

INTRODUCED: July 27, 2026

AN ORDINANCE No. 2026-189

To authorize the special use of the property known as 5706 York Road for the purpose of up to eight single-family attached dwellings, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 14 2026 AT 6 P.M.

WHEREAS, the owner of the property known as 5706 York Road, which is situated in a UB Urban Business District, desires to use such property for the purpose of up to eight single-family attached dwellings, which use, among other things, is not currently allowed by section 30-433.2 of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), 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 congestion in streets, roads, alleys and other public ways and places in the area involved, will not

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

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 (2020), 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 property known as 5706 York Road and identified as Tax Parcel No. W020-0113/037 in the 2026 records of the City Assessor, being more particularly shown on a survey entitled “Topographic Survey Showing Existing Improvements to #5706 York Road, City of Richmond, Virginia,” prepared by Shadrach & Associates LLC, and dated April 18, 2025, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of up to eight single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “SUP Exhibit, 5706 York Road, Center Creek Homes, Westhampton, City of Richmond, Va.,” prepared by Bowman, and dated March 4, 2026, and “York Road Townhomes, Richmond, Virginia,” prepared by Edward H. Winks James D. Snowa Architects P.C., dated October 27, 2025, and last revised January 20, 2026, hereinafter referred to, collectively, 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 Special Use of the Property shall be as up to eight single-family attached dwellings, substantially as shown on the Plans.

(b) The height of the Special Use shall not exceed three stories, substantially as shown

on the Plans.

(c) All building elevations and site improvements, including landscaping, shall be substantially as shown on the Plans.

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

(e) The dwellings on lots 4 and 8, substantially as shown on the Plans, shall each have a front porch facing York Road that is at least five feet in depth and 23 feet in length.

(f) Prior to the issuance of any building permit for the Special Use, the establishment of up to eight residential lots, and accompanying conveyance to the City of a twenty-foot-wide utility easement, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

§ 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 (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way substantially as shown on the Plans, including without limitation the installation of a five-foot-wide public sidewalk along York Road, 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 or the designee thereof that such improvements and work are in accordance with such requirements, and (iii) transferred to the City following such written confirmation by the Director of Public Works or the designee thereof, 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 (2020), 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 (2020), 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 (2020), 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 1,096 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

Intracity Correspondence

O&R Transmittal

DATE: July 21, 2026

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Odie Donald II, Chief Administrative Officer

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To authorize the special use of the property known as 5706 York Road for the purpose of up to eight single-family attached dwellings, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit to authorize 8 single-family attached dwellings within a UB Urban Business District which use, among other things, is not currently allowed by section 30-433.2, concerning Permitted Principal Uses, of the Code of the City of Richmond (2020), as amended; A Special Use Permit is therefore required.

BACKGROUND: The property is located in the Westhampton neighborhood on York Road between Libbie and Granite Avenues. The property is currently a 17,859 sq. ft. (.4 acre) parcel of land, improved with an existing 13,320 sq. ft., multi-family building, constructed, per tax assessment records, in 1963. The City's Richmond 300 Master Plan designates a future land use for the subject property as Community Mixed-Use, which is defined as clusters "...of medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities and sometimes feature regional attractions." Intensity: Buildings generally ranging from two to six stories, based on street widths and depending on the historic context

and stepping down in height adjacent to residential areas, as necessary. New buildings that are taller than historical buildings should step back from the build-to line after matching the height of the predominant cornice line of the block. Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space. Secondary Uses: Single-family houses, institutional, and government.

The current zoning for this property is UB Urban Business District. Adjacent and nearby properties to the west and south are located within the same UB zone. Adjacent properties to the north and east are zoned R-4 Single-Family Residential. The area is a mix of residential densities, institutional, and commercial uses. The proposed density of the parcel is 8 units upon .4 acres, or 20 units per acre.

