

INTRODUCED: May 23, 2022

AN ORDINANCE No. 2022-161

To authorize the special use of the property known as 909 North 29th Street for the purpose of five single-family attached dwellings, with off-street parking, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUN 27 2022 AT 6 P.M.

WHEREAS, the owner of the property known as 909 North 29th Street, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of five single-family attached dwellings, with off-street parking, which use, among other things, is not currently allowed by sections 30-412.4, concerning lot area and width, density, and unit width, 30-412.5(2)(a), concerning front yards, 30-412.6, concerning lot coverage, 30-412.8, concerning height, and 30-710.1(a), concerning off-street parking requirements, 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

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: JUL 25 2022 REJECTED: _____ STRICKEN: _____

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 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 909 North 29th Street and identified as Tax Parcel No. E000-0570/060 in the 2022 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Improvements on Lot 10, Block ‘A’, Plan of ‘E. Payne Square’ Section 1, in the City of Richmond, Virginia.,” prepared by McKnight & Associates, P.C., and dated September 27, 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 five single-family attached dwellings, with off-street parking, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “909 N. 29th St. – S.U.P., 909 North 29th Street, Richmond, Virginia 23223,” prepared by Center Creek Homes, with sheets CS, A1.0 through A1.3, A2.1 through A2.4, B1.1 through B1.3, B2.1, and B2.2 dated January 24, 2022, and sheet C1.1 dated March 2, 2022, and 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 five single-family attached dwellings, with off-street parking, substantially as shown on the Plans.

(b) No fewer than four off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.

(c) All building materials, elevations, and site improvements 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 a certificate of occupancy for any one of the single-family detached dwellings, the establishment of five 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) The Owner shall make improvements within the right-of-way, including the installation of four street trees, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

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

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

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

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

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (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

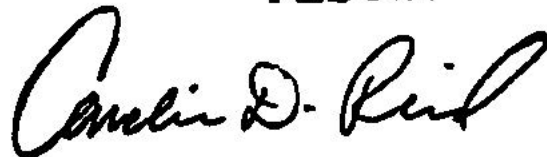
Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(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:**

A handwritten signature in black ink, appearing to read "Carolin D. Reil". The signature is written in a cursive, flowing style.

City Clerk



City of Richmond

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

Item Request File Number: PRE.2022.0074

O & R Request

DATE: April 11, 2022

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Mayor, by Request)
(This is 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 909 North 29th Street for the purpose of five single-family attached dwellings, with off-street parking, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the property known as 909 North 29th Street for the purpose of five single-family attached dwellings, with off-street parking, upon certain terms and conditions.

REASON: The applicant is requesting a Special Use Permit for the purpose of five single-family attached dwellings, with off-street parking, within an R 6 Single Family Attached Residential Zoning District. Such a use is a permitted use in this district, however, the proposed development would not meet certain feature requirements, including lot area, lot width, front yards, lot coverage, building height, and off street parking requirements. 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 June 6, 2022, meeting.

BACKGROUND: 909 North 29th Street is currently improved with a 1,432 sq. ft. residential building, constructed in 1985, situated on a 8,983 sq. ft. (.20 acre) parcel of land. The property is located in the Church Hill North neighborhood, between O and P Streets.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use which are defined as "Existing or new highly walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses."

Primary Uses: Single family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

The density of the proposed development, overall, is approximately 25 units per acre.

The current zoning for this property is R-6 Single Family Attached Residential District. Adjacent properties are located within the same R-6 District with some R 48 Multi-Family and B 2 Community Business Districts to the East and North, respectively.

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: May 9, 2022

CITY COUNCIL PUBLIC HEARING DATE: June 13, 2022

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
June 6, 2022

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

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



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: _____

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

November 30, 2021

Revised: March 1, 2022

Special Use Permit Request

909 N 29th Street, Richmond, Virginia

Map Reference Number: E000-0570/060

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:

Baker Development Resources

530 East Main Street, Suite 730

Richmond, Virginia 23219

Introduction

The property owner is requesting a special use permit (the "SUP") for 909 N 29th Street (the "Property"). The SUP would authorize the construction of five (5) single-family attached dwellings configured as three attached dwellings and two attached dwellings, some of the features of which do not conform to the underlying R-6 Single-Family Attached Residential district zoning requirements applicable to the Property.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the southeast corner of the intersection of N 29th and P Streets. The Property is referenced by the City Assessor as tax parcel E000-0570/060, is approximately 69 feet wide by 130 feet deep and contains approximately 8,982 square feet of lot area. The Property is currently improved with a split-level single-family dwelling. Access is provided by means of a north-south alley located to the rear of the Property.

