

INTRODUCED: September 11, 2023

AN ORDINANCE No. 2023-266

To authorize the special use of the properties known as 2500, 2510, 2516, 2530, 2532, 2534, and 2536 North Lombardy Street for the purpose of exceeding the inclined plane height for a mixed-use building, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: OCT 10 2023 AT 6 P.M.

WHEREAS, the owner of the properties known as 2500, 2510, 2516, 2530, 2532, 2534, and 2536 North Lombardy Street, which are situated in a TOD-1 Transit-Oriented Nodal District, desires to use such properties for the purpose of exceeding the inclined plane height for a mixed-use building, which use, among other things, is not currently allowed by section 30-457.9, concerning height, 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

AYES:            9            NOES:            0            ABSTAIN:        \_\_\_\_\_

ADOPTED:      OCT 10 2023    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 (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 properties known as 2500, 2510, 2516, 2530, 2532, 2534, and 2536 North Lombardy Street and identified as Tax Parcel Nos. N000-0690/022, N000-0690/019, N000-0690/016, N000-0690/014, N000-0690/013, N000-0690/012, and N000-0690/011, respectively, in the 2023 records of the City Assessor, being more particularly shown on surveys entitled “ALTA / NSPS Land Title Survey of 0.311 Acre of Land Known as #2500 N. Lombardy Street Being Parcel: N000-0690-022, City of Richmond, Virginia,” prepared by Balzer & Associates, dated May 25, 2022, and last revised December 20, 2022, “ALTA / NSPS Land Title Survey of 0.339 Acres of Land Known as #2510 N. Lombardy Street Being Parcel: N000-0690-019, City of Richmond, Virginia,” prepared by Balzer & Associates, dated May 24, 2022, and last revised December 20, 2022, and “ALTA / NSPS Land Title Survey of 0.513 Acres of Land Known as #2516 N. Lombardy Street Being Parcel: N000-0690-016, City of Richmond, Virginia,” prepared by Balzer & Associates, Balzer & Associates, dated May 18, 2022, and last revised December 20, 2022, and “ALTA / NSPS Land Title Survey of Four (4) Parcels Containing 0.329 Acre of Land Known as #2530 - #2536 N. Lombardy Street Being Parcels: N000-0690/014, N000-0690/013, N000-0690/012 & N000-0690/011, City of Richmond, Virginia,” prepared by Balzer & Associates, and dated December 14, 2022, copies of which are 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 exceeding the inclined plane height for a mixed-use building, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled, “Preliminary Layout Study - Conditional Rezone (5 Over 1),” prepared by One Parkwood LLC, and dated May 15, 2023, hereinafter referred to as “the Plans,” copies of which are attached to and made 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 for exceeding the inclined plane height for a mixed-use building, substantially as shown on the Plans.

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

(c) Prior to the issuance of any building permit for the Special Use, a plan of development for the Special Use shall be approved by the Director of the Department of Planning and Development Review, or designee, pursuant to Article X, Division 4 of the Code of the City of Richmond (2020), as amended.

§ 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, including the installation of sidewalks along Seminary Avenue, Overbrook Road, and North Lombardy Street, a ramp at the corner of Seminary Avenue and Overbrook Road, and a ramp at the corner of Overbrook Road and North Lombardy Street, 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, (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 (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

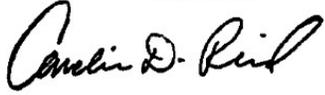
of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(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:**

  
**Carolin D. Reed**  
City Clerk



# City of Richmond

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

## Master

**File Number: Admin-2023-0439**

**File ID:** Admin-2023-0439

**Type:** Request for Ordinance or Resolution

**Status:** Regular Agenda

**Version:** 1

**Reference:**

**In Control:** City Clerk Waiting Room

**Department:**

**Cost:**

**File Created:** 05/26/2023

**Subject:**

**Final Action:**

**Title:** To authorize the special use of the properties known as 2500, 2510, 2516, 2530, 2532, 2534, and 2536 North Lombardy Street, for the purpose of a mixed-use building, upon certain terms and conditions.

**Internal Notes:**

**Code Sections:**

**Agenda Date:** 06/26/2023

**Indexes:**

**Agenda Number:**

**Patron(s):**

**Enactment Date:**

**Attachments:** Admin-2023-0439 - Application Documents,  
Admin-2023-0439 - Ordinance DRAFT

**Enactment Number:**

**Contact:**

**Introduction Date:**

**Drafter:** Shaianna.Trump@rva.gov

**Effective Date:**

### Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/30/2023	Matthew Ebinger	Approve	6/1/2023
1	2	5/31/2023	Kevin Vonck	Approve	6/6/2023
1	3	5/31/2023	Kris Daniel-Thiem - FYI	Notified - FYI	
1	4	5/31/2023	Sharon Ebert	Approve	6/7/2023
1	5	5/31/2023	Alecia Blackwell - FYI	Notified - FYI	
1	6	5/31/2023	Caitlin Sedano - FYI	Notified - FYI	
1	7	5/31/2023	Jeff Gray - FYI	Notified - FYI	
1	8	6/1/2023	Lincoln Saunders	Approve	6/2/2023
1	9	6/8/2023	Mayor Stoney (By Request)	Approve	6/5/2023
<b>Notes:</b> Wrong Stoney account -- Kit Hagen					
1	10	6/21/2023	Mayor Stoney	Approve	6/12/2023

### History of Legislative File

---

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

---

**Text of Legislative File Admin-2023-0439**

**Title**

To authorize the special use of the properties known as 2500, 2510, 2516, 2530, 2532, 2534, and 2536 North Lombardy Street, for the purpose of a mixed-use building, upon certain terms and conditions.