COMMUNITY ENGAGEMENT: The Westhampton Citizens Association was notified. Letters of notification shall be sent to nearby property owners, and a sign noting this request shall be placed on the property once the ordinance is introduced to City Council.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: None

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

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: September 14, 2026

CITY COUNCIL PUBLIC HEARING DATE: October 13, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, October 6, 2026

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

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

STAFF: Jonathan Brown, Principal Planner, Land Use Administration (Room 511) 646-5734

APPLICANT'S REPORT

December 1, 2025

Special Use Permit Request
5706 York RD, Richmond, Virginia
Map Reference Number: W0200113037



Submitted To:

City of Richmond - Department of Planning and Development Review
Land Use Administration
900 East Broad Street, Suite 511
Richmond, VA 23219

Applicant:

5706 York Owner LLC dba Center Creek Homes
Marc Wells, Director of Acquisitions and Land Development
421 N. 33rd, Suite A
Richmond, VA 23223

PROJECT INTRODUCTION

Center Creek Homes (the "Applicant") is requesting approval of a Special Use Permit (the "SUP") for the parcel identified as W0200113037, located at 5706 York Road (the "Property"). The Property is currently developed with a three-story, approximately 13,000-square-foot multifamily building containing 18 rental units and 12 designated surface parking spaces.

The site is zoned UB (Urban Business), which does not permit single-family attached townhomes as a by-right use. Accordingly, the Applicant seeks an SUP to allow for the redevelopment of the Property. The proposed project (the "Project") includes the demolition of the existing multifamily structure and the construction of eight (8) single-family attached townhomes.

EXISTING CONDITIONS

The Property is located on the north side of York Road. The Property is accessed from west at the intersection of Libbie Ave and York Rd and from the east at the intersection of Granite Ave and York Rd. The property is approximately 137 feet long by 137 feet deep and approximately 18,000 square feet.



The surrounding context transitions from commercial uses along Libbie and Grove Avenues to residential uses further north and east. Adjacent to the Property on the north and east sides are detached single-family residences consistent with the surrounding neighborhood fabric. To the west, the site directly abuts an in-line retail building fronting Libbie Avenue, with a shared property line along the rear parking area serving that commercial use. To the south, across York Road, is a surface parking lot that provides parking for the retail and businesses along Grove Avenue and Libbie Avenue.

EXISTING ZONING

The Property is currently zoned UB (Urban Business District), which allows for a mix of commercial, office, and limited residential uses. The adjacent properties to the south and west are also zoned UB and are developed with retail, office, and associated surface parking areas that serve the nearby commercial corridors of Grove Avenue and Libbie Avenue. The properties to the north and east are zoned R-4 (Single-Family Residential District) and are developed with detached single-family homes.

TRANSPORTATION

The Property is well served by the surrounding transportation network. York Road is a two-lane local street that connects directly to Libbie Avenue, a primary north-south corridor providing access to Grove Avenue, Patterson Avenue, and other major east-west routes in the city. The area is pedestrian-friendly, with existing sidewalks along York Road and Libbie Avenue that connect to nearby retail, dining, and neighborhood destinations. Public transit is available within walking distance, with GRTC bus routes operating along Libbie Avenue and Grove Avenue, providing convenient access to employment centers and other parts of Richmond. On-street parking is available along portions of York Road, and additional public and private parking is located nearby to support the surrounding commercial uses.

MASTER PLAN DESIGNATION

The proposed redevelopment of 5706 York Road is consistent with the City's *Richmond 300* Master Plan, which designates the area as *Community Mixed-Use* within the *Westhampton Neighborhood Node*. This designation envisions a vibrant mix of residential, commercial, and service uses that support walkability and neighborhood-scale activity. The introduction of eight (8) single-family attached townhomes aligns with the plan's goals of promoting a diversity of housing types and increasing residential density in areas adjacent to established commercial corridors. The project provides an appropriate transition between the commercial uses along Libbie and Grove Avenues and the lower-density single-family neighborhood to the north and east, contributing to a balanced and context-sensitive urban form envisioned for the Westhampton area.

The Project also supports several other goals outlined within the Master Plan.

Goal	Objective
1	Complete Neighborhoods: Objective 1.1: <i>F.) Allow more housing types throughout the city.</i>
4	Urban Design: Objective 4.1: <i>Create and preserve high-quality and well-designed neighborhoods and nodes throughout the city.</i>

14	Housing: <i>Objective 14.1: Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city.</i> <i>Objective 14.5: Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes and Priority Neighborhoods.</i>
15	Clean Air: <i>Objective 15.1:</i> <i>A.) Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles.</i>
17	Resilient & Healthy Communities: <i>Objective 17.1: Increase the percentage of Richmonders within a 10-minute walk of quality open space.</i>

PROJECT SUMMARY

The proposed project consists of eight (8) attached single-family townhomes arranged in two rows of four (4) units each. A shared private drive will run between the two buildings, providing vehicular access to all units and internal circulation within the site. Each townhome will be three (3) stories in height and include a private, attached two-car garage. The project has been designed to provide efficient site layout, modern residential living, and a compatible transition between the adjacent commercial and residential uses along York Road.

