

INTRODUCED: March 28, 2022

AN ORDINANCE No. 2022-102

To authorize the special use of the property known as 908 West 31st Street for the purpose of two single-family detached dwellings, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: APR 25 2022 AT 6 P.M.

WHEREAS, the owner of the property known as 908 West 31st Street, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of two single-family detached dwellings, which use, among other things, is not currently allowed by section 30-410.4, concerning lot area and width, 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: 8 NOES: 0 ABSTAIN: _____

ADOPTED: APR 25 2022 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 908 West 31st Street and identified as Tax Parcel No. S000-1363/010 in the 2022 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Improvements on Lot 9 & 11, Block ‘67’, Plan of ‘Woodland Heights’, in the City of Richmond, Virginia.,” prepared by McKnight & Associates, P.C., and dated September 1, 2021, 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 two single-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “S.U.P. for Two New 2-Story Single-Family Detached Houses in Richmond’s Woodland Heights Neighborhood, 908 W 31st St., S.U.P., 908 W 31st Street, Richmond, Virginia 23225,” prepared by Chris Wolf Architecture, PLLC, and dated September 29, 2021, 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 Special Use of the Property shall be as two single-family detached dwellings, substantially as shown on the Plans.

(b) No less than one off-street parking space per dwelling unit shall be provided for the Special Use. Each such parking space shall be accessible from the rear alley.

(c) All building materials and elevations shall be substantially as shown on the Plans.

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

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

(f) Prior to the issuance of any certificate of occupancy for the Special Use, the establishment of two residential lots, 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) 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

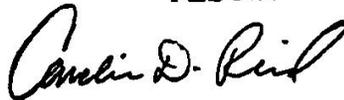
amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(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 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.

**A TRUE COPY:
TESTE:**



City Clerk



City of Richmond

Item Request File Number: PRE.2022.0047

RECEIVED
By City Attorney's Office at 10:08 am, Mar 10, 2022

RECEIVED
By CAO Office at 10:55 am, Feb 15, 2022

2022-036

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

O & R Request

DATE: February 14, 2022

EDITION: 1

TO: The Honorable Members of City Council

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

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

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

RE: To authorize the special use of the property known as 908 West 31st Street for the purpose of two single-family detached dwellings, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the property known as 908 West 31st Street for the purpose of subdividing the lot and the construction of two single-family detached dwellings, upon certain terms and conditions.

REASON: The subject property is located in the R-5 Single-Family Residential District. Single-family detached dwellings are permitted uses on lots that are a minimum of 50 feet wide and contain 6,000 square feet. The proposed subdivision will result in two lots that are 31 feet wide and 4,588 square feet in area. 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 April 4, 2022 meeting.

BACKGROUND: The vacant subject property is located midblock on the western side of West 31st Street between Ferncliff Road and Chesterfield Street. A service alley runs adjacent to the rear property line. The subject property is 62 feet wide with a depth of 148 feet for a total area of 9,176 square feet.

The original Woodland Heights Subdivision, which contains the subject property, created a series of 31 foot wide lots. These lots were often purchased in tandem, or triples, then combined. The property adjacent to the south is an original 31 foot wide lot while other properties on the block are 62 and 93 feet wide and are developed with single-family dwellings. The proposed special use will revert the subject property into two 31 foot wide parcels upon which two single-family detached homes will be built.

The Richmond 300 Master Plan calls for Residential Uses for the property. Primary Uses are single-family houses, accessory dwelling units, and open space. Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units.)

All properties surrounding the subject property are located within the same R-5 Single-Family Zoning District. Within the area of the subject property, properties are developed primarily with single-family detached dwellings.

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: \$300 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: March 14, 2022

CITY COUNCIL PUBLIC HEARING DATE: April 11, 2022

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
April 4, 2022

AFFECTED AGENCIES: Office of Chief Administration Officer
Law Department (for review of draft ordinance)

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: David Watson, Senior Planner, Land Use Administration, 804-646-1036



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

Property Address: _____ Date: _____

Tax Map #: _____ Fee: _____

Total area of affected site in acres: _____

(See page 6 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: _____

Existing Use: _____

Proposed Use

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

Existing Use: _____

Is this property subject to any previous land use cases?

Yes No
 If Yes, please list the Ordinance Number: _____

Applicant/Contact Person:

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _() Fax: _()

Email: _____

Property Owner:

If Business Entity, name and title of authorized signee: _____

(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: _____

City: _____ State: _____ Zip Code: _____

Telephone: _() Fax: _()

Email: _____

Property Owner Signature:

[Handwritten 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. 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

October 29, 2021

*Special Use Permit Request
908 W 31st Street, Richmond, Virginia
Map Reference Number: S000-1363/010*

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:	Mark Baker Baker Development Resources 530 East Main Street, Suite 730 Richmond, VA 23219

Introduction

The applicant is requesting a special use permit (the "SUP") for the property known as 908 W 31st Street (the "Property"). The SUP would authorize the construction of two (2) single-family detached dwellings. While the single-family detached use is permitted by the underlying R-5 Single Family Residential zoning district, some of the applicable feature requirements cannot be met, and therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the west side of W 31st Street between Chesterfield Street and Ferncliff Road. It is referenced by the City Assessor with a tax parcel number of S000-1363/010 and is approximately 62 feet in width and 148 feet in depth. The Property consists of two lots (Lots 9 and 11 of Block 67) from the original Woodland Heights Subdivision. The Property is currently vacant and has access provided at the rear by means of a north-south alley.



A majority of properties in the area are developed with single-family detached dwellings. The overall lot pattern in the vicinity reflects the original lot pattern of the Woodland Heights Subdivision with lots ranging in width from 31 feet, the width of a single subdivision parcel, to lots

which are 93 feet wide, consisting of three subdivision parcels. At 62 feet in width and containing 9,176 square feet of lot area, the Property is large and only exceeded in size by one parcel on the block. The abutting Property at 906 W 31st Street is a buildable lot that is 31 feet in width – the same size as the lots that are contemplated by this request.

EXISTING ZONING

The Property and all properties in the immediate vicinity are zoned R-5 Single Family Residential, which permits the proposed single-family detached dwellings. Many properties in the vicinity do not conform to the R-5 feature requirements for lot area or lot width.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) suggests “Residential” for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. This designation also encourages that developments reinforce a gridded street pattern to increase connectivity. Single-family dwellings are the contemplated primary use in the Residential future land use designation (p. 54).

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request. In the High-Quality Places chapter, there are number of supporting objectives, such as (generally):

- Ensure that building materials are durable, sustainable, and create a lasting addition to the built environment, and provide maximum adaptability for environmental change, change of use, and efficiency.
- Implement urban design and architecture strategies that maintain and enhance the unique character of Richmond’s residential districts.

Proposal

PURPOSE OF REQUEST

The SUP would permit the division of the Property into two lots to be known as 908 and 910 W 31st Street and the construction of two single-family detached dwellings. The two new dwellings would be located on lots that would each be 31 feet in width and contain approximately 4,588 square feet of lot area. While this configuration is consistent with historic development of the Property and the neighborhood, the R-5 District lot area and width requirements would not be met for the two new lots, and therefore, a SUP is required. All other aspects of the underlying zoning requirements will be met including the provision for off-street parking.

In exchange for the SUP, the intent of this request is to ensure a high-quality, market rate home ownership opportunity that is consistent with the goals of the Master Plan while remaining compatible with the overall historic fabric of the neighborhood.

PROJECT DETAILS/DESIGN

The proposed lot split would result in two lots, each to be occupied by a new single-family dwelling. The new lots would remain consistent with the original underlying Woodland Heights Subdivision lots at 31 feet in width and containing 4,587.99 square feet of lot area. The southern parcel, originally lot 9 of Block 67, would retain the 908 W 31st Street address while the northern parcel, originally lot 11 of Block 67, would be known as 910 W 31st Street.

When complete, the proposed dwellings would each be two stories in height and 24 feet in width and consist of three bedrooms and two-and-one-half bathrooms. The dwelling on the parcel to be known as 908 W 31st Street would contain 2,016 square feet of finished floor area with the option for a finished attic which could add an additional 432 square feet of floor area. The dwelling on the parcel to be known as 910 W 31st Street would contain 2,512 square feet of finished floor area with an optional finished attic which could add an additional 462 square feet of floor area. The dwellings would be of a traditional design that is consistent with the architectural character found within the neighborhood. The proposed floor plans are modern and efficient, and designed to be meet the needs of the market. Each of the new dwellings include a master bedroom with en-suite bathroom and walk-in closet. Full-width front porches are also proposed for each dwelling along with an off-street parking space for each dwelling accessible from the rear alley. Care was taken in the design and siting of the dwelling to ensure compatibility with other homes in the neighborhood and that all other zoning standards would be met.

Findings of Fact

The following are factors indicated 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 SUP for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

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

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation and off-street parking space for the dwellings will create no congestion on streets, roads, alleys or any other public right of way.

- ***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 SUP will not tend to over crowd the land or create an undue concentration of population.