**Body**

**O & R Request**

**DATE:** May 30, 2023 **EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, 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 properties known as 2500, 2510, 2516, 2530, 2532, 2534, and 2536 North Lombardy Street, for the purpose of a mixed-use building, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of the properties known as 2500, 2510, 2516, 2530, 2532, 2534, and 2536 North Lombardy Street, for the purpose of a mixed-use building, upon certain terms and conditions.

**REASON:** The applicant is requesting a Special Use Permit to authorize a mixed-use building within a TOD-1 Transit Oriented Nodal District. While the mixed-use building is a permitted use, the inclined plane requirements cannot be met. A Special Use Permit is therefore required. This Special Use Permit is a companion ordinance to a Rezoning for the same property.

**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.

**BACKGROUND:** The property known as 2500 North Lombardy is a 15,878 sq. ft., or 0.37 acres, parcel of land. The property known as 2510 North Lombardy is a 14,771 sq. ft., or 0.34 acres, parcel

of land. The property known as 2516 North Lombardy is a 22,353, or 0.51 acres, parcel of land. The property known as 2530 is a 9,450 sq. ft., or 0.21 acres, parcel of land. The property known as 2532 North Lombardy is a 3,655 sq. ft., or 0.08 acres, parcel of land. The property known as 2534 North Lombardy is a 3,898 sq. ft., or 0.08 acres, parcel of land. The property known as 2536 North Lombardy is a 3,413 sq. ft., or 0.07 acres, parcel of land. The properties are in the Virginia Union neighborhood between Overbrook Road and Chamberlayne Avenue. Currently, all adjacent properties are zoned UB-2 Urban Business District

The Richmond 300 Master Plan designates Corridor Mixed-Use for the subject properties. Corridor Mixed-Use is found along major commercial corridors and envisioned to provide for medium- to medium high-density pedestrian- and transit-oriented development.

Intensity: Buildings generally ranging from two to ten stories, based on street widths and depending on the historic context and stepping down in height adjacent to residential areas. 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 (p. 60).

**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:** June 26, 2023

**CITY COUNCIL PUBLIC HEARING DATE:** July 24, 2023

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
July 17, 2023

**AFFECTED AGENCIES:** Office of Chief Administrative 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, Survey, Plans

**STAFF:** Shaianna Trump, Associate Planner, Land Use Administration (Room 511) 646-7319

**..Recommended Action**

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike      Withdrawn      ---- Continue to:



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.richmondva.gov/>

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: 2500, 2510, 2516, 2530, 2532, 2534, and 2536 N. Lombardy Street Date: December 28, 2022  
 Tax Map # See Exhibit A Fee: \$2,400.00  
 Total area of affected site in acres: ~1.69

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

**Zoning**

Current Zoning: Urban Business District (UB-2)

Existing Use: Vehicle Service Businesses

**Proposed Use**

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

Class-A, six story, mixed use building containing commercial and multifamily uses.  
 Existing Use: Vehicle Service Businesses

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: BZA Appeal 119-49

**Applicant/Contact Person:** Jeffrey P. Geiger

Company: Hirschler  
 Mailing Address: 2100 E. Cary Street  
 City: Richmond State: VA Zip Code: 23223  
 Telephone: (804) 771-9557 Fax: ( )  
 Email: jgeiger@hirschlerlaw.com

**Property Owner:** One Parkwood, LLC, and Third J-M-J Corporation

If Business Entity, name and title of authorized signee: Jeffrey P. Geiger and Susan S. Smith

(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: 2100 E. Cary Street  
 City: Richmond State: VA Zip Code: 23223  
 Telephone: (804) 771-9557 Fax: ( )  
 Email: jgeiger@hirschlerlaw.com and ssmith@hirschlerlaw.com

**Property Owner Signature:** Susan S. Smith Attorney-in-Fact

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)

**Exhibit A**

Property:

- Tax Map Parcel ID: N0000690022 - 2500 N. Lombardy Street - owned by One Parkwood, LLC, a Maryland limited liability company
- Tax Map Parcel ID: N0000690019 - 2510 N. Lombardy Street - owned by One Parkwood, LLC, a Maryland limited liability company
- Tax Map Parcel ID: N0000690016 - 2516 N. Lombardy Street – owned by One Parkwood, LLC, a Maryland limited liability company
- Tax Map Parcel ID: N0000690014 - 2530 N. Lombardy Street - owned by the Third J-M-J Corporation, a Virginia stock corporation
- Tax Map Parcel ID: N0000690013 - 2532 N. Lombardy Street - owned by the Third J-M-J Corporation, a Virginia stock corporation
- Tax Map Parcel ID: N0000690012 - 2534 N. Lombardy Street - owned by the Third J-M-J Corporation, a Virginia stock corporation
- Tax Map Parcel ID: N0000690011 - 2536 N. Lombardy Street - owned by the Third J-M-J Corporation, a Virginia stock corporation

# APPLICANT REPORT

## **Special Use Permit Applicant's Report**

Tax Map Parcel IDs: N0000690011, N0000690012, N0000690013, N0000690014, N0000690016, N0000690019, and N0000690022

### INTRODUCTION

One Parkwood, LLC, a Maryland limited liability company ("Parkwood"), controls 2500, 2510, 2516, 2530, 2532, 2534, and 2536 N. Lombardy Street Richmond, VA 23220 (all aforementioned property is collectively referred to herein as the "Property") (Parkwood and the other owner of the Property are collectively referred to herein as the "Applicant"). The Property is located on the Northside of Richmond.

The Applicant plans to replace the run-down, underutilized buildings on the Property with a Class-A, mixed-use building containing commercial and multifamily uses. The Applicant will also construct a parking lot behind the new building to service the new uses. A podium may also be constructed above a small portion of the parking lot to provide space for a pool and amenities for the residents. Landscaping will be provided between the parking lot and the alley as generally shown in the enclosed illustration entitled "Site Line Illustrations." The new building will be six stories, with the top story set back on all four sides (the "Project"). This new building will include commercial and amenity space on the first floor and multifamily units on the floors above the commercial use.

In response to Staff's comments at the Pre-Application Meeting, the Applicant extended the building frontage along the corner of Overbrook Road and Seminary Avenue to further screen the parking lot.

This Project will provide the community with additional retail and personal service options. This Project will also help contribute to the area's rejuvenation and start the evolution the City seeks in this corridor and further the City's aspirations for this neighborhood.

### SPECIAL USE PERMIT REQUEST

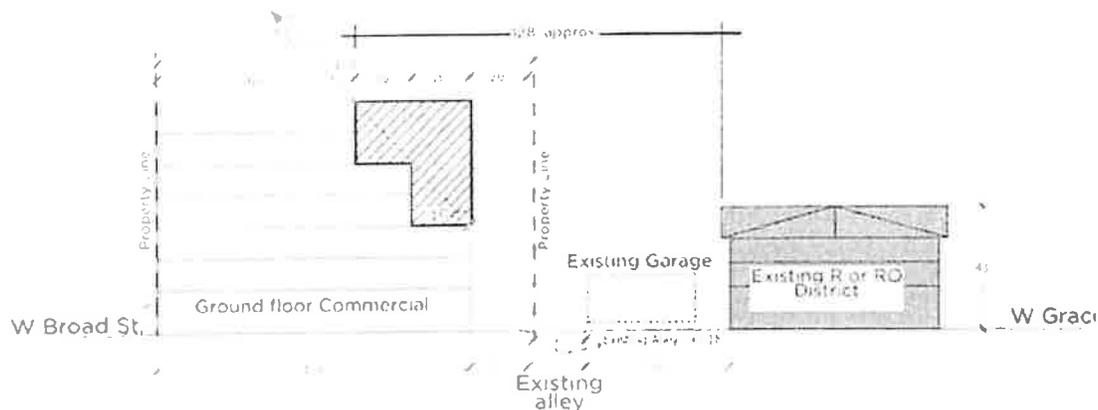
The Property is located in the Urban Business District (UB-2). A request to rezone the Property to the Transit-Oriented Nodal District (TOD-1) is being submitted simultaneously. The Property is situated across an alley from property in a residential district.

The Applicant is requesting a limited Special Use Permit ("SUP") to correct the TOD-1 height requirements for the new building on the Property.

Pursuant to Section 30-457.9(1)(b) of the City of Richmond's zoning ordinance, a building in the TOD-1 zoning district is subject to an inclined plane height restriction when the building is situated across an alley from property in a residential district.

Specifically, the height of the building is limited so that no portion of the building penetrates an inclined plane originating from the third story of the property at the rear building wall. If built as envisioned, the new building would not comply with the inclined plane restriction found in Section 30-457.9(1)(b) of the City of Richmond's zoning ordinance. This ordinance

section provides that the inclined plane originates at the third story of the rear building wall. This inclined plane is illustrated in the ordinance as shown below.