PURPOSE

The purpose of this request is to obtain a Special Use Permit (SUP) to allow the development of eight (8) single-family attached townhomes on the Property located at 5706 York Road. The site is currently zoned UB (Urban Business District), which does not permit single-family attached dwellings as a by-right use. Therefore, an SUP is required to authorize the proposed residential use. The intent of the request is to redevelop an underutilized multifamily rental property into a high-quality, for-sale residential community that aligns with the City's *Richmond 300* Plan vision for the Westhampton Neighborhood Node.

Approval of this SUP will enable Center Creek Homes to deliver a context-sensitive infill project that complements the surrounding neighborhood and provides a compatible transition between the adjacent commercial and single-family residential areas.

APPLICANTS DETERMINATIONS

Per Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance the Applicant has found and determined the proposed special use permit will not:

- A.) Be detrimental to the safety, health, morals, and general welfare of the community involved.**
- The proposed special use permit for single-family dwelling will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

B.) 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 traffic impacts. The Applicant believes that reducing the livable units from 18 to 8 units will reduce the impact to traffic in the area involved.

C.) Create hazards from fire, panic or other dangers.

- The Property will be developed and constructed 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 applicable codes are designed to eliminate such hazards.

D.) Tend to overcrowding of land and cause an undue concentration of population.

- The proposed special use permit will not overcrowd the land or create an undue concentration of population. This proposal is consistent with the Master Plan.

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

- The proposed special use permit would not adversely affect the above-mentioned City services. The proposal provides positive tax benefits and enhances the City's ability to provide these services to the proposed development and adjacent neighborhoods.

F.) Interfere with adequate light and air.

- The proposed Special Use Permit will not adversely affect the availability of light and air to the subject property or adjacent properties. In fact, the Applicant believes the project will enhance these conditions by replacing the existing single large structure with two smaller buildings separated by a private drive, thereby increasing openness and improving access to natural light and air circulation throughout the site.

SUMMARY

In summary the Applicant is seeking approval of a Special Use Permit (SUP) to allow the redevelopment of 5706 York Road with eight (8) single-family attached townhomes. The proposed design has been thoughtfully planned to create a high-quality residential community that respects the surrounding neighborhood context and complements adjacent land uses. The project replaces an existing 18-unit multifamily building with two smaller three-story buildings separated by a private drive, improving access, circulation, and the overall character of the site.

The application is fully compatible with the City's *Richmond 300* Master Plan, which designates this area as *Community Mixed-Use* within the *Westhampton Neighborhood Node*. The proposed townhomes support the plan's vision for diverse housing types, pedestrian-oriented design, and context-sensitive infill development. Furthermore, the proposal is consistent with the intent and conditions of similar Special Use Permits previously approved in the surrounding area, reflecting a balanced approach to redevelopment that enhances both neighborhood livability and long-term urban design goals.



CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT

Applicant must complete ALL items

HOME/SITE ADDRESS: 421 N 33rd, Richmond, VA 23223 APARTMENT NO/SUITE A

APPLICANT'S NAME: Marc Wells EMAIL ADDRESS: [REDACTED]

BUSINESS NAME (IF APPLICABLE): 5706 York Owner LLC

SUBJECT PROPERTY OR PROPERTIES: 5706 York Rd. (W0200113037)

APPLICATION REQUESTED

- ☐ Plan of Development (New or Amendment)
- ☐ Wireless Plan of Development (New or Amendment)
- ☒ Special Use Permit (New or Amendment)
- ☐ Rezoning or Conditional Rezoning
- ☐ Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- ☐ Community Unit Plan (Final, Preliminary, and/or Amendment)
- ☐ Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER

Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: York Court Inc C/O Alfred J Dickinson

PROPERTY OWNER ADDRESS: PO Box 8208 Richmond, VA 23226

PROPERTY OWNER EMAIL ADDRESS: [REDACTED]