- ***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 SUP would not adversely affect the above referenced City services.

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

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity and normal side yard setbacks would be met. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary we are enthusiastically seeking approval for the construction of two high-quality, single-family detached dwellings on the Property. This proposal represents an ideal infill development for this location which reflects the lot pattern of the historic Woodland Heights Subdivision. In exchange for the approval, the quality assurances conditioned through the SUP would guarantee the construction of a higher quality dwelling than might otherwise be developed. This would contribute to the overall vibrancy of the neighborhood through the provision of an appropriate traditional neighborhood form and a use that is consistent with the historic development pattern of surrounding neighborhood and the goals set forth in the Richmond 300 Master Plan.



PROJECT CONTACTS:

DEVELOPER:
CC RICHMOND II, LP
C/O CENTER CREEK HOMES
GREG SHRON
804-362-7727

ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644



S.U.P. FOR TWO NEW 2-STORY SINGLE-FAMILY DETACHED HOUSES
IN RICHMOND'S WOODLAND HEIGHTS NEIGHBORHOOD

908 W 31ST ST. S.U.P.

908 W 31ST STREET
RICHMOND, VIRGINIA 23225

S.U.P. FOR TWO NEW 2-STORY SINGLE-FAMILY DETACHED HOUSES
IN RICHMOND'S WOODLAND HEIGHTS NEIGHBORHOOD

908 W 31ST ST. S.U.P.

908 W 31ST STREET
RICHMOND, VIRGINIA 23225

DRAWING INDEX

DRAWINGS

NO.	SHEET TITLE
CS	COVER SHEET
CI.1	ARCHITECTURAL SITE PLAN
A1.1	908 FIRST & SECOND FLOOR PLANS
A1.2	908 HABITABLE ATTIC FLOOR PLANS
A2.1	908 FRONT & REAR EXTERIOR ELEVATIONS & EXTERIOR FINISH SCHEDULE
A2.2	908 LEFT SIDE EXTERIOR ELEVATION
A2.3	908 RIGHT SIDE EXTERIOR ELEVATION
BI.1	910 FIRST FLOOR PLAN
BI.2	910 SECOND FLOOR PLAN
BI.3	910 HABITABLE ATTIC FLOOR PLAN
A2.1	910 FRONT EXTERIOR ELEVATION & EXTERIOR FINISH SCHEDULE
A2.2	910 REAR, LEFT, & RIGHT SIDE EXTERIOR ELEVATIONS



SET/REVISION:
S.U.P. INITIAL SUBMITTAL

DATE/MARK:
09.29.2021

COVER SHEET

CS

PROJECT CONTACTS:

DEVELOPER:
CC RICHMOND II, LP
C/O CENTER CREEK HOMES
GREG SHRON
804-362-7727

ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

S.U.P. FOR TWO NEW 2-STORY SINGLE-FAMILY DETACHED HOUSES
IN RICHMOND'S WOODLAND HEIGHTS NEIGHBORHOOD

908 31ST ST. S.U.P.

908 W 31ST STREET
RICHMOND, VIRGINIA 23225

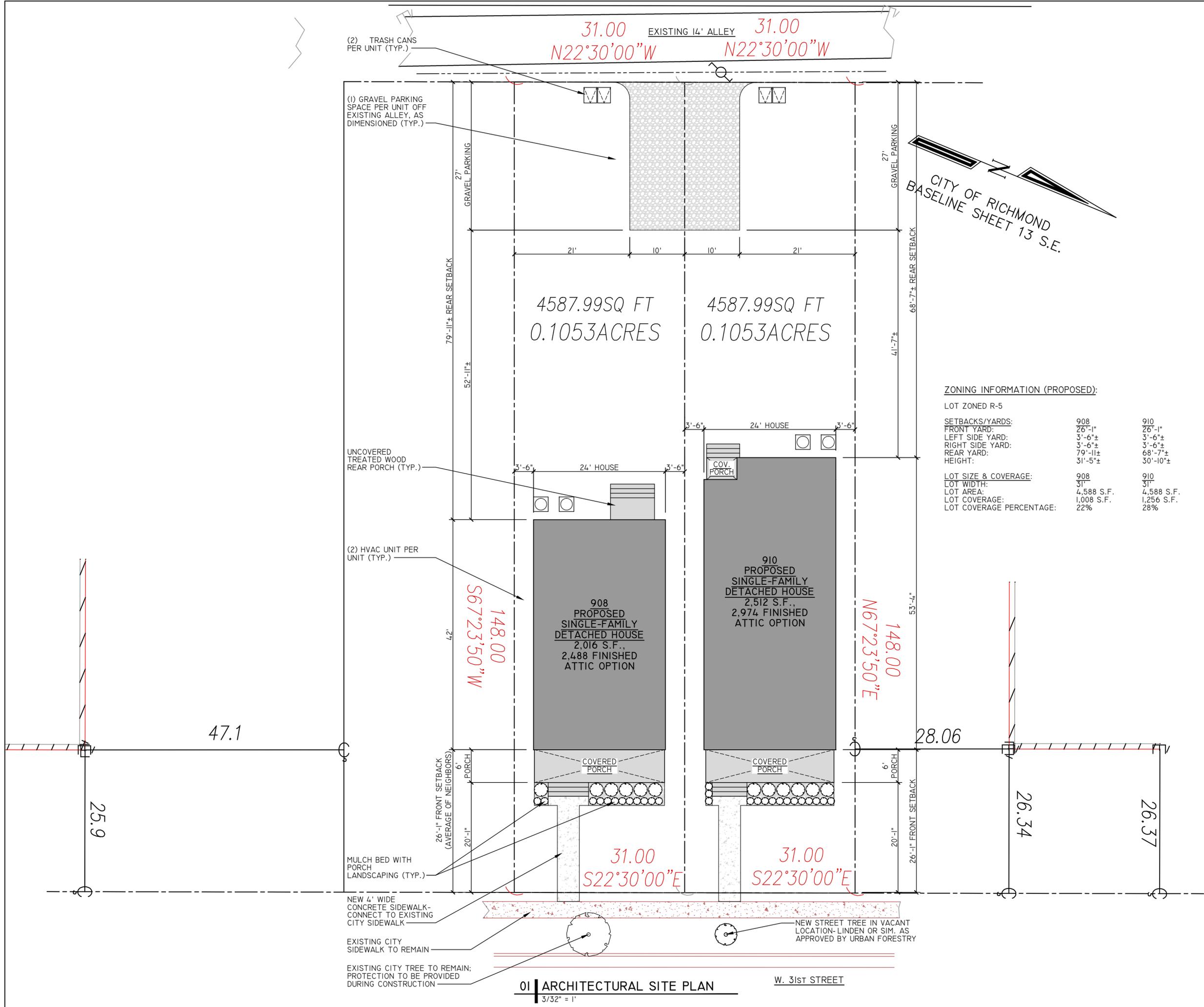


SET/REVISION:
S.U.P. INITIAL SUBMITTAL

DATE/MARK:
09.29.2021

ARCHITECTURAL
SITE PLAN

CI.I



PROJECT CONTACTS:

DEVELOPER:
CC RICHMOND II, LP
C/O CENTER CREEK HOMES
GREG SHRON
804-362-7727

ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

S.U.P. FOR TWO NEW 2-STORY SINGLE-FAMILY DETACHED HOUSES
IN RICHMOND'S WOODLAND HEIGHTS NEIGHBORHOOD

908 W 31ST ST. S.U.P.

908 W 31ST STREET
RICHMOND, VIRGINIA 23225

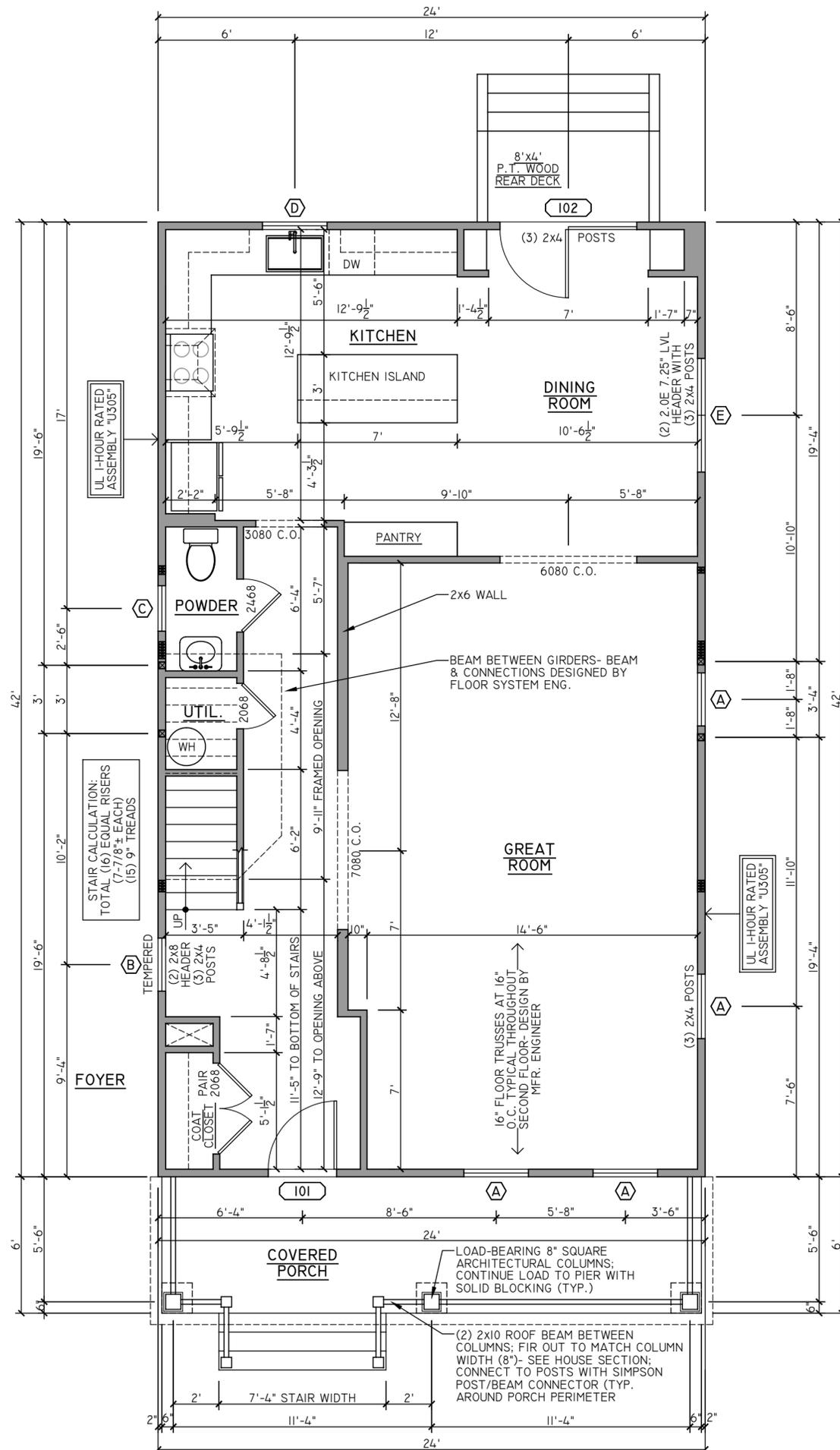
**NOT FOR
CONSTRUCTION**

SET/REVISION:
S.U.P. INITIAL SUBMITTAL

DATE/MARK:
09.29.2021

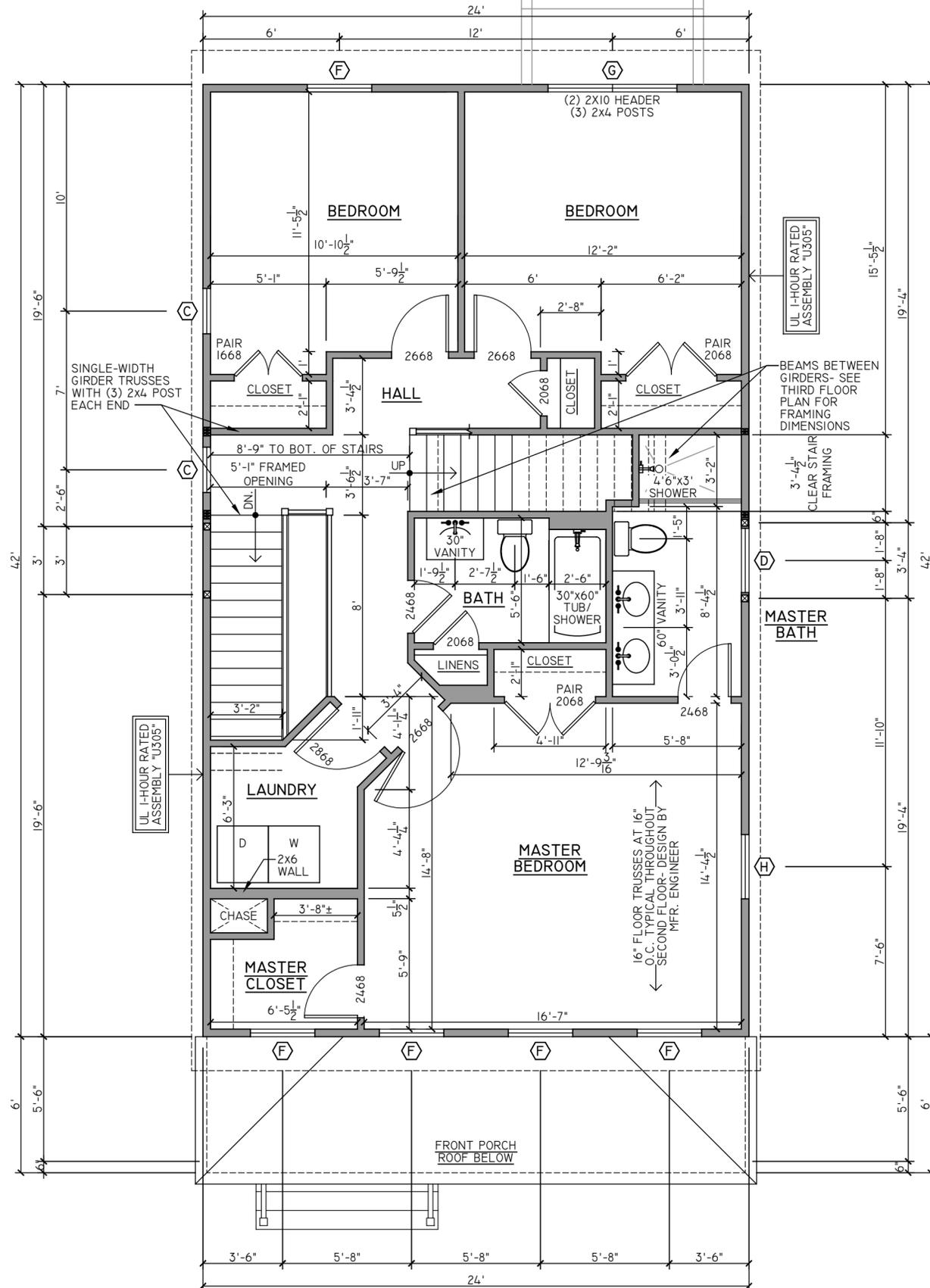
FIRST & SECOND
FLOOR PLANS

AI.I



01 | FIRST FLOOR PLAN

1/4" = 1'



02 | SECOND FLOOR PLAN

1/4" = 1'

PROJECT CONTACTS:

DEVELOPER:
CC RICHMOND II, LP
C/O CENTER CREEK HOMES
GREG SHRON
804-362-7727

ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

S.U.P. FOR TWO NEW 2-STORY SINGLE-FAMILY DETACHED HOUSES
IN RICHMOND'S WOODLAND HEIGHTS NEIGHBORHOOD

908 W 31ST ST. S.U.P.

908 W 31ST STREET
RICHMOND, VIRGINIA 23225

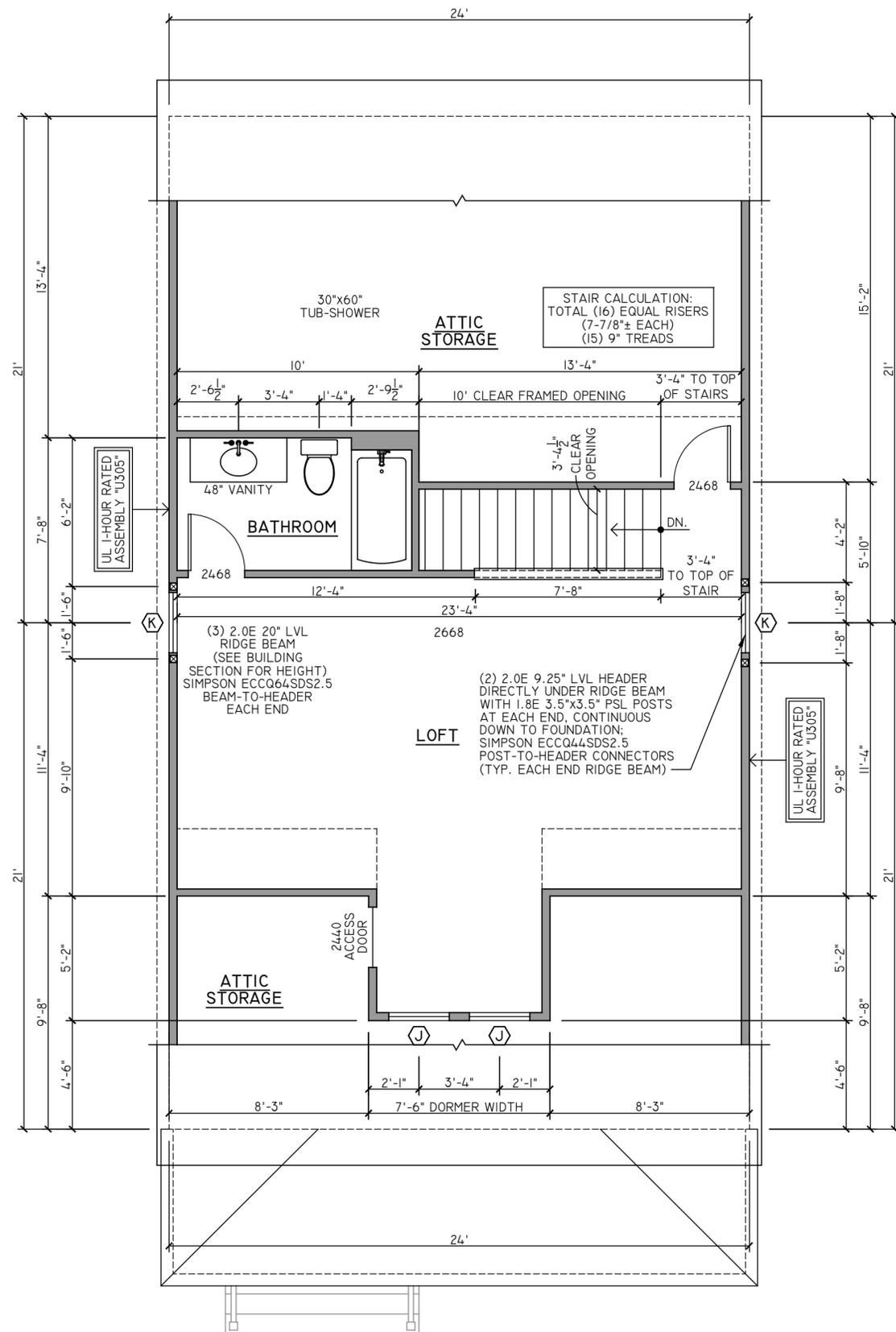
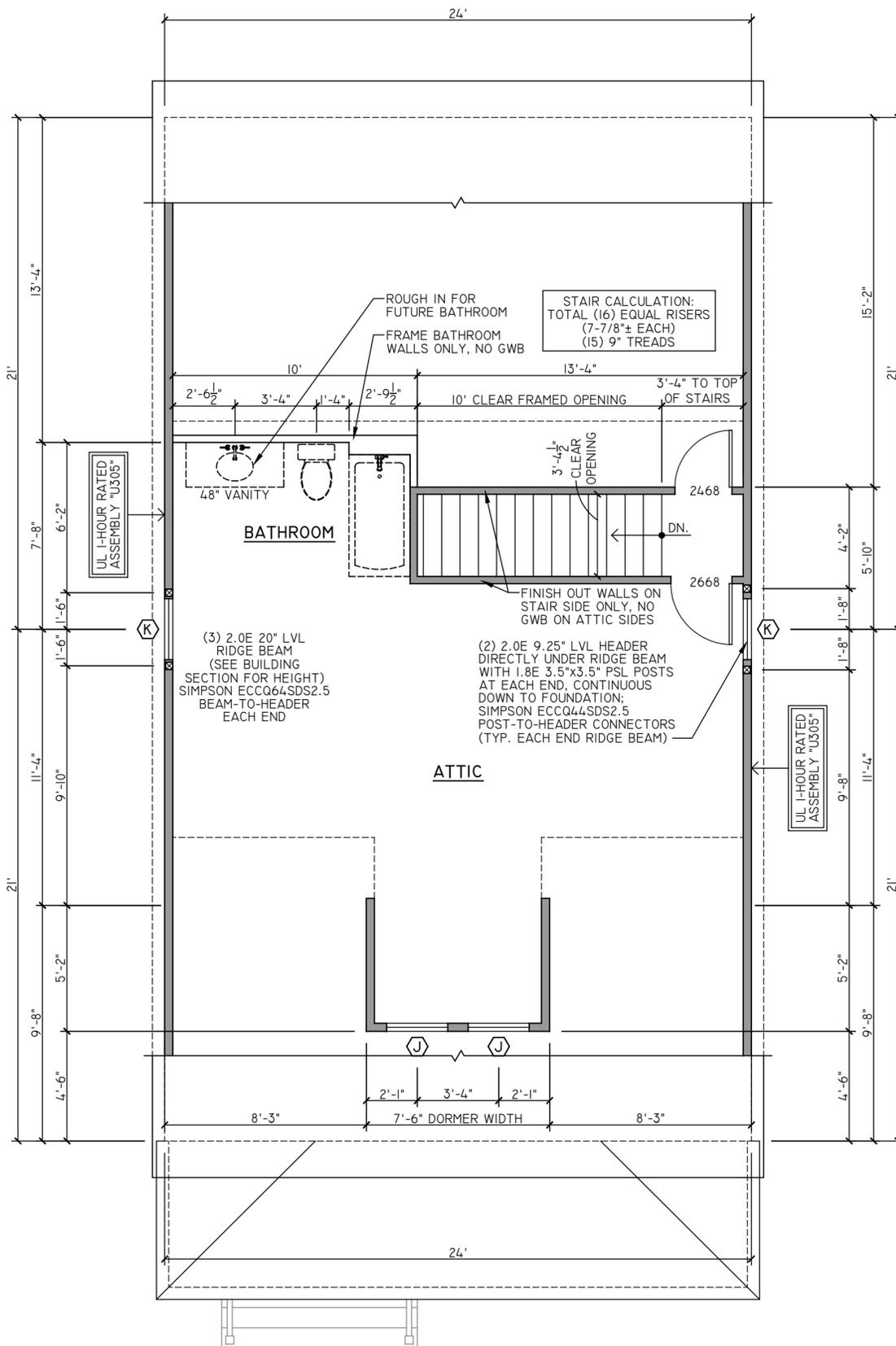
**NOT FOR
CONSTRUCTION**

SET/REVISION:
S.U.P. INITIAL SUBMITTAL

DATE/MARK:
09.29.2021

THIRD FLOOR PLANS-
OPTIONS 01 & 02

AI.2



PROJECT CONTACTS:

DEVELOPER:
CC RICHMOND II, LP
C/O CENTER CREEK HOMES
GREG SHRON
804-362-7727

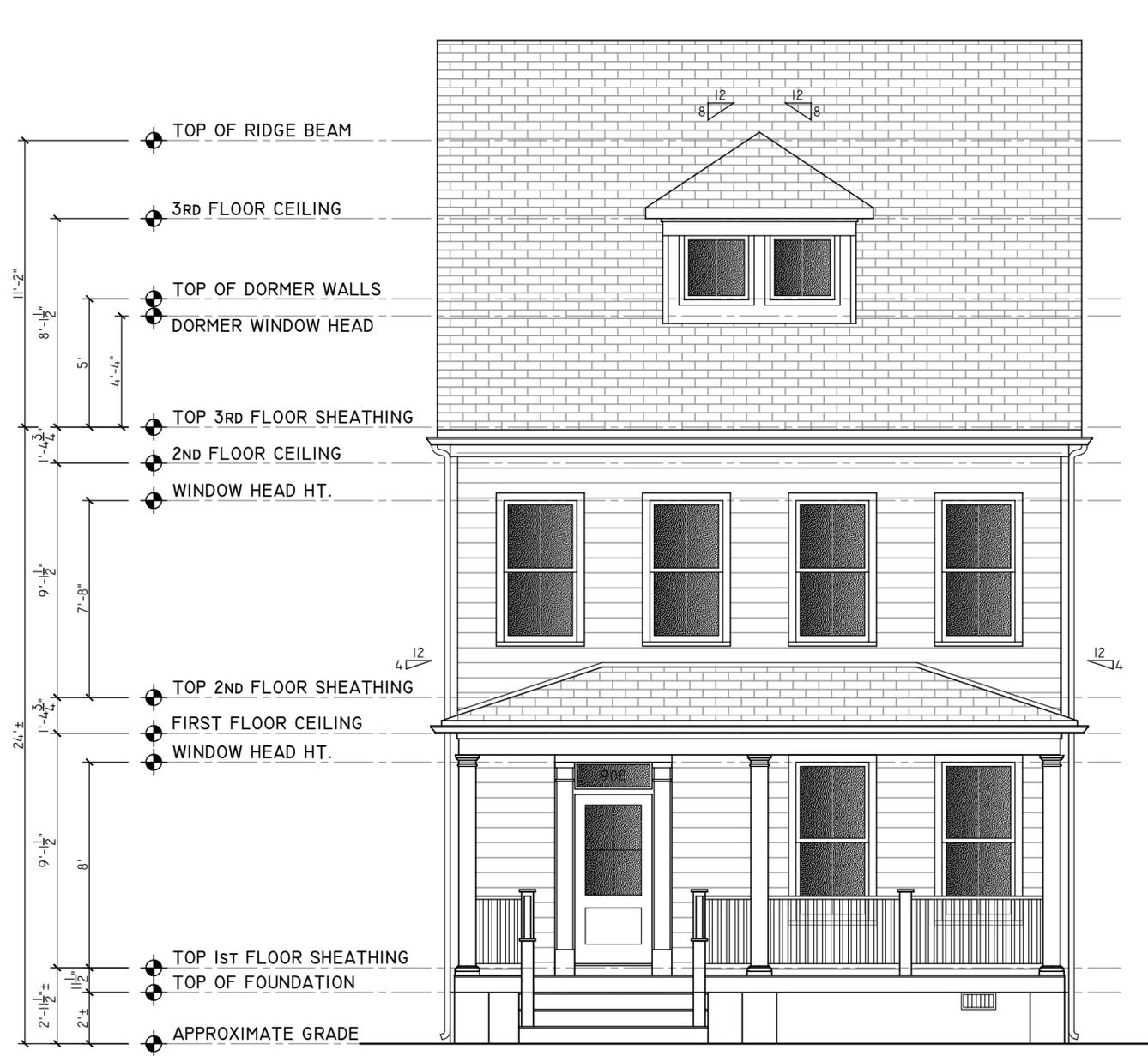
ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	BRICK PORCH PIERS	RICHMOND RED (VERIFY WITH DEVELOPER)
02	PARGED FOUNDATION	THRU-COLOR TAN/GRAY PER DEVELOPER
03	HARDIE LAP SIDING	COLOR PER DEVELOPER
04	COMPOSITE TRIM- SEE WALL SECTION	PAINTED WHITE
05	VINYL SOFFIT	VENTED, FACTORY WHITE, SEE ROOF PLAN FOR VENTING
06	BEADBOARD PORCH CEILING	NON-VENTED, PAINTED PER DEVELOPER
07	DORMER SIDING - HARDIE FLAT SHEET	PAINTED WHITE
08	ENTRY DOORS PER DEVELOPER (SIZE PER SCHEDULE)	PAINTED PER DEVELOPER
09	DECORATIVE DOOR SURROUND	TBD
10	VINYL WINDOWS (SIZE PER SCHEDULE)	PREFINISHED WHITE
11	8" SQUARE PORCH COLUMNS	SELECTION PER DEVELOPER- PAINTED OR FACTORY WHITE
12	FRONT PORCH - COMPOSITE TRIM WITH T&G DECKING	PAINTED WHITE FRAME, DECKING PAINTED PER OWNER
13	FRONT PORCH - WOOD "RICHMOND" RAIL	PAINTED WHITE
14	REAR DECK - TREATED WOOD STAIRS & DECKING	NATURAL TREATED WOOD
15	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
16	ASPHALT SHINGLES	PER DEVELOPER