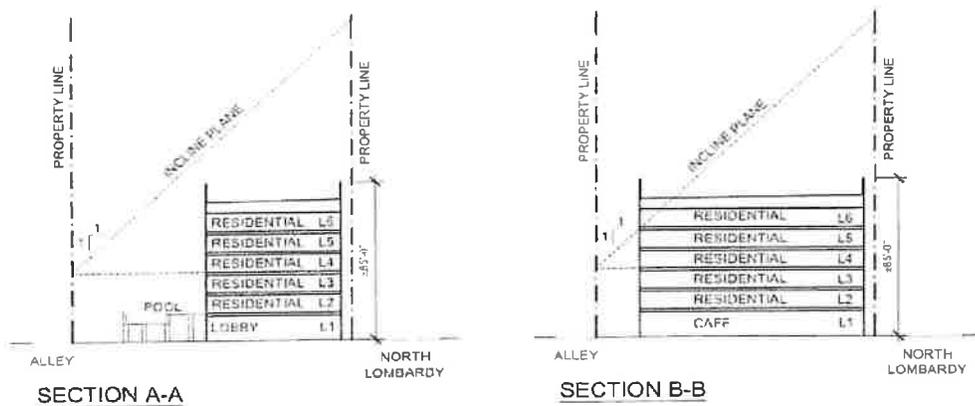


-1 / Building Section

The City of Richmond's intent was to limit the height of a building when it is immediately adjacent to a residential district, as illustrated above.

However, Richmond 300 contemplates a different building placement for this Property. Richmond 300 requires placing the parking area behind the building on this property. This shifts the building away from the residential district and accomplishes the goal of protecting the residential district from the height of the neighboring building.

When the building shifts away from the residential district, the origination of the inclined plane should not move with the building. This "movement" is illustrated in Section B-B below. Instead, the origination of the inclined plane should remain fixed at the third story height where the rear building wall may be closest to the residential district. This proper origination point is illustrated in Section A-A.



A property owner should not be punished with a moving inclined plane when the owner moves the building away from the residential district to achieve the Richmond 300 goal of obscuring parking. This limited SUP corrects the origination point for the inclined plane.

Staff requested that the Applicant modify the shape of the building so that the building screens a portion of the parking lot. This modification resulted in the creation of a minor encroachment into the inclined plane as shown in Section B-B. Accordingly, this Limited Special Use Permit also requests approval for a minor encroachment into the inclined plane.

Additionally, the height of the building will add an element of safety to the neighborhood. At the Edgell Chamberlayne Court Civic Association meeting, neighbors expressed concern over the crime in the area, particularly in alleys and at an adjacent motel. The height of the Project and security measures, such as lighting and cameras, will expose once concealed spaces that were prime spots for crime. The views from balconies and high up residents will naturally enhance vigilance in the area, which will help discourage bad behavior.

#### EXISTING PROPERTY AND SURROUNDING AREA

The Property forms the eastern margin of the Edgell Chamberlayne Court Neighborhood. The Edgell Chamberlayne Court Neighborhood is bound by various roads, including: Chamberlayne Avenue, Brookland Parkway/W. Brookland Park Blvd., I-95/I-64, and Admiral Street/School Street. The neighborhood is made up of single-family residential homes, and commercial and institutional uses.

#### THE RICHMOND 300 PLAN

The Richmond 300 Plan designates the Property's future use as Corridor Mixed-Use. This future use category permits buildings 3-10 stories in height to allow a mixing of commercial and residential uses and a more urban environment with walkable streetscapes. Improving the aesthetics of the street scape is one of the objectives of this Project.

Within Corridor Mixed Use, the desired primary uses include retail, office, personal service, and multi-family residential uses. The Project envisions these uses and creates better commercial spaces for businesses in the area. The Applicant believes that the Project will inspire other redevelopment in the surrounding area.

### PROPOSED USE

The proposed use of the Property, as described herein, will be a beneficial use for the site. This Project is in line with the Property's "Corridor Mixed-Use" future use designation in the Richmond 300 Plan. The Project's enhanced streetscape will create an aesthetic appeal that is better than current conditions.

Any traffic generated by the Project will be easily absorbed by the surrounding road network and the City's bus system. Additionally, the Property provides parking to service the residents and patrons of the retail and personal service businesses.

### SUITABILITY OF SPECIAL USE PERMIT and FINDINGS OF FACT

The following are factors listed in Section 30-1050.1 of the City's zoning ordinance to be considered with the review of special use permit applications.

*The proposed SUP will:*

- *NOT be detrimental to the safety, health, morals, and general welfare of the community.*

The Project will provide additional living and business opportunities as well as inspire other redevelopment opportunities in the surrounding area.

- *NOT tend to create congestion in streets, roads, alleys, and other public ways and places in the area.*

The infrastructure and road systems in place have ample capacity to handle the proposed use. The existing parking lot circulation and City bus system are also adequate to support this Project.

- *NOT create hazards from fire, panic or other dangers.*

The Project is in compliance with applicable building and fire safety codes and energy conservation requirements.

- *NEITHER lead to the overcrowding of land nor cause an undue concentration of population.*

The Project will provide comfortable luxury housing to young professionals and empty nesters who work in the City and will not contribute to the overcrowding of land.

