC
1000 7th St
Richmond, VA 23222

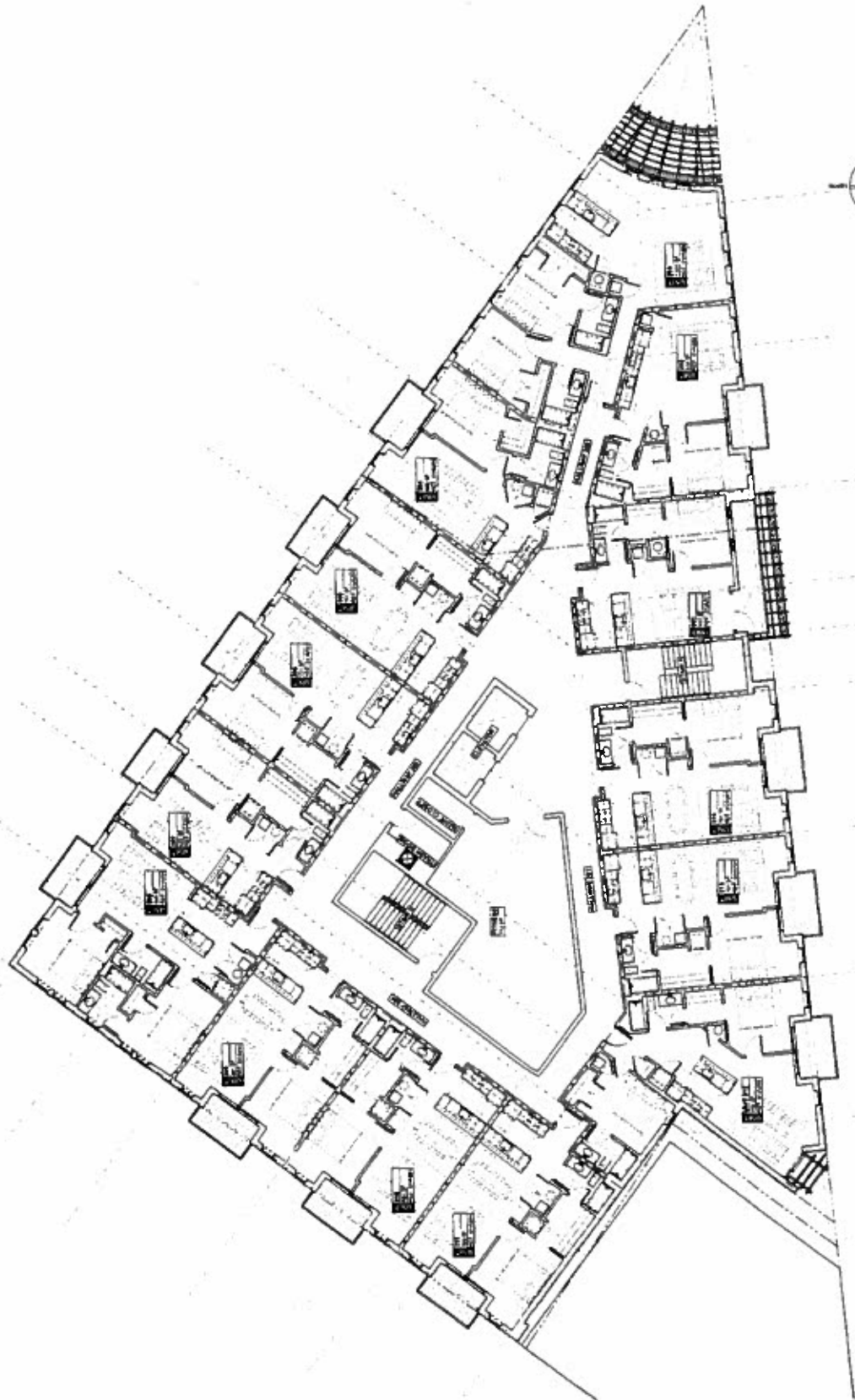
2411 M ST
JEFFERSON AVENUE (10TH ST)
RICHMOND, VA
23222

FLOOR PLANS

DATE: 06/24/2016
BY: EAS

A102

SCALE



01 2ND LEVEL RESIDENTIAL
1/16" = 1'-0"
SEE SHEET 02 FOR CONTINUATION OF THIS FLOOR PLAN

SPECIAL USE PERMIT
00222016

APPROVED FOR THE CITY OF RICHMOND, VIRGINIA
DATE: 08/22/2016



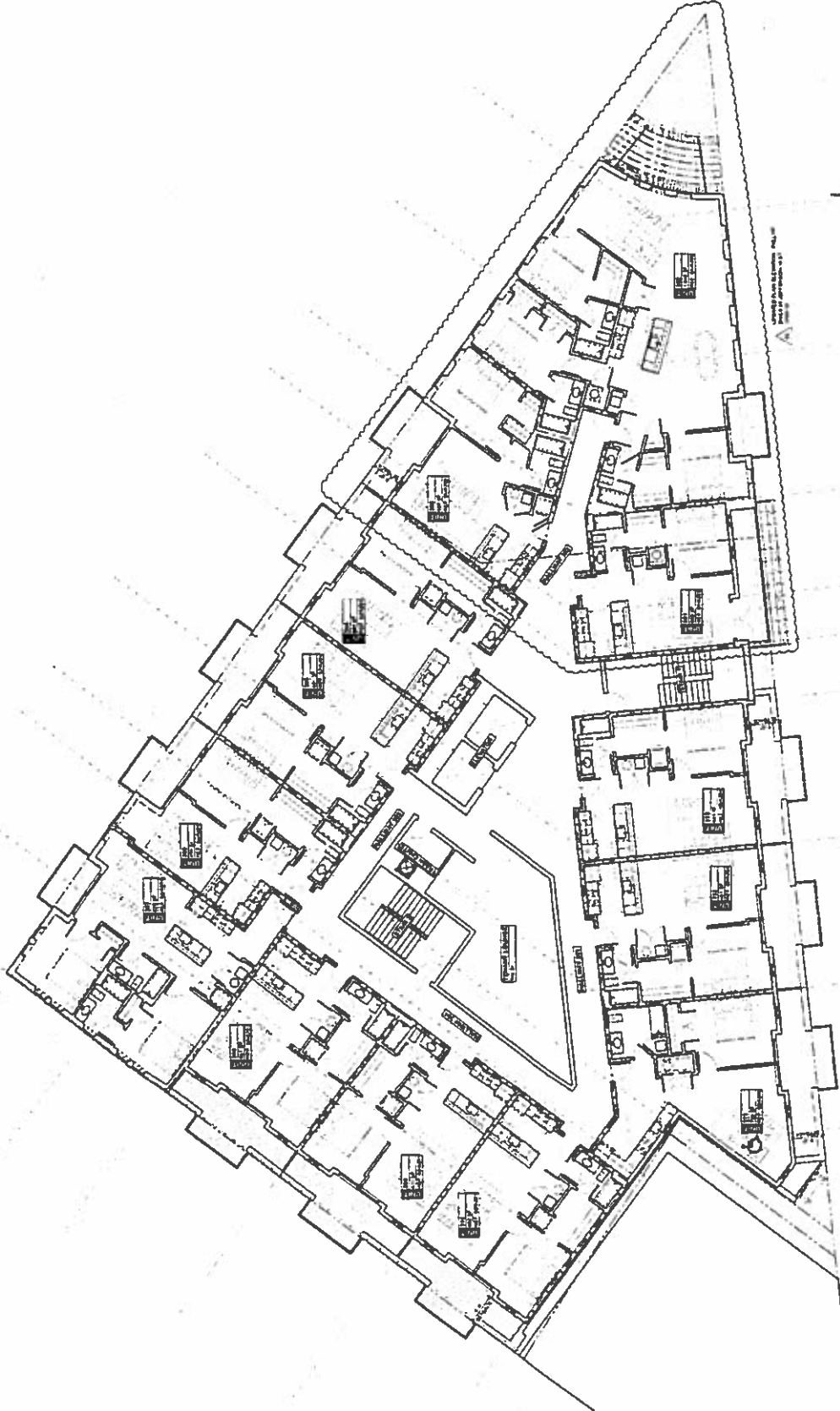
PROJECT:
ADMINISTRATIVE CHANGE ORDER
1415 S. BRADLEY ST.
RICHMOND, VA 23204
DATE: 08/22/2016