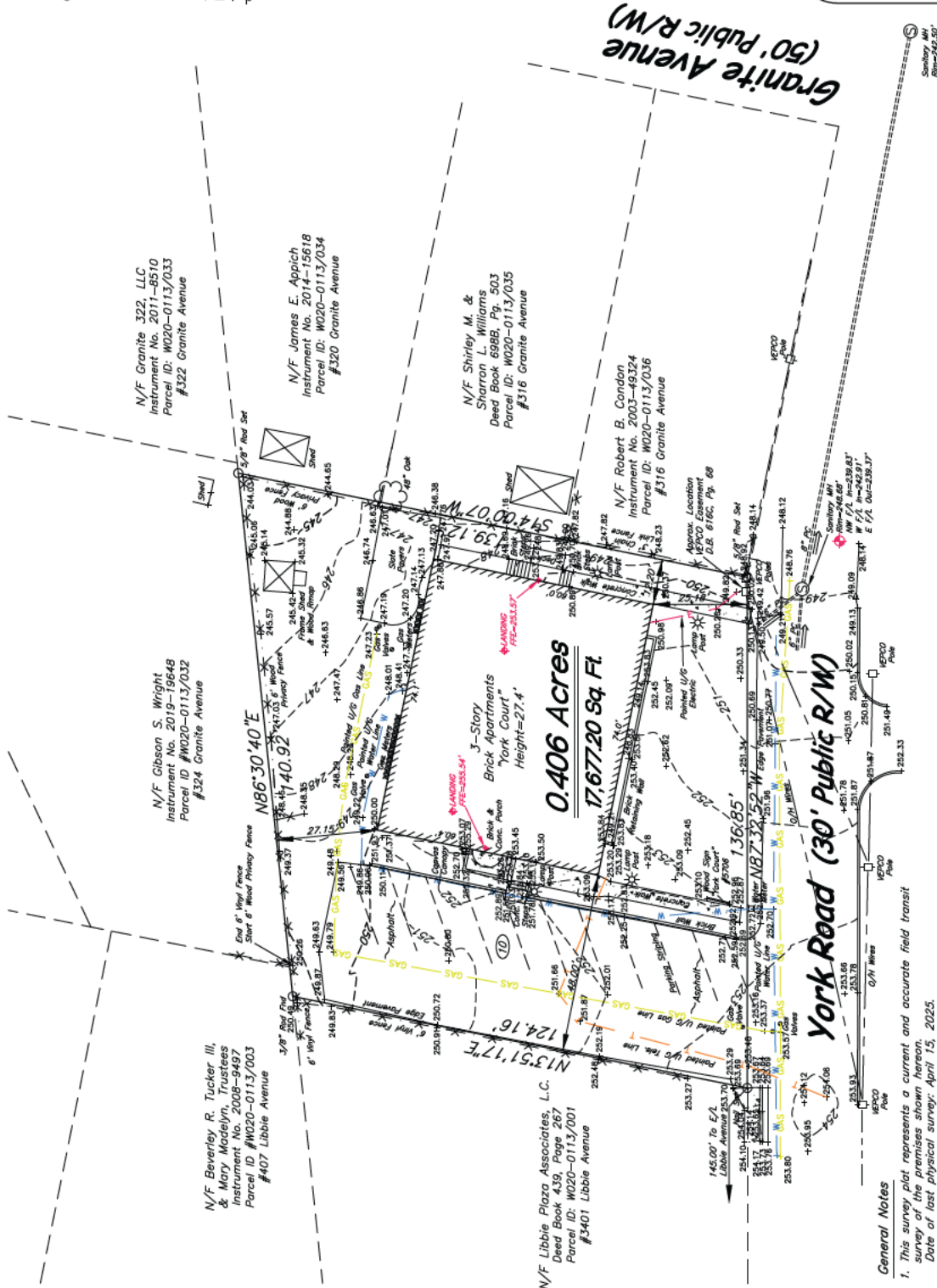
PROPERTY OWNER PHONE NUMBER: 8043371703

Property Owner Signature: 

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.