- *NOT adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.*

The above-referenced City services will not be adversely affected by the proposed use of the Project. Utilities and infrastructure are in place and adequate for the proposed use. The proposed reuse of the Property will enhance the area without affecting existing public facilities.

- *NOT interfere with adequate light and air.*

The Property is in a location with ample air, light and space components. The light and air available to the Property and adjacent properties will not change if the SUP is granted.

#### COMMUNITY SUPPORT FOR REZONING

The Applicant presented the Project to neighbors who live on Seminary Avenue. The Applicant also presented the Project to the Edgehill Chamberlayne Court Civic Association. Enclosed is a list of topics discussed at both meetings.

At the suggestion of Councilmember Ann-Frances Lambert, the Applicant also reached out to the Chamberlayne Industrial Center Association and Chamberbrook.

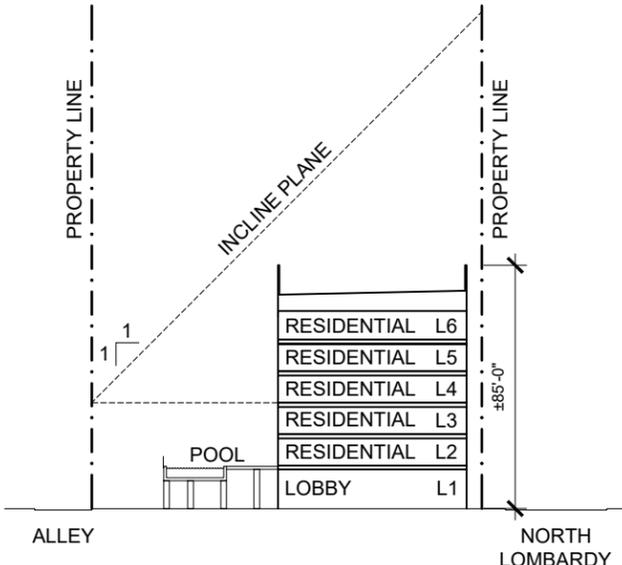
#### CONCLUSION

The Applicant desires to begin the rejuvenation of the Property. If this rezoning request is granted, this Project will help contribute to the area's evolution and further the City's aspirations for this corridor.