2611 M ST
JEFFERSON AVENUE (EIGHTEEN ST)
RICHMOND, VA
23220

FLOOR PLANS

DATE: 08/22/2016

A103



2611 M ST
JEFFERSON AVENUE (EIGHTEEN ST)
RICHMOND, VA
23220



01 3RD LEVEL RESIDENTIAL

DATE: 08/22/2016

SPECIAL USE PERMIT
007242916

APPROVED FOR PERMITTING BY THE
RICHMOND PLANNING DEPARTMENT
DATE: 07/15/2016



ARCHITECT
TODD L. JONES
141 E. Broad Street, Suite 200
Richmond, VA 23219
Tel: 804.771.1234

OWNER
2411 M ST LLC
2411 M ST
Richmond, VA
Tel: 804.771.1234

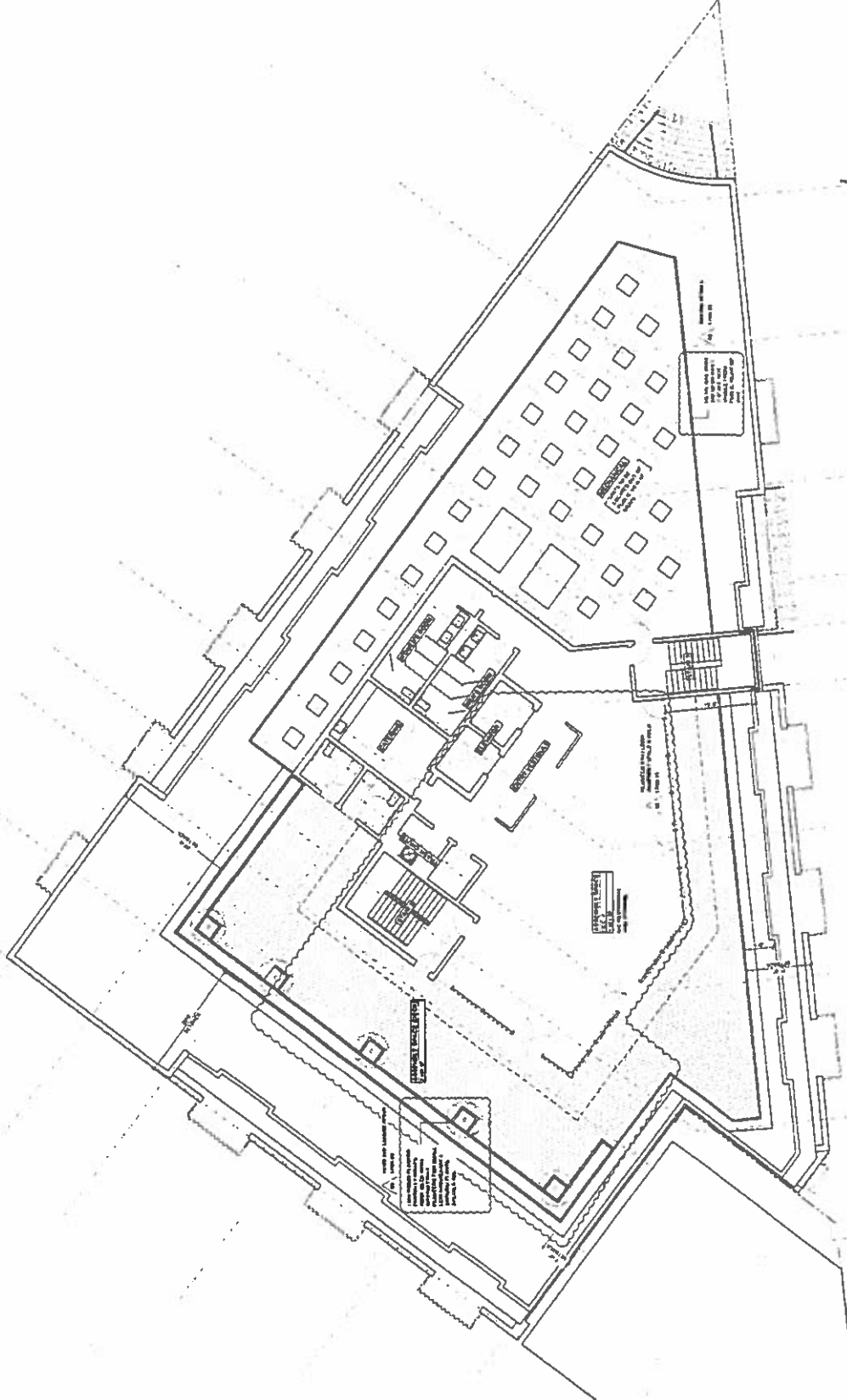
2411 M ST
JEFFERSON AVENUE (SOUTH ST)
RICHMOND, VA
23223

FLOOR PLANS

PROJECT NO. 16-0000
DATE: 07/15/2016
BY: T. JONES

A104

ISSUE



01 4TH FLOOR LEVEL/AMENITY
A104
NOT TO SCALE. SEE PERMITTING FOR ALL DIMENSIONS.

PLAN SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

2. FINISH FLOOR IS 1" ABOVE GRADE UNLESS NOTED OTHERWISE.

3. FINISH CEILING IS 8'0" UNLESS NOTED OTHERWISE.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

2. FINISH FLOOR IS 1" ABOVE GRADE UNLESS NOTED OTHERWISE.

3. FINISH CEILING IS 8'0" UNLESS NOTED OTHERWISE.

CONCRETE WORK

1. ALL CONCRETE SHALL BE CAST IN PLACE.

2. ALL CONCRETE SHALL BE 4000 PSI STRENGTH.

3. ALL CONCRETE SHALL BE CURVED AND FINISHED TO MATCH EXISTING.

MECHANICAL

1. ALL MECHANICAL SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.

2. ALL MECHANICAL SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.

3. ALL MECHANICAL SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE PRACTICES.

ELECTRICAL

1. ALL ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.

2. ALL ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.

3. ALL ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE PRACTICES.

FINISHES

1. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.

2. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.

3. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE PRACTICES.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

2. FINISH FLOOR IS 1" ABOVE GRADE UNLESS NOTED OTHERWISE.

3. FINISH CEILING IS 8'0" UNLESS NOTED OTHERWISE.

CONCRETE WORK

1. ALL CONCRETE SHALL BE CAST IN PLACE.

2. ALL CONCRETE SHALL BE 4000 PSI STRENGTH.

3. ALL CONCRETE SHALL BE CURVED AND FINISHED TO MATCH EXISTING.

MECHANICAL

1. ALL MECHANICAL SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.

2. ALL MECHANICAL SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.

3. ALL MECHANICAL SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE PRACTICES.

ELECTRICAL

1. ALL ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.

2. ALL ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.

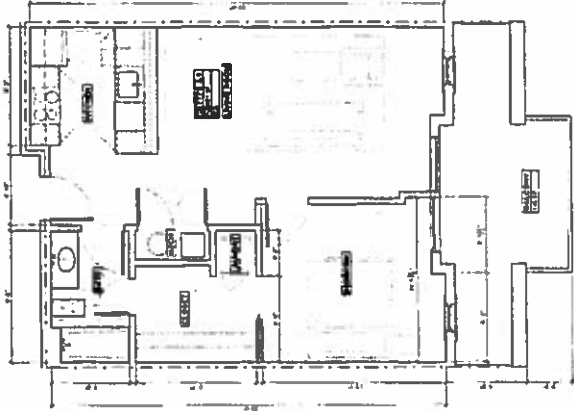
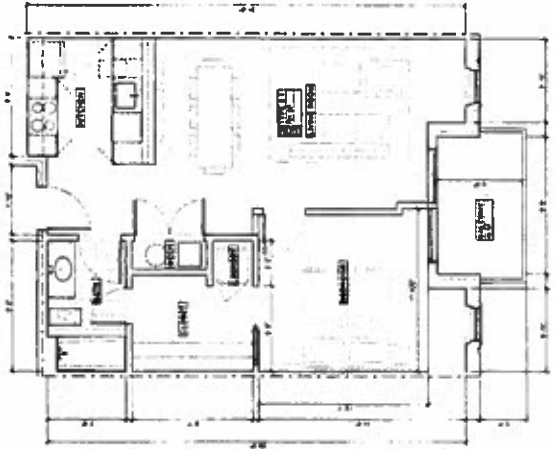
3. ALL ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE PRACTICES.

FINISHES

1. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.

2. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.

3. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE PRACTICES.



SPECIAL USE PERMIT

08/27/2018

APPROVED BY: [Signature]

DATE: 08/27/2018



ARCHITECT:
 ADDITIONAL Design Office
 114049
 2411 M ST
 RICHMOND, VA 23225

DEVELOPER:
 2411 M ST
 RICHMOND, VA 23225

2411 M ST
 JEFFERSON AVE @ ST 27TH ST
 RICHMOND, VA
 23225

ENLARGED UNIT PLANS

114049
 2411 M ST
 RICHMOND, VA 23225

A201

SECTION

PLAN SHEET NOTES



VERTICAL CLEARANCE TO BE MAINTAINED TO 14'-0" TO CLEAR OVERHEAD POWER LINES.



VERTICAL CLEARANCE TO BE MAINTAINED TO 14'-0" TO CLEAR OVERHEAD POWER LINES.

VERTICAL CLEARANCE TO BE MAINTAINED TO 14'-0" TO CLEAR OVERHEAD POWER LINES.

VERTICAL CLEARANCE TO BE MAINTAINED TO 14'-0" TO CLEAR OVERHEAD POWER LINES.

VERTICAL CLEARANCE TO BE MAINTAINED TO 14'-0" TO CLEAR OVERHEAD POWER LINES.

VERTICAL CLEARANCE TO BE MAINTAINED TO 14'-0" TO CLEAR OVERHEAD POWER LINES.

VERTICAL CLEARANCE TO BE MAINTAINED TO 14'-0" TO CLEAR OVERHEAD POWER LINES.

VERTICAL CLEARANCE TO BE MAINTAINED TO 14'-0" TO CLEAR OVERHEAD POWER LINES.

VERTICAL CLEARANCE TO BE MAINTAINED TO 14'-0" TO CLEAR OVERHEAD POWER LINES.

VERTICAL CLEARANCE TO BE MAINTAINED TO 14'-0" TO CLEAR OVERHEAD POWER LINES.

VERTICAL CLEARANCE TO BE MAINTAINED TO 14'-0" TO CLEAR OVERHEAD POWER LINES.

VERTICAL CLEARANCE TO BE MAINTAINED TO 14'-0" TO CLEAR OVERHEAD POWER LINES.

VERTICAL CLEARANCE TO BE MAINTAINED TO 14'-0" TO CLEAR OVERHEAD POWER LINES.

VERTICAL CLEARANCE TO BE MAINTAINED TO 14'-0" TO CLEAR OVERHEAD POWER LINES.

VERTICAL CLEARANCE TO BE MAINTAINED TO 14'-0" TO CLEAR OVERHEAD POWER LINES.

VERTICAL CLEARANCE TO BE MAINTAINED TO 14'-0" TO CLEAR OVERHEAD POWER LINES.

SPECIAL USE PERMIT
06/24/2016

APPROVED FOR CONSTRUCTION BY THE CITY OF RICHMOND



ARCHITECT
TODD W. JONES
101 E. Broad Street
Richmond, VA 23219
Tel: 804.771.1111

DEVELOPER
SJM STEEL
101 E. Broad Street
Richmond, VA 23219
Tel: 804.771.1111

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).

3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).

5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).

6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).

7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).