Legend

- Fire Hydrant
- Handicap Parking Spaces
- Painted Parking Space Number
- Water Meter (WM)
- Water Valve (WV)
- Lamp Post (Metal Post w/height)
- Drainage Manhole
- Sanitary Manhole
- Monitoring Well
- Telephone Pedestal
- Gas Meter (GM)
- Gas Valve (GV)
- Vepco Pole
- Vepco Transformer
- Misc Frame Sign
- Handicap Parking Sign
- Ballard
- Ford Inlet (Drainage)
- Sanitary Cleanout
- Concrete Surface
- Reinforced Concrete Pipe
- RCP
- Corrugated Metal Pipe
- D.I.
- Drainage Inlet
- F.F.E. Finish Floor Elevation
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement
- U/G Fiber Optic Line
- U/G Water Line
- U/G Gas Line
- U/G San. Line
- U/G Electric Line



General Notes

- This survey represents a current and accurate field transit survey of the premises shown herein.
Date of last physical survey: April 13, 2025.
- This survey was made with the benefit of a Title Report issued by Fidelity National Title Insurance Company dated March 13, 2025, Commitment No. VA2500555.
- The subject property is not located in a Special Flood Hazard Area, as determined by National Flood Insurance Program, Federal Emergency Management Agency, Department of Housing and Urban Development Map No. 510129-0009-0, effective date April 2, 2009.
- Vertical datum based upon NGVD '88.
(City Utility Manhole Rim Converted shown herein)

Legal Reference:

York Court, Inc.
Parcel ID: W020-0113/037
Deed Book 240, Page 166
#5706 York Road

Topographic Survey
Showing Existing Improvements
to #5706 York Road
City of Richmond, Virginia
Date: April 18, 2025

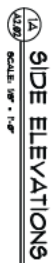


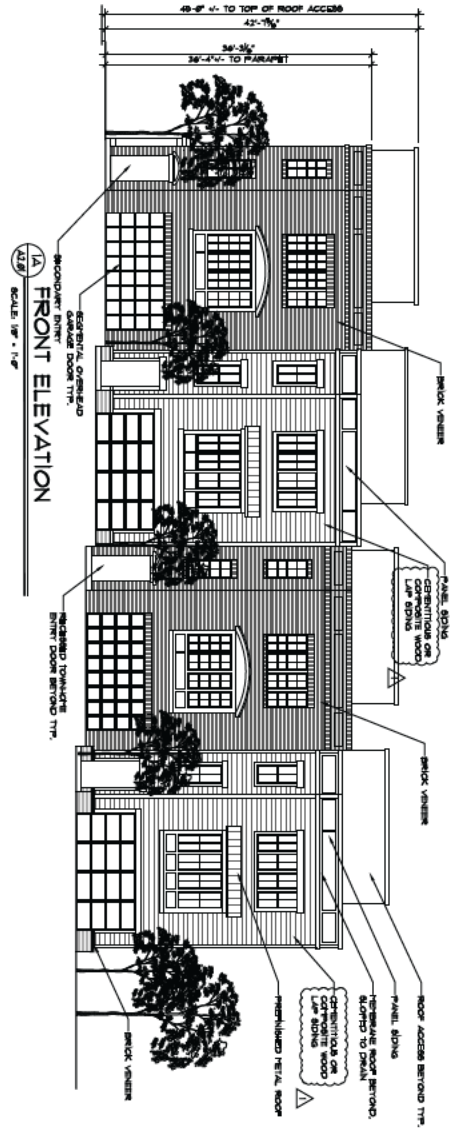
Shadrach & Associates LLC
LAND SURVEYING
435 Southside Blvd., Suite 10-8 • Richmond, Virginia 23236
Phone: (804)379-8300 • Fax: (804)379-1301



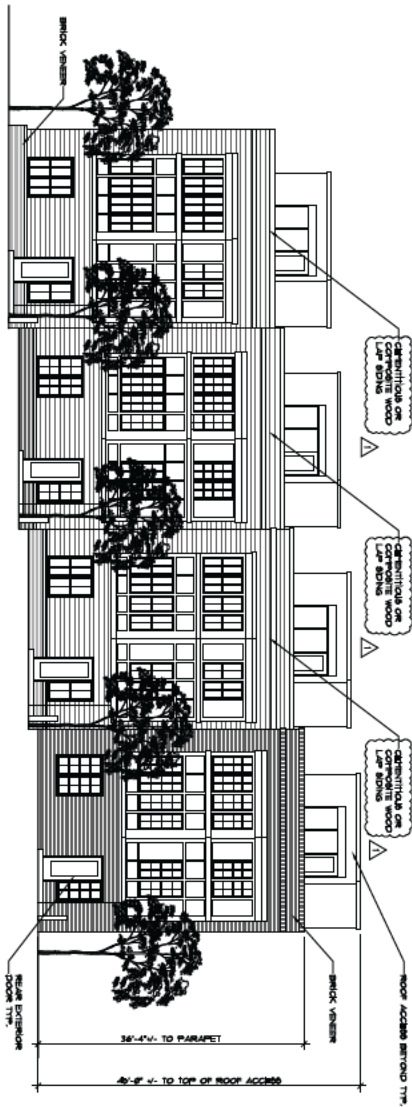
I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, and Certified Landscape Architects.