EXTERIOR FINISH NOTES:

- EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
- GRADES SHOWN APPROXIMATE. V.I.F.
- SEE SPECIFICATIONS BY OWNER



01 | FRONT ELEVATION
1/4" = 1'



02 | REAR ELEVATION
1/4" = 1'

S.U.P. FOR TWO NEW 2-STORY SINGLE-FAMILY DETACHED HOUSES
IN RICHMOND'S WOODLAND HEIGHTS NEIGHBORHOOD

908 W 31ST ST. S.U.P.

908 W 31ST STREET
RICHMOND, VIRGINIA 23225

NOT FOR
CONSTRUCTION

SET/REVISION:
S.U.P. INITIAL SUBMITTAL

DATE/MARK:
09.29.2021

FRONT & REAR
EXTERIOR ELEVATIONS

A2.1

PROJECT CONTACTS:

DEVELOPER:
CC RICHMOND II, LP
C/O CENTER CREEK HOMES
GREG SHRON
804-362-7727

ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

S.U.P. FOR TWO NEW 2-STORY SINGLE-FAMILY DETACHED HOUSES
IN RICHMOND'S WOODLAND HEIGHTS NEIGHBORHOOD

908 W 31ST ST. S.U.P.

908 W 31ST STREET
RICHMOND, VIRGINIA 23225



01 | LEFT SIDE ELEVATION
1/4" = 1'

NOT FOR
CONSTRUCTION

SET/REVISION:
S.U.P. INITIAL SUBMITTAL

DATE/MARK:
09.29.2021

LEFT SIDE
EXTERIOR ELEVATION

A2.2

PROJECT CONTACTS:

DEVELOPER:
CC RICHMOND II, LP
C/O CENTER CREEK HOMES
GREG SHRON
804-362-7727

ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

S.U.P. FOR TWO NEW 2-STORY SINGLE-FAMILY DETACHED HOUSES
IN RICHMOND'S WOODLAND HEIGHTS NEIGHBORHOOD

908 W 31ST ST. S.U.P.

908 W 31ST STREET
RICHMOND, VIRGINIA 23225



01 | RIGHT SIDE ELEVATION
1/4" = 1'

NOT FOR
CONSTRUCTION

SET/REVISION:
S.U.P. INITIAL SUBMITTAL

DATE/MARK:
09.29.2021

RIGHT SIDE
EXTERIOR ELEVATION

A2.3

PROJECT CONTACTS:

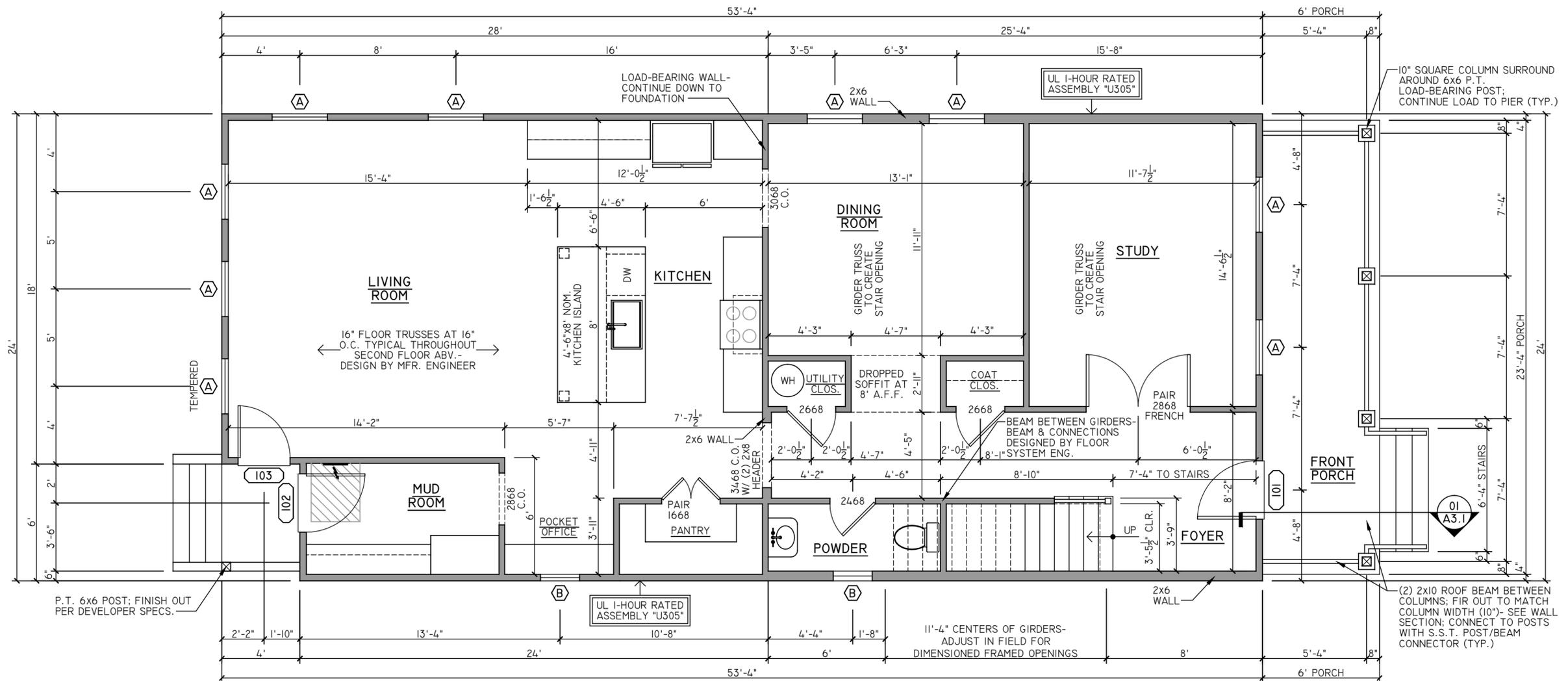
DEVELOPER:
CC RICHMOND II, LP
C/O CENTER CREEK HOMES
GREG SHRON
804-362-7727

ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

S.U.P. FOR TWO NEW 2-STORY SINGLE-FAMILY DETACHED HOUSES
IN RICHMOND'S WOODLAND HEIGHTS NEIGHBORHOOD

908 W 31ST ST. S.U.P.

908 W 31ST STREET
RICHMOND, VIRGINIA 23225



01 | FIRST FLOOR PLAN
1/4" = 1'

STAIR CALCULATION (BOTH STAIRS):
(16) EQUAL RISERS (7'-7/8" ± EACH)
(15) 9" TREADS

NOT FOR CONSTRUCTION

SET/REVISION:
S.U.P. INITIAL SUBMITTAL

DATE/MARK:
09.29.2021

FIRST FLOOR PLAN
B1.1

PROJECT CONTACTS:

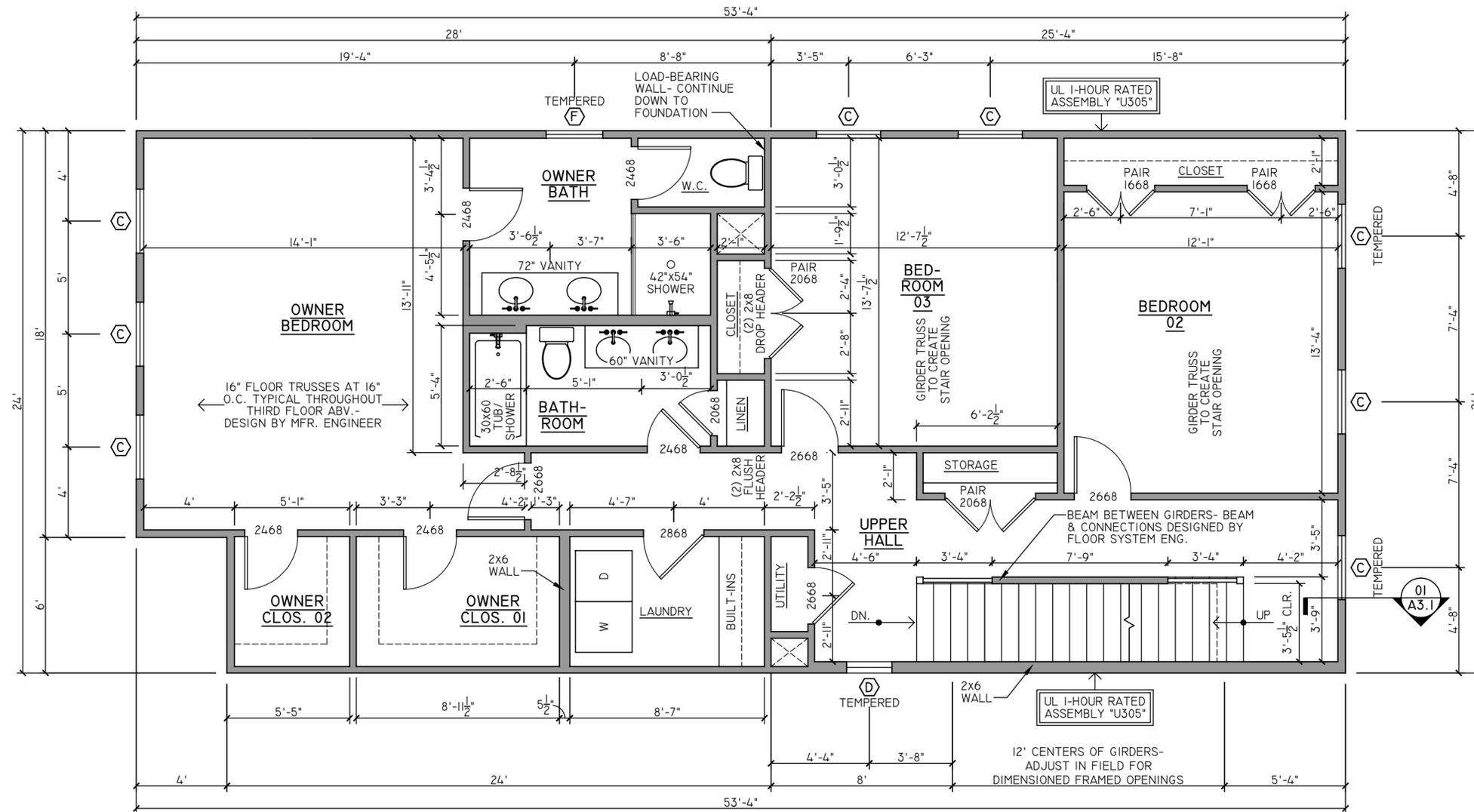
DEVELOPER:
CC RICHMOND II, LP
C/O CENTER CREEK HOMES
GREG SHRON
804-362-7727

ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

S.U.P. FOR TWO NEW 2-STORY SINGLE-FAMILY DETACHED HOUSES
IN RICHMOND'S WOODLAND HEIGHTS NEIGHBORHOOD

908 W 31ST ST. S.U.P.

908 W 31ST STREET
RICHMOND, VIRGINIA 23225



01 | SECOND FLOOR PLAN
1/4" = 1'

NOT FOR CONSTRUCTION

SET/REVISION:
S.U.P. INITIAL SUBMITTAL

DATE/MARK:
09.29.2021

SECOND FLOOR PLAN

Bl.2

PROJECT CONTACTS:

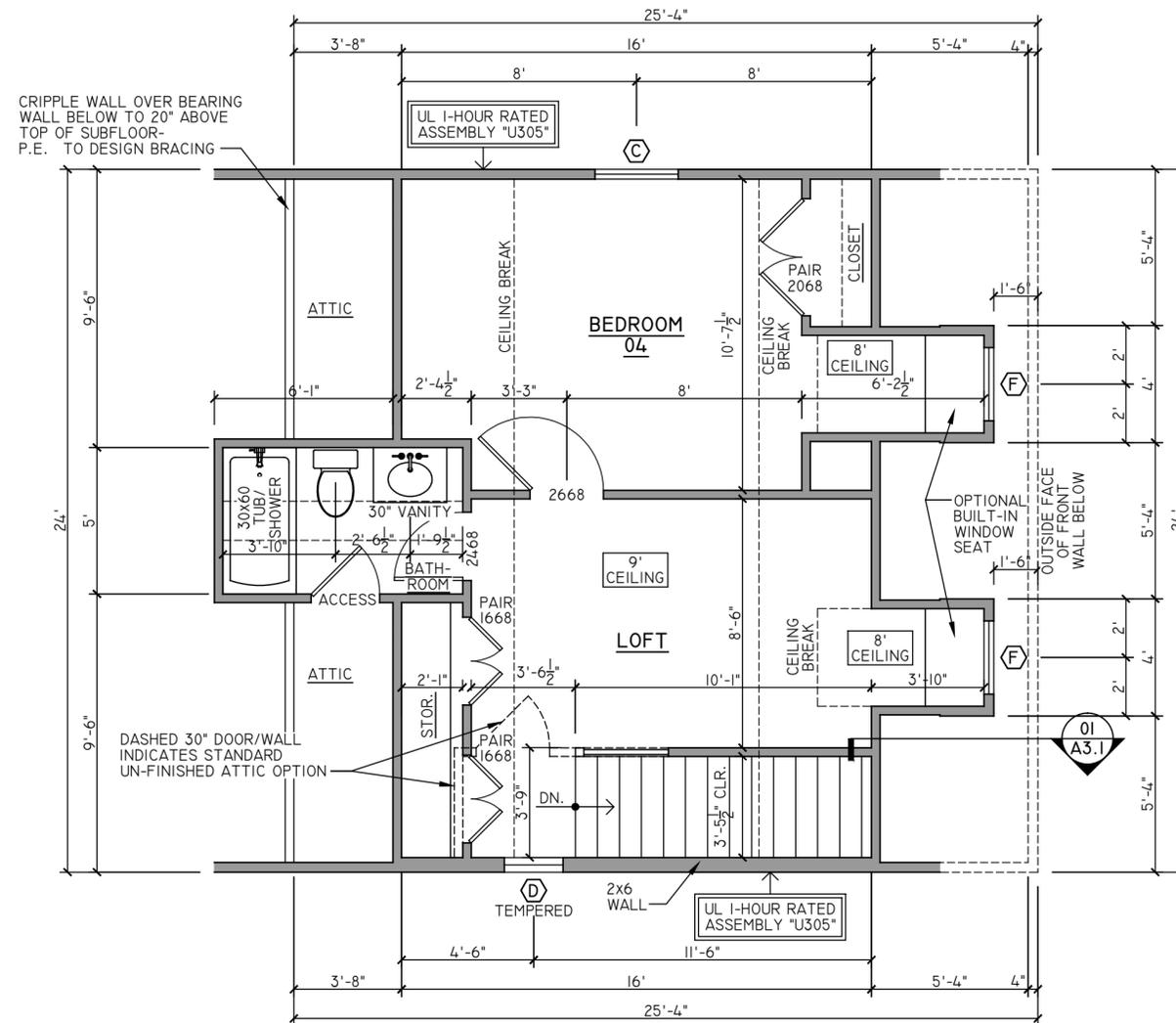
DEVELOPER:
CC RICHMOND II, LP
C/O CENTER CREEK HOMES
GREG SHRON
804-362-7727

ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

S.U.P. FOR TWO NEW 2-STORY SINGLE-FAMILY DETACHED HOUSES
IN RICHMOND'S WOODLAND HEIGHTS NEIGHBORHOOD

908 W 31ST ST. S.U.P.

908 W 31ST STREET
RICHMOND, VIRGINIA 23225



01 | THIRD FLOOR PLAN (OPTIONAL)
1/4" = 1'