2411 M ST
JEFFERSON AVENUE (ST 24TH ST)
RICHMOND, VA
23223

ENLARGED UNIT PLANS

17.0000

17.0000

17.0000

17.0000

17.0000

17.0000

17.0000

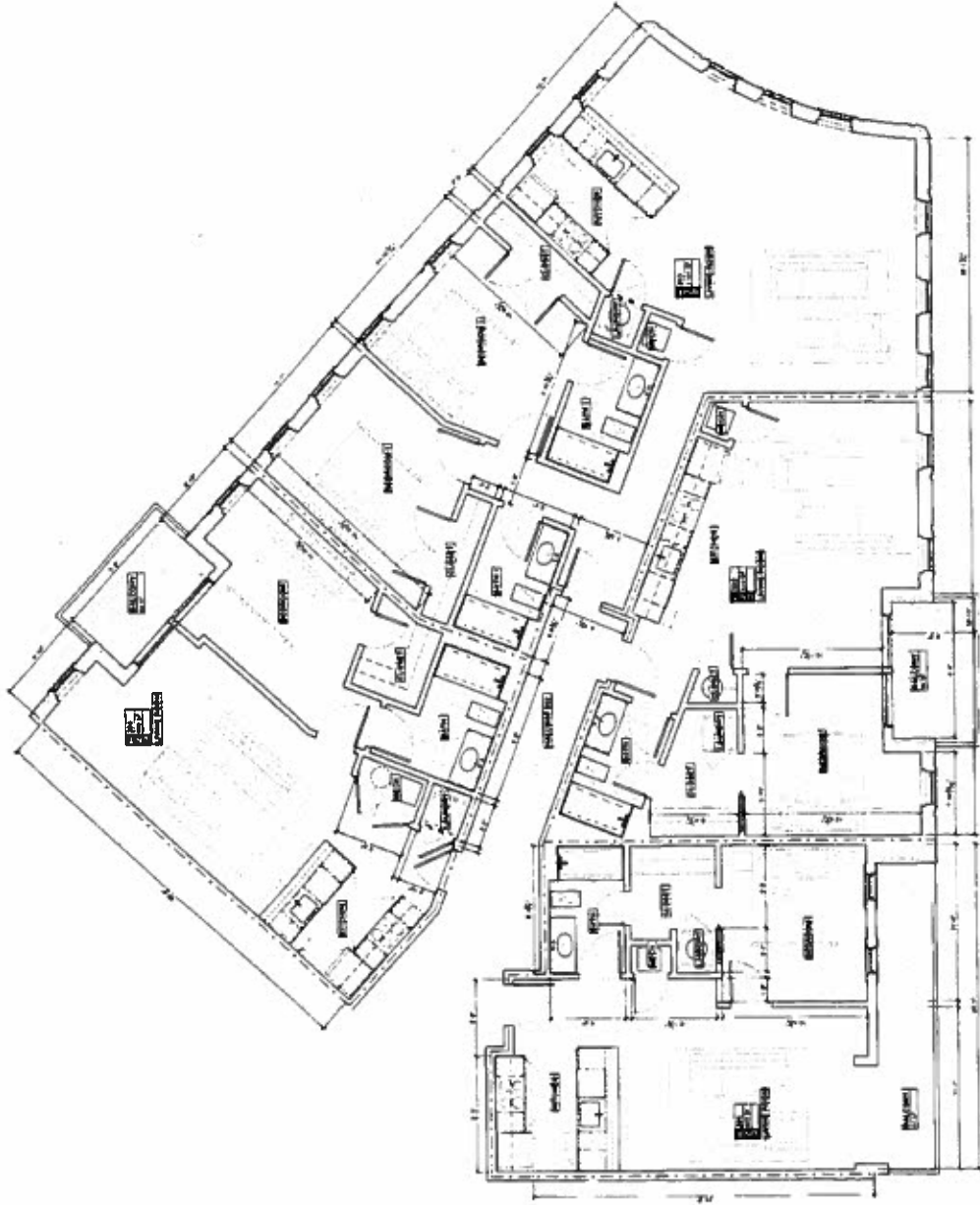
17.0000

17.0000

17.0000

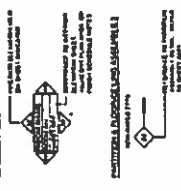
17.0000

17.0000



01 2ND LEVEL ENLARGED UNIT PLANS

PLAN SHEET NOTES



GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE AMENDMENTS THEREOF.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE AMENDMENTS THEREOF.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE AMENDMENTS THEREOF.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE AMENDMENTS THEREOF.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE AMENDMENTS THEREOF.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE AMENDMENTS THEREOF.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE AMENDMENTS THEREOF.
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE AMENDMENTS THEREOF.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE AMENDMENTS THEREOF.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE AMENDMENTS THEREOF.

SPECIAL USE PERMIT
 06/04/2018



GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE AMENDMENTS THEREOF.

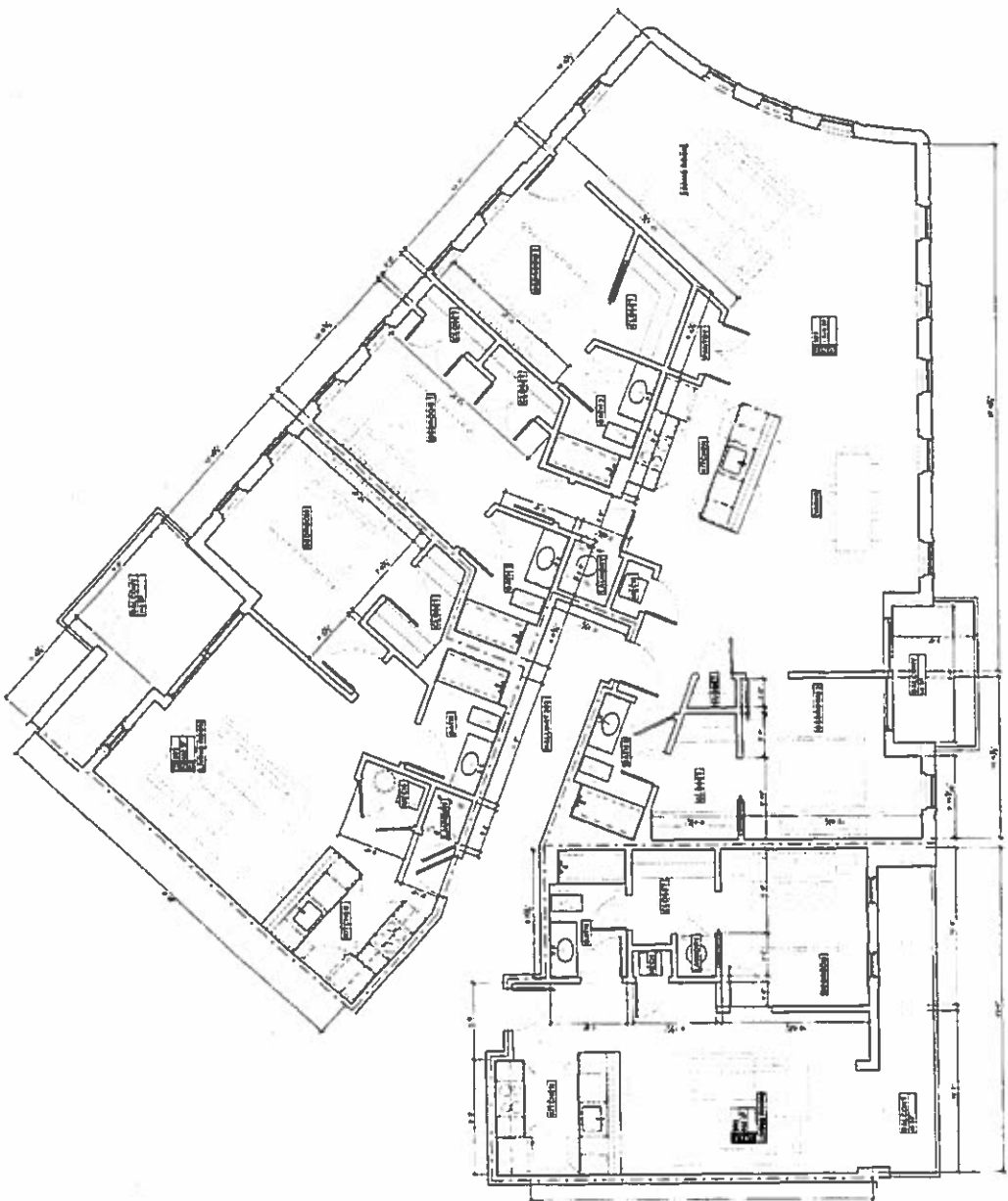
REVISIONS

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE AMENDMENTS THEREOF.

2411 M ST
 JEFFERSON AVENUE (SOUTH ST)
 RICHMOND, VA
 23223

ENLARGED UNIT PLANS

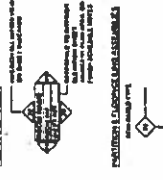
PROJECT NO. 171888
 DATE 06/04/2018
 A203



01 3RD LEVEL ENLARGED UNIT PLANS

SCALE: AS SHOWN

PLAN SHEET NOTES



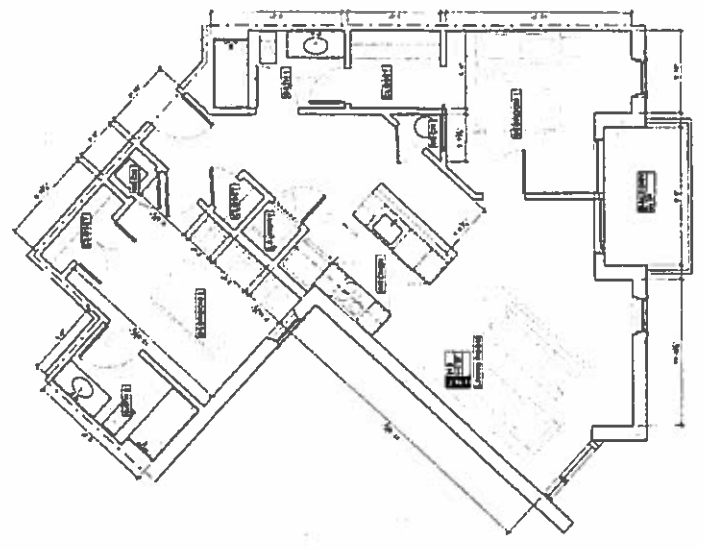
NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND CODES.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE IBC 2018 CODES.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE IBC 2018 CODES.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE IBC 2018 CODES.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE IBC 2018 CODES.

GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND CODES.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE IBC 2018 CODES.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE IBC 2018 CODES.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE IBC 2018 CODES.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE IBC 2018 CODES.