This Topographic survey was completed under the direct and responsible charge of Rodney B. Shadrach, from an actual ground survey. Remote Sensing survey made under my supervision; that the imagery and/or original data was obtained on April 13, 2025; and that this plot, map, or digital geospatial data including metadata meets minimum accuracy standards unless otherwise noted.





1A
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



1A
REAR ELEVATION
SCALE: 1/8" = 1'-0"



YORK ROAD TOWNHOMES RICHMOND, VIRGINIA



EDWARD H. WINKS
JAMES D. SNOW
ARCHITECTS P.C.
2119 EAST FRANKLIN STREET, RICHMOND, VIRGINIA 23223
(804) 643-6136 FAX (804) 643-6136 ewh@ew-sa.com

PROGRESS SET
NOT FOR
CONSTRUCTION

SHEET TITLE
ELEVATIONS

DATE: 10/27/2023
DRAWING: A2.01/2023

A2.01

JOB NO. 25-05

EDWARD H. WINKS
JAMES D. SNOW
ARCHITECTS, P.C.



YORK ROAD TOWNHOMES

RICHMOND, VIRGINIA

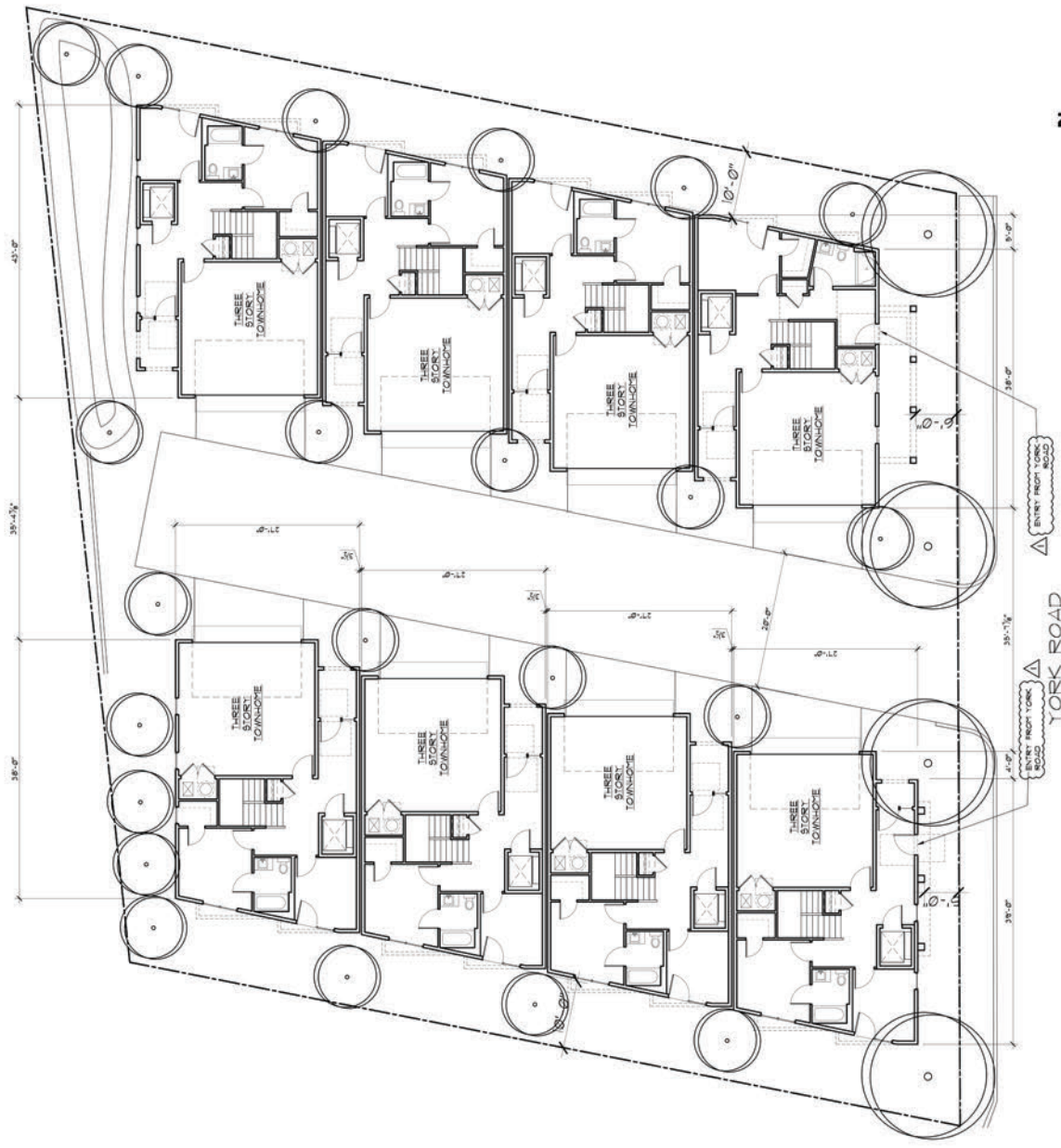
PROJECT SET
NOT FOR CONSTRUCTION

SHEET TITLE
ARCH SITE
PLAN

DATE 10/27/2025
AUTUMN
10/20/2026

A1.01

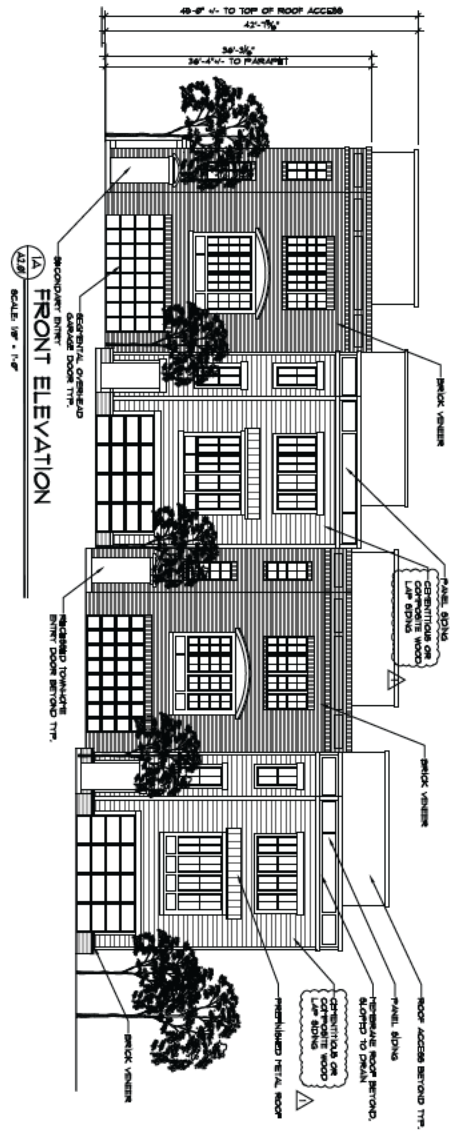
JOB NO. 25-405



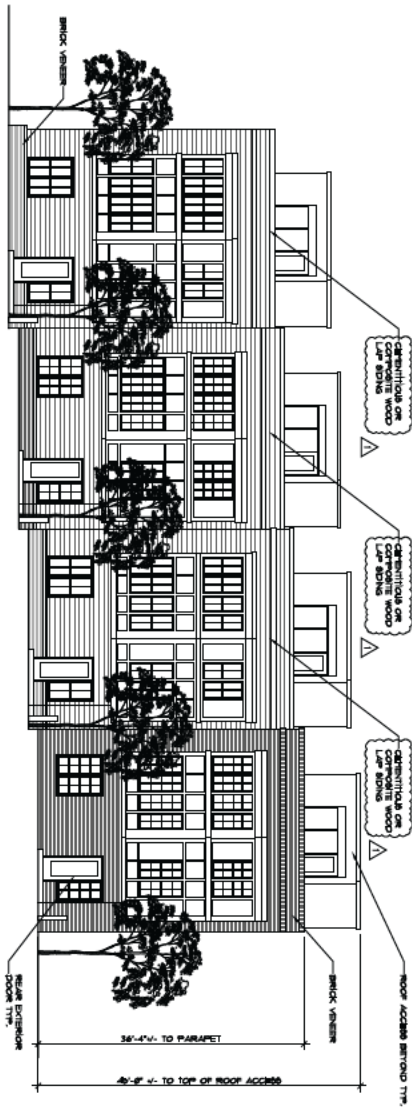
SCALE: 1/8" = 1'-0"

ARCHITECTURAL SITE PLAN

NOTE: ARCHITECTURAL SITE PLAN IS FOR ILLUSTRATIVE REFERENCE ONLY.
REFER TO CIVIL SITE PLAN FOR CURB CUTS, SIDEWALKS, EASEMENTS,
TREE SPACES, ETC.