SEE ROOF PLAN FOR ROOF & CEILING FRAMING

NOT FOR CONSTRUCTION

SET/REVISION:
S.U.P. INITIAL SUBMITTAL

DATE/MARK:
09.29.2021

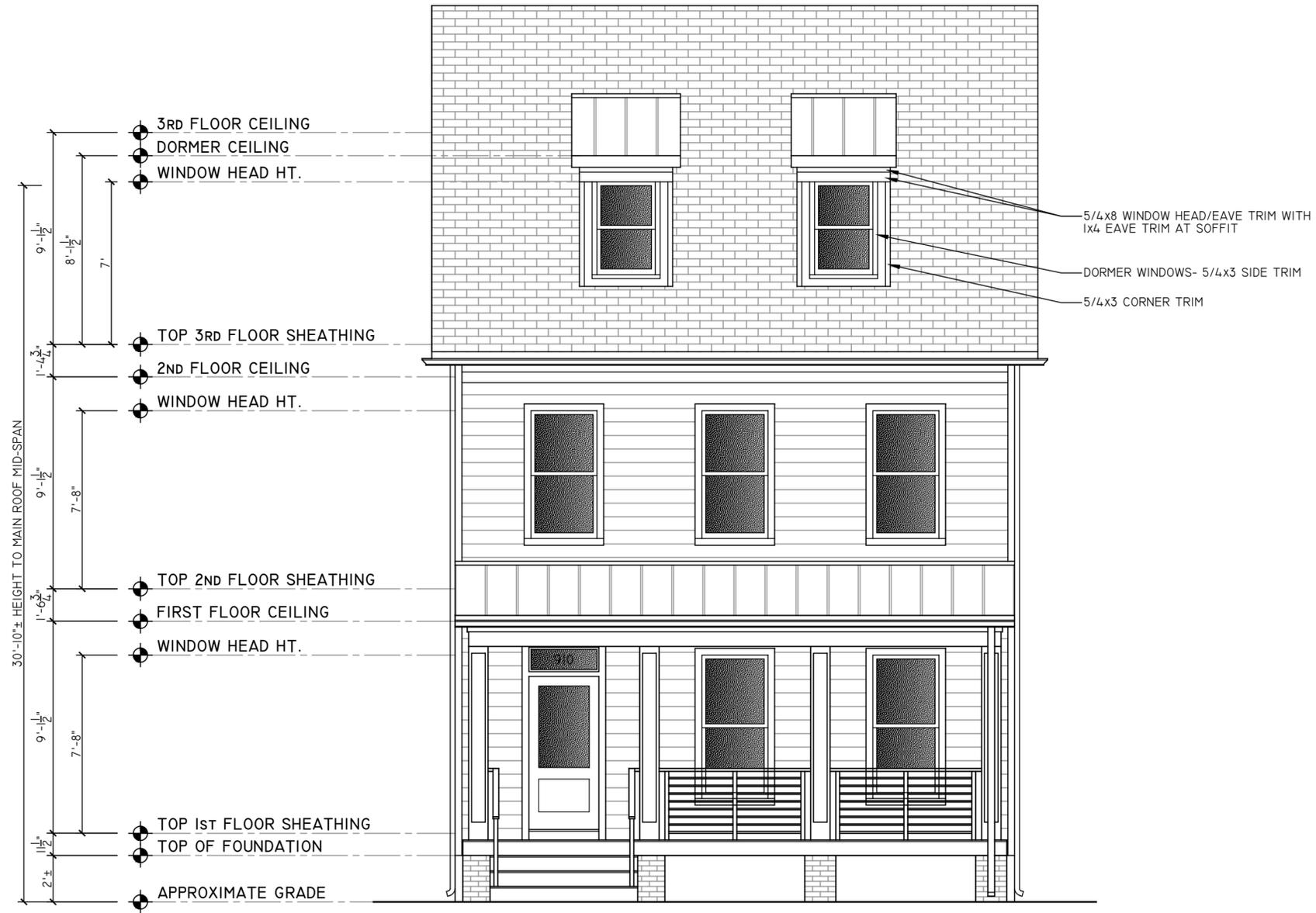
THIRD FLOOR PLAN
B1.3

EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	BRICK PORCH PIERS	SELECTION PER DEVELOPER
02	PARGED FOUNDATION	DARK GRAY
03	HARDIE LAP SIDING - 7" EXPOSURE	PAINTED WHITE
04	COMPOSITE TRIM- SEE WALL SECTION	PAINTED WHITE
05	HARDIE SOFFIT	VENTED WHERE APPLICABLE, FACTORY WHITE
06	BEADBOARD PORCH CEILING	NON-VENTED, PAINTED PER DEVELOPER
07	DORMER SIDING (FRONT ONLY) - HARDIE FLAT SHEET	PAINTED WHITE
08	ENTRY DOORS PER DEVELOPER (SIZE PER SCHEDULE)	PAINTED PER DEVELOPER
09	VINYL WINDOWS (SIZE PER SCHEDULE)	PREFINISHED BLACK
10	10" SQUARE PORCH COLUMNS	PAINTED WHITE
11	FRONT PORCH - COMPOSITE TRIM WITH T&G DECKING	PAINTED WHITE FRAME, DECKING PAINTED PER OWNER
12	FRONT PORCH - STEEL/ALUM. HORIZONTAL RAIL	SELECTION/FINISH PER DEVELOPER
13	REAR DECK - TREATED WOOD STAIRS & DECKING	NATURAL TREATED WOOD
14	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
15	MAIN ROOF & REAR PORCH ROOF - ASPHALT SHINGLES	DARK GRAY/BLACK PER DEVELOPER
16	FRONT PORCH ROOF - STANDING SEAM METAL	GRAY/BLACK PER DEVELOPER

EXTERIOR FINISH NOTES:

- EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
- GRADES SHOWN APPROXIMATE. V.I.F.
- SEE SPECIFICATIONS BY OWNER



01 | FRONT ELEVATION

1/4" = 1'



PROJECT CONTACTS:

DEVELOPER:
CC RICHMOND II, LP
C/O CENTER CREEK HOMES
GREG SHRON
804-362-7727

ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

S.U.P. FOR TWO NEW 2-STORY SINGLE-FAMILY DETACHED HOUSES
IN RICHMOND'S WOODLAND HEIGHTS NEIGHBORHOOD

908 W 31ST ST. S.U.P.

908 W 31ST STREET
RICHMOND, VIRGINIA 23225



SET/REVISION:
S.U.P. INITIAL SUBMITTAL

DATE/MARK:
09.29.2021

FRONT EXTERIOR
ELEVATION

B2.1

PROJECT CONTACTS:

DEVELOPER:
CC RICHMOND II, LP
C/O CENTER CREEK HOMES
GREG SHRON
804-362-7727

ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

S.U.P. FOR TWO NEW 2-STORY SINGLE-FAMILY DETACHED HOUSES
IN RICHMOND'S WOODLAND HEIGHTS NEIGHBORHOOD

908 W 31ST ST. S.U.P.

908 W 31ST STREET
RICHMOND, VIRGINIA 23225

**NOT FOR
CONSTRUCTION**

SET/REVISION:
S.U.P. INITIAL SUBMITTAL

DATE/MARK:
09.29.2021

REAR & SIDE
EXTERIOR ELEVATIONS

B2.2



01 | REAR ELEVATION
3/16" = 1'