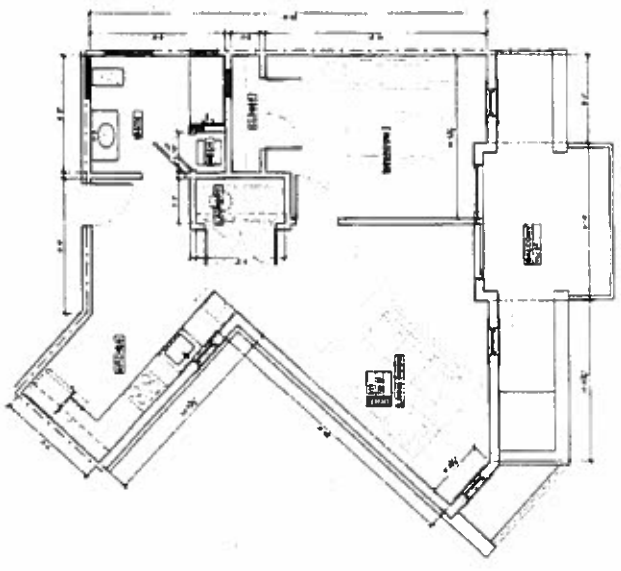
SPECIAL USE PERMIT
 CHICAGO
 DEPARTMENT OF PLANNING AND DEVELOPMENT
 121 N. LAUREL STREET, 11TH FLOOR
 CHICAGO, IL 60602
 TEL: (773) 304-3100
 FAX: (773) 304-3101
 WWW.CITYOFCHICAGO.IL.GOV

ARCHITECT:
 ARCHITECTURE DESIGN CHICAGO
 121 N. LAUREL STREET, 11TH FLOOR
 CHICAGO, IL 60602
 TEL: (773) 304-3100
 FAX: (773) 304-3101
 WWW.ADCCHICAGO.COM

DEVELOPER:
 2411 M ST LLC
 2411 M STREET
 CHICAGO, IL 60602
 TEL: (773) 304-3100
 FAX: (773) 304-3101
 WWW.2411MST.COM



01 - 2ND LEVEL ENLARGED UNIT PLAN



02 - 2ND LEVEL ENLARGED UNIT PLAN - TYPE A

2411 M ST
 (JEFFERSON AVE) 64 ST (27TH ST)
 CHICAGO, IL 60602
 ZONE: Z2-2

ENLARGED UNIT PLANS
 PROJECT NO: A205
 SHEET NO: 0204

**BLDG ELEVATION
MATERIAL KEYNOTES**

- 1. BLDG MATERIAL KEYNOTES
- 2. EXTERIOR WALLS
- 3. EXTERIOR ROOF
- 4. EXTERIOR FLOORING
- 5. EXTERIOR FINISHES
- 6. EXTERIOR PAINT
- 7. EXTERIOR METALS
- 8. EXTERIOR GLASS
- 9. EXTERIOR CEILING
- 10. EXTERIOR LIGHTING
- 11. EXTERIOR PLUMBING
- 12. EXTERIOR ELECTRICAL
- 13. EXTERIOR MECHANICAL
- 14. EXTERIOR STRUCTURE
- 15. EXTERIOR FOUNDATION
- 16. EXTERIOR SITEWORK
- 17. EXTERIOR LANDSCAPE
- 18. EXTERIOR SIGNAGE
- 19. EXTERIOR SECURITY
- 20. EXTERIOR ACCESSIBILITY
- 21. EXTERIOR SUSTAINABILITY
- 22. EXTERIOR ENERGY EFFICIENCY
- 23. EXTERIOR AIR QUALITY
- 24. EXTERIOR SOUND CONTROL
- 25. EXTERIOR VIBRATION CONTROL
- 26. EXTERIOR CLIMATE CONTROL
- 27. EXTERIOR WATER MANAGEMENT
- 28. EXTERIOR WASTE MANAGEMENT
- 29. EXTERIOR PLANT LIFE CYCLE
- 30. EXTERIOR BIODEGRADABLE

- 1. BLDG MATERIAL KEYNOTES
- 2. EXTERIOR WALLS
- 3. EXTERIOR ROOF
- 4. EXTERIOR FLOORING
- 5. EXTERIOR FINISHES
- 6. EXTERIOR PAINT
- 7. EXTERIOR METALS
- 8. EXTERIOR GLASS
- 9. EXTERIOR CEILING
- 10. EXTERIOR LIGHTING
- 11. EXTERIOR PLUMBING
- 12. EXTERIOR ELECTRICAL
- 13. EXTERIOR MECHANICAL
- 14. EXTERIOR STRUCTURE
- 15. EXTERIOR FOUNDATION
- 16. EXTERIOR SITEWORK
- 17. EXTERIOR LANDSCAPE
- 18. EXTERIOR SIGNAGE
- 19. EXTERIOR SECURITY
- 20. EXTERIOR ACCESSIBILITY
- 21. EXTERIOR SUSTAINABILITY
- 22. EXTERIOR ENERGY EFFICIENCY
- 23. EXTERIOR AIR QUALITY
- 24. EXTERIOR SOUND CONTROL
- 25. EXTERIOR VIBRATION CONTROL
- 26. EXTERIOR CLIMATE CONTROL
- 27. EXTERIOR WATER MANAGEMENT
- 28. EXTERIOR WASTE MANAGEMENT
- 29. EXTERIOR PLANT LIFE CYCLE
- 30. EXTERIOR BIODEGRADABLE

SPECIAL USE PERMIT

DATE: 10/11/2017
BY: J. L. [Signature]

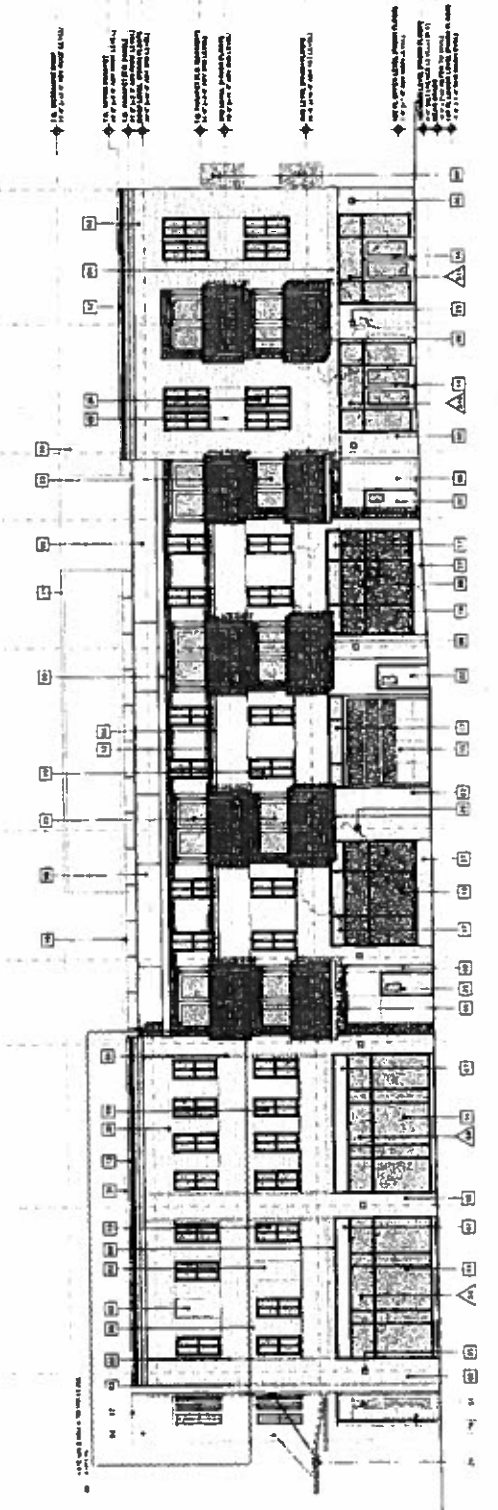


ARCHITECT
A101 Architects Design One
1001-10th Street, Suite 1000
Richmond, VA 23223
TEL: 804-688-8888
WWW.A101VA.COM