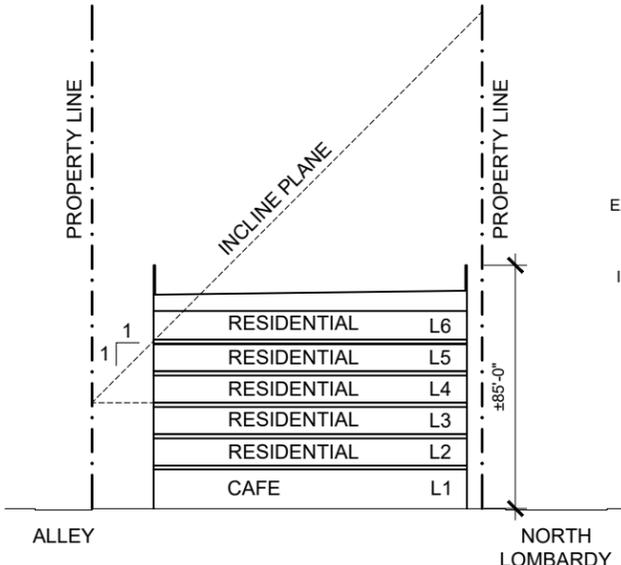
15390021.5 046214 00005

**GRAPHICS KEY**

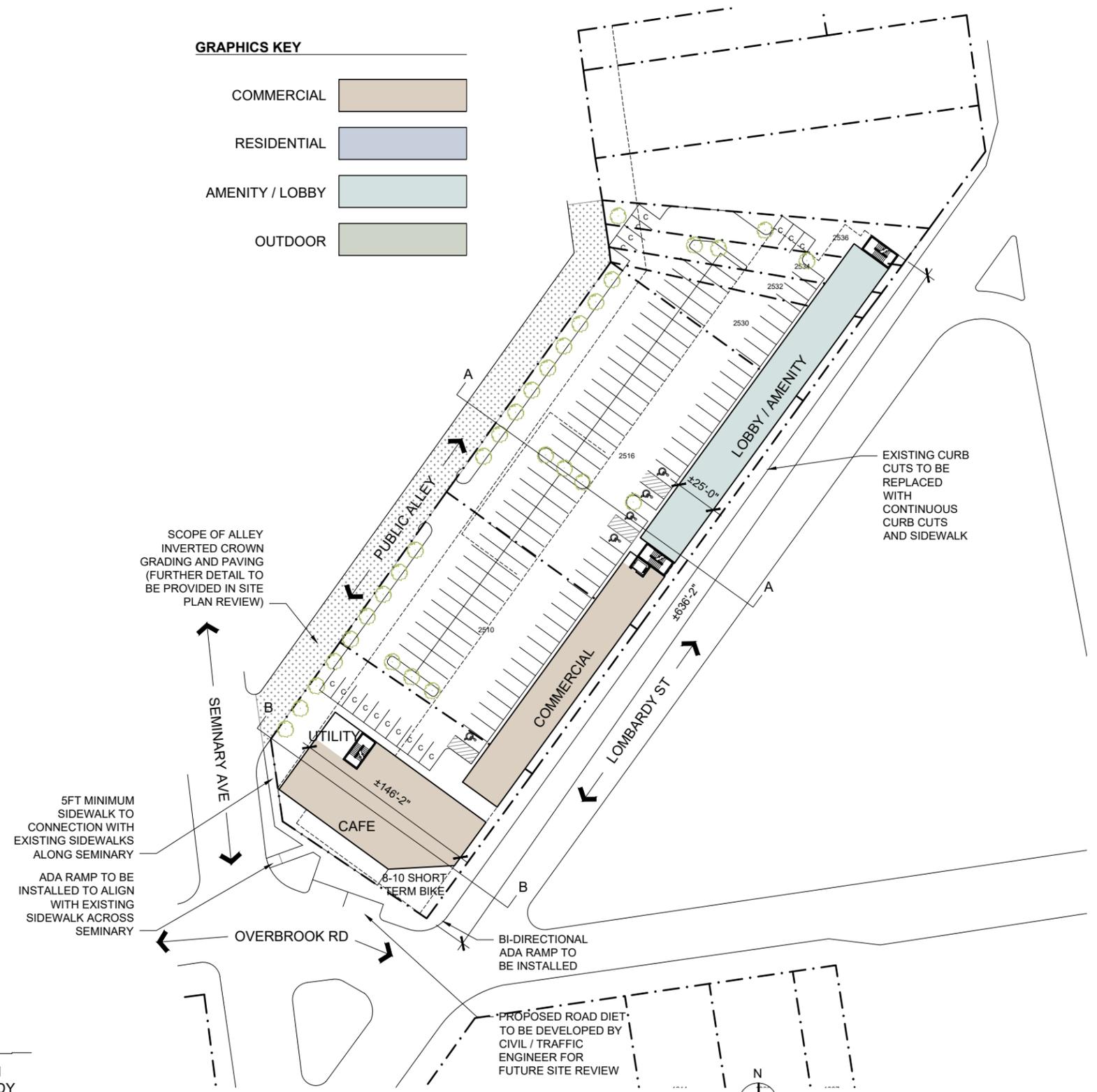
- COMMERCIAL
- RESIDENTIAL
- AMENITY / LOBBY
- OUTDOOR