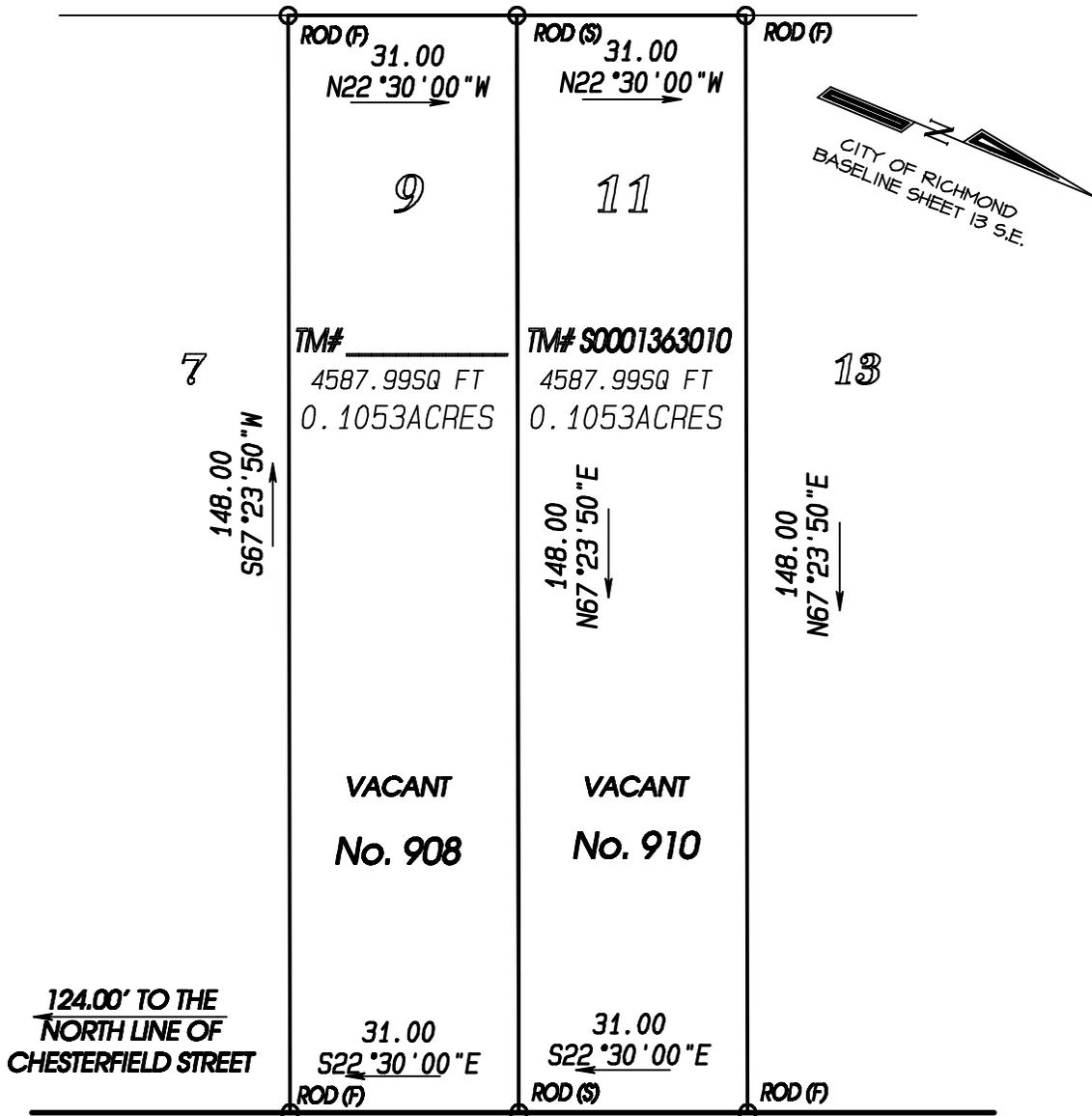
02 | LEFT SIDE ELEVATION
3/16" = 1'



03 | RIGHT SIDE ELEVATION
3/16" = 1'

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
 CURRENT OWNER: MELL G PORTER & MARY E CLARK DB 443 PG 17

14' +/- ALLEY



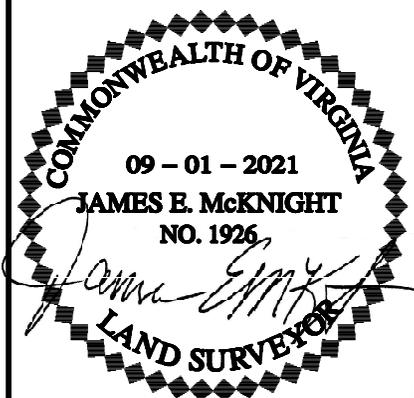
W. 31 ST STREET

60' +/- R/W

PLAT SHOWING DIVISION OF LOT 9 & 11, BLOCK "67",
 PLAN OF "WOODLAND HEIGHTS", IN THE
 CITY OF RICHMOND, VIRGINIA.

THIS IS TO CERTIFY THAT ON SEPTEMBER 01, 2021, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

SCALE: 1" = 25'



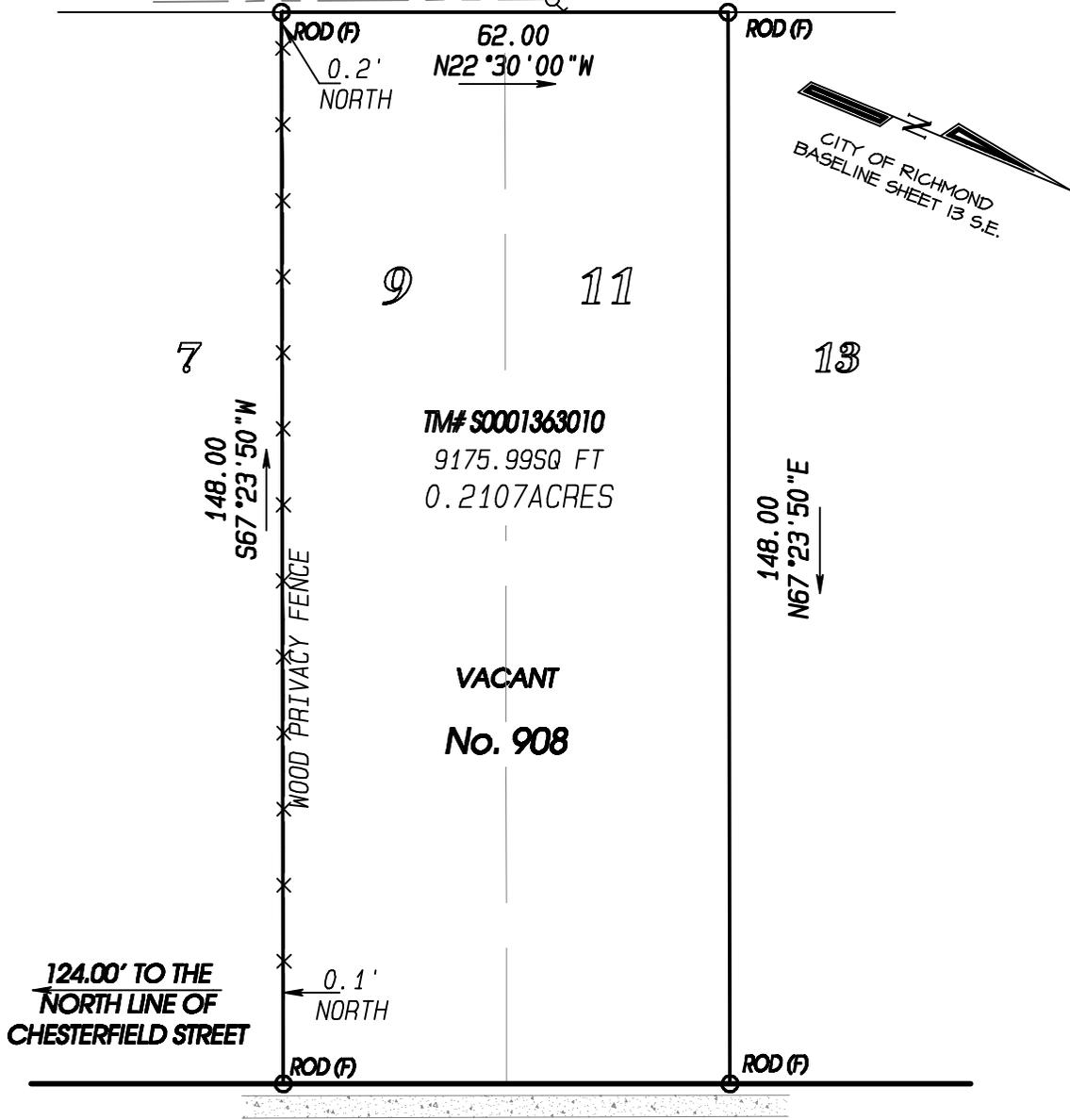
McKNIGHT & ASSOCIATES, P.C.
 LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
 RICHMOND, VIRGINIA 23235
 TELEPHONE (804) 320-2646

JOB NUMBER: 90061308DIY

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
 CURRENT OWNER: MELL G PORTER & MARY E CLARK DB 443 PG 17

14' +/- ALLEY



TM# S0001363010
 9175.99SQ FT
 0.2107ACRES

VACANT
 No. 908

124.00' TO THE
 NORTH LINE OF
 CHESTERFIELD STREET

62.00
 S22°30'00"E

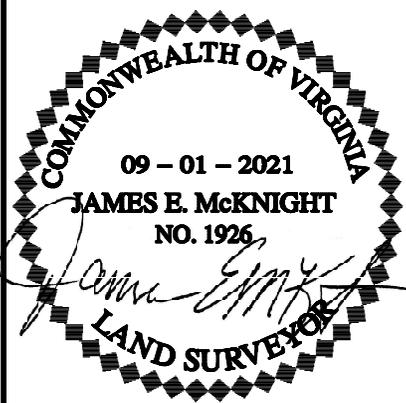
W. 31 ST STREET

60' +/- R/W

PLAT SHOWING IMPROVEMENTS ON LOT 9 & 11, BLOCK "67",
 PLAN OF "WOODLAND HEIGHTS", IN THE
 CITY OF RICHMOND, VIRGINIA.

THIS IS TO CERTIFY THAT ON SEPTEMBER 01, 2021, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

SCALE: 1" = 25'



McKNIGHT
 & ASSOCIATES, P.C.

LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
 RICHMOND, VIRGINIA 23235
 TELEPHONE (804) 320-2646

JOB NUMBER: 90061308