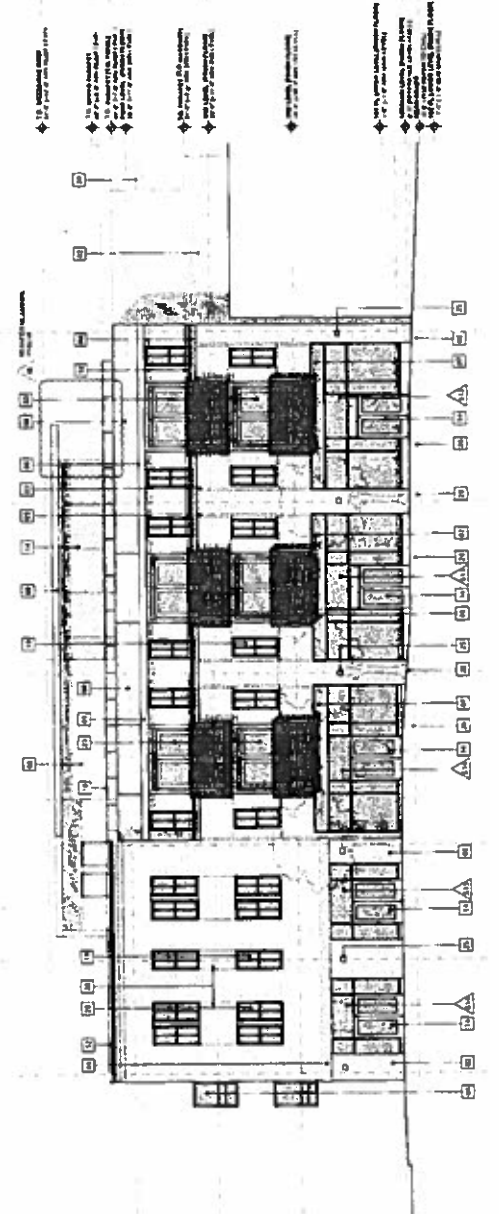
2411 M ST
LEFFERSON AVENUE SOUTH SITE
RICHMOND, VA
23223

BUILDING ELEVATIONS

DATE: 10/11/2017
BY: J. L. [Signature]



01 NORTH ST ELEVATION
AS-02



02 WEST ST 24TH ST ELEVATION
AS-02

A302



Application for SPECIAL USE PERMIT

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

Project Name/Location

Project Name: _____ Date: _____

Property Address: 2411 M Street and 2416 Jefferson Avenue Tax Map #: E000-0334/001 and 003

Fee: \$2,400.00 Total area of affected site in acres: 0.357 acres
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: UB-PE4

Existing Use: Vacant Land/Office
Is this property subject to any previous land use cases?

- Yes No
- If Yes, please list the Ordinance Number:
N/A

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Construction of a three-story mixed-use building, some of the features of which do not conform to the UB zoning requirements

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources, LLC

Mailing Address: 919 East Main Street, Suite 2110

City: Richmond State: VA Zip Code: 23219-4625

Telephone: (804) 874-6275 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: 2411 M Street, LLC

If Business Entity, name and title of authorized signee: Daniil Kleyman, Managing Member

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 519 North 30th Street, #2

City: Richmond State: VA Zip Code: 23223

Telephone: (804) 991-4111 Fax: (866) 543-0735

Email: dvk5f@yahoo.com

Property Owner Signature: Daniil V. Kleyman

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

APPLICANT'S REPORT

July 20, 2016, Revised March 16, 2017

Special Use Permit

2411 M Street and 2416 Jefferson Avenue, Richmond, Virginia

Map Reference Numbers: E000-0334/001 and E000-0334/0003

Submitted to:	City of Richmond Department of Planning and Development Review Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	2411 M Street, LLC 519 North 30th Street, #2 Richmond, Virginia 23223
Prepared by:	Baker Development Resources 919 East Main Street, Suite 2110 Richmond, Virginia 23219

Introduction

The property owner, 2411 M Street, LLC, requests a special use permit for 2411 M Street and 2416 Jefferson Avenue, collectively "the Property". The special use permit would authorize the construction of a mixed-use building, some of the features of which do not conform to the UB zoning requirements applicable to the Property.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property occupies the majority of the triangular block bound by M Street, Jefferson Avenue and North 24th Street and includes two parcels of land; 2411 M Street and 2416 Jefferson Avenue. The two parcels are referenced by the City Assessor as two separate tax parcels (E000-0334/001 and 003) and include approximately 0.28 and 0.075 acres, respectfully for a total of 0.36 acres of land area.

2411 M Street is currently vacant land. 2416 Jefferson Avenue is improved with a small, one-story, vacant and non-historic building with surface parking which was most recently occupied as an office.

The Property is located on one of five corners at the five point intersection of M Street, Jefferson Avenue and N 25th Street. This area is characterized by a mix of uses with a variety of commercial, institutional, and residential uses of varying intensities and scales in the immediate vicinity. The properties to the north, across M Street are occupied by a funeral home with accessory surface parking lot and single-family dwellings. To the east across 25th Street lies the City of Richmond's East District Service Center, a mixed-use building containing a restaurant, and single-family dwellings. Properties to the north are improved with a mixed-use retail and multi-family building, The City of Richmond's East District Family Resource Center, a two-family dwelling, and single-family dwellings. Properties to the west, across North 24th Street, are occupied by an office building, a two-family dwelling and single-family dwellings.



EXISTING ZONING

The Property is zoned UB Urban Business. Per the zoning ordinance, the intent of the UB urban business district is to encourage business areas with a densely developed pedestrian-oriented urban shopping character, compatible with adjacent residential neighborhoods, and with minimal disruption from vehicle-oriented land uses and features that would detract from a safe, convenient and economically viable pedestrian environment. The Property was recently rezoned to this classification in an effort to better implement the goals identified in the Richmond Master Plan 2000-2020.

The Property is located in the PE-4 Parking Exempt District. According to the zoning ordinance, the intent of parking exempt overlay districts is to provide relief from the off-street parking requirements for certain uses so as to facilitate the development and redevelopment of

economically depressed, older, urban commercial districts characterized by a substantial number of vacant and deteriorated structures.

The Property lies within the boundaries of the Union Hill City Old and Historic District. This project has been reviewed by the Commission of Architectural Review (CAR) and a Certificate of Appropriateness was approved at the February 28th, 2017 CAR meeting.

The surrounding properties are zoned a mix of UB Urban Business, R-63 Multifamily Residential, and RO-2 Residential -Office. UB zoned properties in the vicinity, including the Property, generally form a commercial district fronting on/oriented toward Jefferson Avenue.

MASTER PLAN DESIGNATION

The Master Plan was recently amended to recommend "Neighborhood Commercial" for the Property. The Master Plan indicates that within Neighborhood Commercial districts, primary uses should include office, personal service, and retail uses that are intended to provide the daily convenience shopping and service needs of adjacent neighborhood residents.

Proposal

PURPOSE OF REQUEST

The purpose of this request is to permit the redevelopment of the underutilized properties with a three (3) story mixed-use building with a roof-top enclosed amenity space and terraces. The project would comply with the recommendations of the Master Plan and would be consistent with the intent of the UB zoning classification. However, there are certain feature requirements which are not met by the proposal, including building height and number of off street parking spaces provided. Therefore a special use permit is required.