1A
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



1A
REAR ELEVATION
SCALE: 1/8" = 1'-0"



YORK ROAD TOWNHOMES RICHMOND, VIRGINIA



EDWARD H. WINKS
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(804) 643-6136 FAX (804) 643-6136 ewh@ew-sa.com

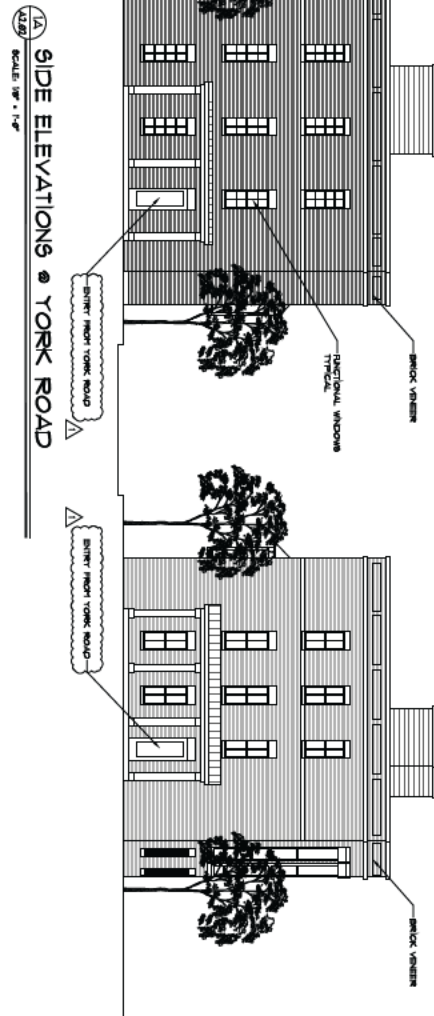
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NOT FOR
CONSTRUCTION

SHEET TITLE
ELEVATIONS

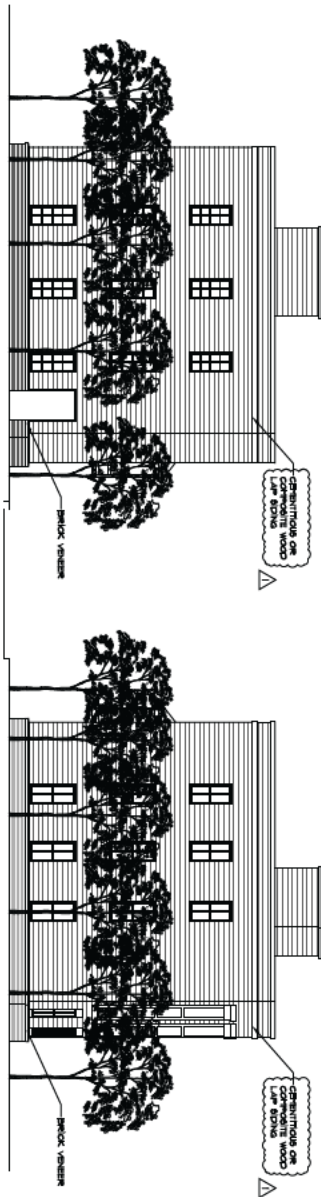
DATE: 10/27/2023
DRAWING: A2.01/2023

A2.01

JOB NO. 25-05



1A
A2.00
SCALE: 1/8" = 1'-0"
SIDE ELEVATIONS • YORK ROAD



1A
A2.01
SIDE ELEVATIONS
SCALE: 1/8" = 1'-0"



LOCATION: 5706 York Road

APPLICANT: Marc Wells

COUNCIL DISTRICT: 1

PROPOSAL: To authorize the special use of the property known as 5706 York Road for the purpose of 8 single-family attached dwellings, upon certain terms and conditions.

*For questions, please contact Alyson Oliver
at 804-646-5789 or alyson.oliver@rva.gov*