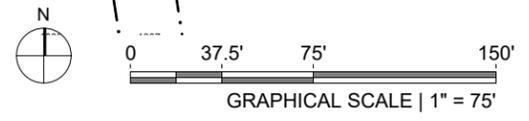
**SECTION A-A**

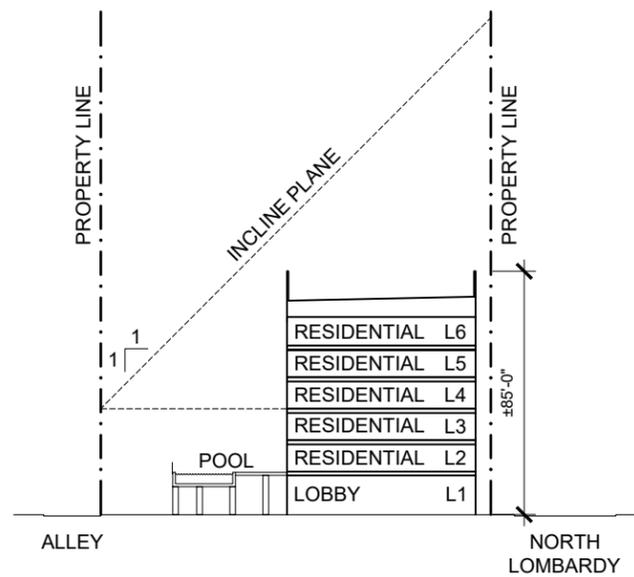


**SECTION B-B**

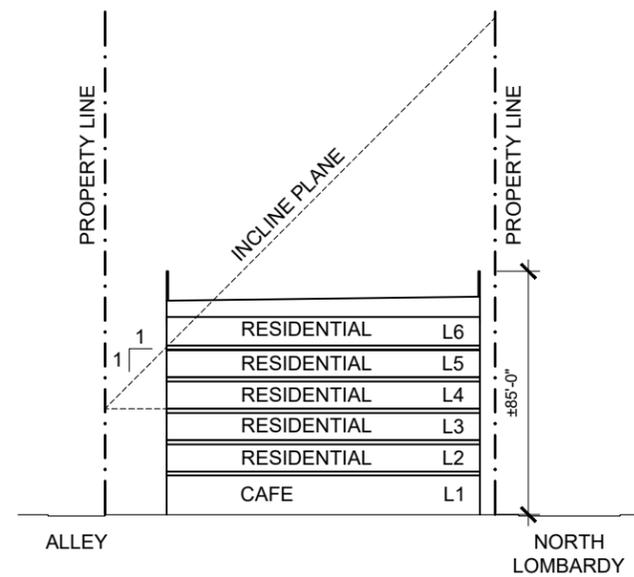


**GROUND LEVEL PLAN**

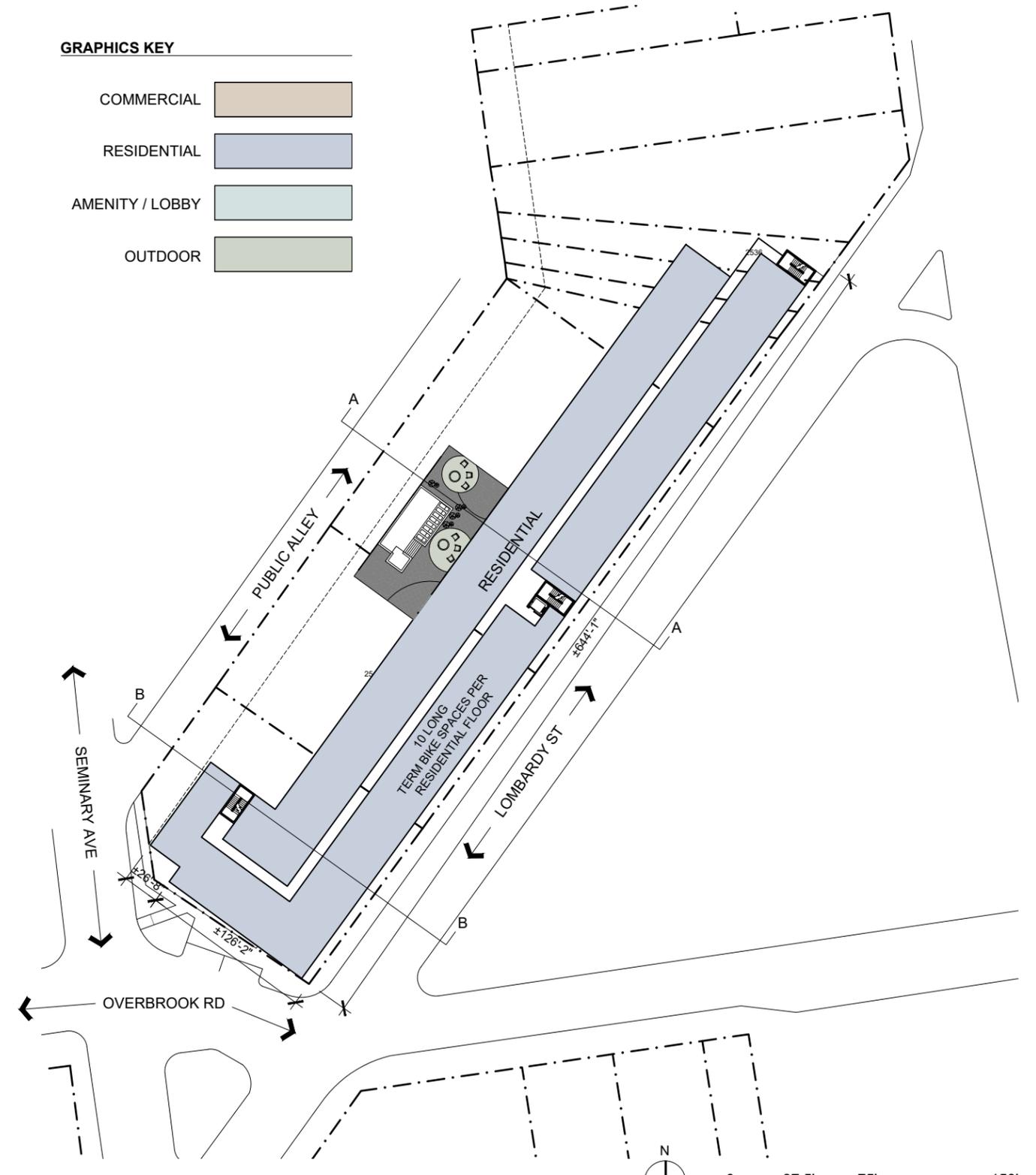
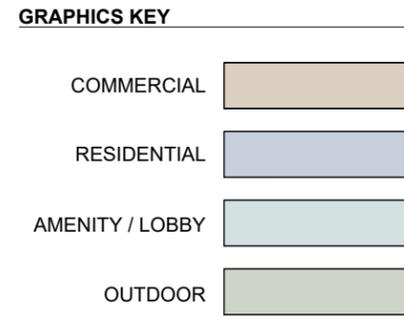