PROJECT SUMMARY

The proposed building would include approximately 44,085 gross square feet of floor area. The programming follows typical urban models with the building's first floor, containing 13,862 gross square feet of floor area, being occupied by 9,731 square feet of principal commercial uses permitted in the UB district and with enclosed parking and service area accessed from the M Street elevation. Floors two and three would feature a maximum of 27 dwelling units surrounding a core of amenity and meeting spaces available to both residential and commercial occupants. An enclosed roof-level room and terraces are proposed as a further amenity to the development.

BUILDING HEIGHT

The UB District permits a maximum height of 28' subject to zoning definition of "building height" and the exceptions contained in Article VI, division 6 of the zoning ordinance. The proposed building height is technically 51'8" based on that zoning definition. However, the building height actually varies as it is perceived visually with the majority of the building ranging from 31'6" to 41'8", including parapets. This is due to the fact that the building has been designed to minimize the impact of its height and massing.

As discussed in greater detail below, the building's elevations include 2 stories adjacent to the street on all sides except at the corner of 24th and M Streets. This allows the building to maintain compatibility with the surrounding historic context and retain a two-story feel as experienced by the pedestrian. In order to provide sensitivity to the surrounding majority two-story context, the third level is stepped back approximately five feet and the enclosed rooftop space is setback further a minimum of 15 feet. The five foot setback on the third level is forgone on the corner of 24th and M streets in order to establish additional mass at the corner. This would anchor the corner as a focal point and identify the new structure as is common with other commercial, institutional, and religious structures throughout the district. The additional height associated with enclosed rooftop space is mitigated by the substantial step back, its small size, as well as its open design.

As a practical matter, the additional height/massing was necessary in order to allow for greater utilization of the site, a more significant ground floor commercial commitment, better quality, and, ultimately, a better ability to address the desires of the Master Plan. The UB District does not require that the entire first floor is developed with commercial uses. Given that and the preference for apartments over speculative commercial space by financial institutions, a viable by-right concept would have to minimize the commercial area and maximize the number of dwelling units within the permitted UB building envelope. This would include placing some of those dwelling units on the first floor. Instead, the development proposes a significant commercial component that occupies a majority of the first floor. The additional floor and rooftop amenity space is an incentive that guarantees the first floor commercial use while ensuring feasibility and making for a better project. Without the third floor, utilization of the entire ground floor would not be financially feasible as the project would not be able to be financed. The addition of the third floor increases economies of scale and makes the pro forma less speculative, as a whole. In addition to making the project financially viable, this permits a better quality development and stronger adherence to the Master Plan through a true mixed-use development.

It is also worth noting the significant R-63 Multi Family Urban Residential zoning presence in the vicinity where height is concerned. Land located to the west across 24th, to the north across M Street and to the south and east across Jefferson Avenue is located within this zoning district. The R-63 district regulations are compatible with the proposed height, requiring a minimum of two stories in all instances and permitting three stories (42') generally and up to four stories (56') in certain scenarios, including on corner lots.

PARKING

The development would include six off street parking spaces located within an enclosed garage within the building and accessed from M street. There are an additional 15 parking spaces that can be provided in portions of the right-of-way abutting the Property's frontages on N 24th Street (five spaces), Jefferson Avenue (seven spaces), and M Street (three spaces). Section 30-710.2:3(d) of the zoning ordinance would permit those spaces to be credited as though they were off street spaces located on the premises. The resulting total is 21 proposed parking spaces.

This request is speculative with regard to first floor commercial uses in that the ultimate mix that will occupy that area is unknown. Due to that fact, the actual parking requirement per the underlying zoning and the availability of shared parking is not certain. In order to allow for flexibility and facilitate the development of the commercial space it is requested that the parking

requirement is fixed at 21 parking spaces with any resulting deficiency based on final occupancy being varied by the special use permit.

There is some precedent and recognition of the practical difficulties related to redeveloping property in an older urban commercial district with the implementation of the PE-4 Parking Exempt District. While this exemption is only applicable to existing buildings, and therefore not applicable for the proposed development, the same concern holds true. The goal of achieving a "densely developed pedestrian-oriented urban shopping character" is challenged when significant amounts of off street parking must be provided. This is even more pronounced in this instance with a property having frontage on three streets, no bisecting alleys, and no opportunity to provide parking to the rear of the commercial frontage -- there is no rear door. Provision of additional onsite parking spaces, even if structured, would inhibit the ability to provide ground floor commercial uses. In turn this would prevent the desired continuity of storefront character along the street frontages that make urban commercial areas successful.

There is additional precedent in recent policy and through the implementation of R-63 zoning in the immediate vicinity. The R-63 district supports the establishment of commercial uses that serve many of the day-to-day convenience needs of neighborhood residents and the provision of opportunities for residents to live and work within the same neighborhood by permitting small scale corner commercial uses without the provision of parking. In the same way, this project is envisioned as a walking destination providing neighborhood-focused services. It is also envisioned as a "live-near-work" development with commercial tenants or employees seeking residences within the project or in nearby residential neighborhoods. In both instances, the focus is on walkability rather than the auto. A reduced parking requirement would allow the development to better address the goals of the Master Plan while remaining consistent with the intent of the UB District and compatible with nearby R-63 zoned properties. It would provide active first floor uses, a better pedestrian experience, enhanced pedestrian connections within the district and to nearby neighborhoods and fewer opportunities for conflict between vehicles and pedestrians.

Building Design Concepts

The proposed design has been reviewed and approved by the Commission of Architectural Review (CAR). The CAR bases all its decisions generally on the Secretary of the Interior's Standards for Rehabilitation and New Construction; and specifically on the Richmond Old & Historic Districts Handbook and Design Review Guidelines, adopted in 1999.

Siting. The proposed structure is designed to enhance the historic district by reinstating its prominent Jefferson Ave perimeter and re-establishing the 24th and M Street corner. Due to the project's surrounding urban context and the unique property configuration, the building as conceived occupies the entire site, establishing contextual street wall on each of its three major sides. Situated at the prominent intersection of Jefferson Ave, 25th Street and M Street, the property has differing personalities and the opportunity to create a frontispiece and gateway to the historic district along Jefferson Ave as well as an intrinsic community corner at the intersection of 24th and M Streets. In response to the prominent corner at Jefferson, 25th and M St, the building is held back in order to create an open, sidewalk-level terrace with entries to the commercial retail or office spaces at this level. At the corner of 24th and M Streets, the building adjusts its

mass to accentuate and address the corner and the Union Hill community with the appropriate scale of non-residential structures that dot the historic district, creating nodes of orientation and amenity for community residents.



Form. The conceptual intent of the building's massing is to allow for greater utilization of the site with one additional story and an occupied roof while maintaining compatibility with the surrounding historic context. With the request for additional height, the structure's massing strategy acknowledges the surrounding predominantly 2-story context by stepping the third level in approximately 5 feet and the roof-top room a minimum of an additional 15 feet. This section informs the building on all street-fronts with the exception of the corners of 24th and M Streets and 25th and M Streets, where it is proposed to extend the street wall to the 3rd level. This additional mass at the corners, for reasons exemplified in the adjacent R-63 zoning district, is intended to anchor the corners and identify the new structure with other commercial, institutional, and religious structures throughout the district.

Height, Width, Proportion and Massing. As described above, the building's elevations are characterized by 2-story height walls on all sides, excepting at the corners of 24th and M Streets and 25th and M Streets. The 2-story walls are suggested to be articulated by a bay spacing of 18-24 feet represented by wide brick piers framing large openings at the 1st/sidewalk level and that continue as raised pilasters in the 2nd-story. The 2nd-story wall set between these pilasters is brick panel interrupted by both recessed open balconies and large windows which are, in turn, anchored within the panels by horizontal bands of recessed brick. Additionally, the primary bays on the longer Jefferson Ave and M St facades are separated by recessed sections that group a maximum of 3 bays. These groups further reduce the length and horizontality of the street wall while creating obvious points of entry, and interest in the street level building wall.

Materials and Colors. Materials and colors, working within the proportional bays and groupings described, are intended to reference the historic setting while being clearly discernable from older structures. The predominant exterior material characterizing 2-story walls is brick masonry interrupted by glass storefront and windows and panelized by metallic canopies, upper level balcony rails and miscellaneous decorative features. The recessed 3rd level wall material is conceived to be a smooth-surfaced panel with paint finish although materials at this level have not been thoroughly determined. The roof-top enclosure is conceived as a glass-walled room opening on the majority of its sides toward views in all directions. Parapets at the 3rd level are conceived to extend to a height that shields roof-top mounted equipment and the roof-top room would have corresponding solid panels at these areas of roof-top equipment. The brick field color is to be determined but is being conceptualized as a slightly gray/red tone that blends with the traditional reds found throughout the district while also distinguishing the structure as contemporary within the context. To achieve large expanses of glass, window framing is likely to be aluminum and will be selected in darker colors that complement the surrounding brick and metallic components.

Storefront Facades. Intrinsic to the character of the building at the 1st/sidewalk level are large expanses of storefront windows and entries. The building's programming is reinforced by this level's openness and connection to its surrounding context. As described above, expansive glass and entry openings are framed by wide brick piers and decorative lintels that are thought to be either recessed brick soldiering or exposed steel. Storefront panels that are horizontal in overall proportion are suggested to incorporate framing members that produce vertically oriented light divisions within the panels and relate to door opening widths and other features scaled to pedestrian activity on the sidewalk.

Doors and Windows. Doors are predominantly three types, public and tenant entry on the 1st level, balcony doors on the 2nd and recessed 3rd levels, and terrace access doors on the rooftop level. 1st level and rooftop doors are anticipated to be full-light glass and incorporated into storefront framing. Roof top level doors, along with the roof top enclosure in general, is intended to be set back and inconspicuous. Private resident balcony doors are anticipated to be full-light wood or composite doors with paint finish. Windows on upper levels, as shown in the attached views and elevations are predominantly large double-hung types set into masonry or paneled wall. In some areas, two double hung windows are proposed to be mullied together in a larger masonry opening. Where this occurs, a strong dividing vertical will be incorporated to maintain each window's vertical proportion. Balconies feature large expanses of glass recessed from the primary wall planes. It is not yet determined if these glass areas will be best created using a storefront type system or composite window assemblies. It is expected that balcony doors and windows will match in appearance and finish.

Compatibility with UB Zoning Intent

District Intent. "Encourage business areas with a densely developed pedestrian-oriented urban shopping character, compatible with adjacent residential neighborhoods, and with minimal disruption from vehicle-oriented land uses and features that would detract from a safe, convenient and economically viable pedestrian environment."

Proposal:

- *Elimination of blighted missing tooth in the corridor.*
- *Development of a structure which allows for a "densely developed pedestrian-oriented urban...character" as identified for this area during the recent rezoning.*
- *Provision of new active commercial uses in the block through a commitment to the development of ground floor commercial uses.*
- *Elimination of a parking area and curb cut at a prominent location in the Jefferson Avenue corridor at its intersection with M Street and reinforcement of the corner with an appropriate urban form.*
- *Provision of a better pedestrian experience, greater convenience and greater economic viability.*
- *Increased walkability, appropriate scale of commercial uses, and appropriate design, scale and height of buildings ensure compatibility with surrounding uses and nearby residential neighborhoods.*

District Intent. "Promote continuity of storefront character along principal street frontages, with minimum interruption by driveways and vehicle traffic across public sidewalk areas."

Proposal:

- *Design respects and reinforces its location by replacing a vacant lot and surface parking area with a building, fronting the street with storefronts, windows, and primary entrances in a manner that is both consistent with the traditional buildings in the area and reflective of a desirable urban form.*
- *Interruption/conflict with pedestrians due to driveways limited to a single parking entrance on M street away from the primary Jefferson Avenue commercial corridor.*

District Intent. "Preserve the predominant scale and character of existing urban shopping areas, promote retention of existing structures and encourage that new development be compatible with such existing areas and structures."

Proposal:

- *The proposed buildings relates to the scale of buildings in the area, stepping back where appropriate.*
- *The design provides human-scale detailing found in traditional architecture, such as doorways, storefronts, brick piers, decorative lintels, etc.*
- *Design utilizes high quality building materials*
- *The design is compatible with the material and architectural vocabulary of nearby structures, and addresses the street with entrances and windows that are compatible with a historic streetscape.*

Consistency with Master Plan

The proposed development offers an opportunity to realize the goals of the very recent Master Plan amendment for this area. The proposal is consistent with the specific recommendation of Neighborhood Commercial for the subject Property and addresses many other policy objectives contained in the Master Plan.

Neighborhood Commercial.

- Primary uses include office, personal service and retail uses, intended to provide the daily convenience shopping and service needs of adjacent neighborhood residents.
- Recently designated during 2010 Master Plan Amendment Process
- Appropriate Zoning Classifications include UB and B-1.

Proposal:

- *The proposed development will serve the shopping and or service needs of residents of nearby neighborhoods and will do so with a pedestrian-oriented design typically associated with the "Neighborhood Commercial" designation.*
- *The proposal does not place an emphasis on vehicular access and orientation in favor of walkability and connectivity to other nearby commercial uses and residential areas.*
- *The proposed development would contribute to the Master Plan's vision of a neighborhood commercial district along Jefferson Avenue by replacing a missing tooth and anchoring the corridor at the intersection on M street, Jefferson Avenue, and North 25th Street.*

In 2000, The Master Plan generally recognized a deficiency in the East District's commercial service centers. It was noted that the "District's primary commercial service centers are all plagued by conditions typical of older commercial centers; they exist on restricted sites, frequently in functionally obsolete structures; they often present a negative street image..." Steps have been taken since that time, including the recent Master Plan amendment Rezoning creating the subject commercial district and the establishment of parking exemptions in conjunction with the zoning. This project would help ensure the viability of the planned neighborhood commercial service center in the vicinity and along Jefferson Ave. The high quality new construction would attract desirable commercial end users while providing a positive street image for the community.

Findings of Fact

The following are factors indicted in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- *Be detrimental to the safety, health, morals and general welfare of the community involved.*

The proposed special use permit will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed development would offer needed services to the community and a safe, convenient and economically viable pedestrian environment, thereby providing positive impacts in terms of safety, welfare, etc.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The proposal is designed be consistent with the Property's master-plan recommendation for dense pedestrian-oriented development which is designed for walkability. The property is uniquely situated at a significant intersection at M Street, Jefferson Avenue and 25th Street. The existing street grid will tend to minimize any traffic impacts. Further, North 25th Street is classified as a Minor Arterial Roadway by the City's Master Plan. Jefferson Avenue is designated a Collector Street and offers direct access to North 25th Street. This means that access to the site via the intended Minor Arterial would not occur through the nearby neighborhoods.

- ***Create hazards from fire, panic or other dangers.***

The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create an undue concentration of land. The proposed density and urban form is appropriate to the Property's location and consistent with the recommendations of the Master Plan.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The special use permit would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development. This benefit can be attributed to the significant investment in the property, taxes related to the commercial use of the first floor and the anticipated absence of school-age children residing within the complex, who require substantial City spending in schools and playground facilities.

- ***Interfere with adequate light and air.***

The light and air available to adjacent properties will not be affected. Adjacent properties are primarily located across the right-of-ways of 24th Street, M Street, Jefferson Avenue and would be unaffected based on distance and design. The adjacent building in the same block has no windows oriented toward the development and is located on the lot line. In

the UB commercial district setbacks are not expected or required. This typical orientation will not interfere with the provision of adequate light and air.