SECTION A-A



SECTION B-B



TYPICAL RESIDENTIAL - LEVEL 2 THRU 6

# SURVEY PLAT

SURVEY DESCRIPTION - #2500 N. LOMBARDY STREET

BEGINNING AT A NAIL SET AT THE INTERSECTION OF THE WEST LINE OF N. LOMBARDY STREET AND THE NORTH LINE OF OVERBROOK ROAD, SAID NAIL BEING THE POINT OF BEGINNING; THENCE DEPARTING THE WEST LINE OF N. LOMBARDY STREET AND CONTINUING ALONG THE NORTH LINE OF OVERBROOK ROAD N53°41'40"W 100.78 FEET TO A PK NAIL FOUND AT THE INTERSECTION OF THE NORTH LINE OF OVERBROOK ROAD AND THE EAST LINE OF SEMINARY AVENUE; THENCE DEPARTING THE NORTH LINE OF OVERBROOK ROAD AND CONTINUING ALONG THE EAST LINE OF SEMINARY AVENUE N07°58'26"W 49.13 FEET TO A ROAD FOUND AT THE INTERSECTION OF THE EAST LINE OF SEMINARY AVENUE AND THE EAST LINE OF A 15± FOOT ALLEY; THENCE DEPARTING THE EAST LINE OF SEMINARY AVENUE AND CONTINUING ALONG THE EAST LINE OF SAID ALLEY N36°10'30"E 69.58 FEET TO A ROD FOUND; THENCE DEPARTING THE EAST LINE OF SAID 15± FOOT ALLEY S53°47'54"E 135.00 FEET TO A ROD FOUND ON THE WEST LINE OF N. LOMBARDY STREET; THENCE CONTINUING ALONG THE WEST LINE OF N. LOMBARDY STREET S36°10'30"W 105.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,547 SQUARE FEET OR 0.311 ACRE OF LAND MORE OR LESS.





SURVEY DESCRIPTION - #2510 N. LOMBARDY STREET

BEGINNING AT A ROD FOUND ON THE WEST LINE OF N. LOMBARDY STREET, SAID ROD BEING 105.00 FEET FROM THE NORTH LINE OF OVERBROOK ROAD AND THE POINT OF BEGINNING; THENCE DEPARTING THE WEST LINE OF N. LOMBARDY STREET N53°47'54"W 135.00 FEET TO A POINT ON THE EAST LINE OF A 15± FOOT ALLEY; THENCE CONTINUING ALONG SAID ALLEY N36°10'30"E 109.42 FEET TO A POINT; THENCE DEPARTING THE EAST LINE OF SAID 15± FOOT ALLEY S53°47'54"E 135.00 FEET TO A NAIL FOUND ON THE WEST LINE OF N. LOMBARDY STREET; THENCE CONTINUING ALONG THE WEST LINE OF N. LOMBARDY STREET S36°10'30"W 109.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,767 SQUARE FEET OR 0.339 ACRE OF LAND MORE OR LESS.





SURVEY DESCRIPTION - #2516 N. LOMBARDY STREET

BEGINNING AT A NAIL FOUND ON THE WEST LINE OF N. LOMBARDY STREET, SAID NAIL BEING 214.42 FEET FROM THE NORTH LINE OF OVERBROOK ROAD AND THE POINT OF BEGINNING; THENCE DEPARTING THE WEST LINE OF N. LOMBARDY STREET  $N53^{\circ}47'54''W$  135.00 FEET TO A POINT ON THE EAST LINE OF A  $15\pm$  FOOT ALLEY; THENCE CONTINUING ALONG THE EAST LINE OF SAID ALLEY  $N36^{\circ}10'30''E$  165.58 FEET TO A POINT; THENCE DEPARTING THE EAST LINE OF SAID  $15\pm$  FOOT ALLEY  $S53^{\circ}47'54''E$  135.00 FEET TO A ROD FOUND ON THE WEST LINE OF N. LOMBARDY STREET; THENCE CONTINUING ALONG THE WEST LINE OF N. LOMBARDY STREET  $S36^{\circ}10'30''W$  165.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,346 SQUARE FEET OR 0.513 ACRE OF LAND MORE OR LESS.





SURVEY DESCRIPTION - #2530-2536 N. LOMBARDY STREET OVERALL BOUNDARY

BEGINNING AT A POINT ON THE WEST LINE OF N. LOMBARDY STREET, SAID POINT BEING 47.17 FEET FROM THE WEST LINE OF CHAMBERLAYNE AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WEST LINE OF N. LOMBARDY STREET S36°10'30"W 140.18 FEET TO A ROD FOUND; THENCE DEPARTING THE WEST LINE OF N. LOMBARDY STREET N53°47'54"W 135.00 FEET TO A NAIL FOUND ON THE EAST LINE OF A 15± FOOT ALLEY; THENCE CONTINUING ALONG THE EAST LINE OF SAID ALLEY N36°10'30"E 6.19 FEET TO A POINT ON THE EAST LINE OF A 20± FOOT ALLEY; THENCE CONTINUING ALONG THE EAST LINE OF SAID ALLEY N07°57'53"W 46.86 FEET TO AN IRON FOUND; THENCE DEPARTING THE EAST LINE OF SAID 20± FOOT ALLEY S84°43'10"E 195.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,331 SQUARE FEET OR 0.329 ACRE OF LAND MORE OR LESS.