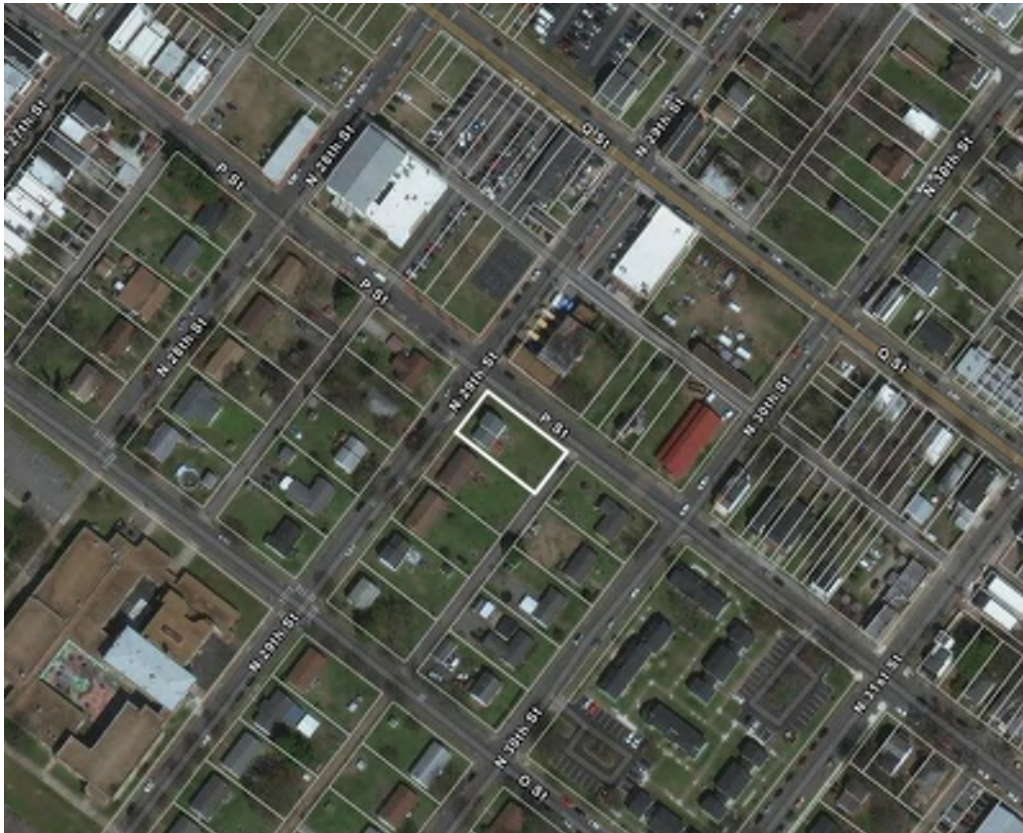


Figure 1: Existing lot pattern

The properties in the area contain a range of dwellings. Immediately to the south lie primarily single-family dwellings while to the north, east, and west lie a wide range of properties and uses. Nearby properties contain, two-family residential, institutional, public open-space, and commercial uses. To the north, across P Street lies property owned by the City of Richmond Parks and Recreation. The northwest corner of the block is occupied by the Fourth Baptist Church of Richmond. To the south lies Henry Marsh III Elementary School.

EXISTING ZONING

The Property and those in the immediate to the south and east are zoned R-6 Single-Family Attached Residential. To the west, across N 30th Street, lies a R-48 Multifamily Residential District. To the north, across P Street lies a B-2 Business District. Properties beyond the R-48 and B-2 districts are also zoned R-6.

TRANSPORTATION

Located 0.2 miles from the Property, less than a five-minute walk, is the 29th and O Street bus stop which serves the 12 bus line which runs every 30 minutes and connects with the Pulse BRT providing connectivity throughout the City. The Property is also located less than a half mile from the 7 and 13 bus lines which run every thirty minutes.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) suggests “Neighborhood Mixed-Use” for the Property. This land use category is described as “existing or new highly-walkable urban neighborhoods that are predominantly residential.” 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. Single-family dwellings are a primary use in the Neighborhood Mixed-Use designations which 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:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to “Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options.”
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to “Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers.”
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).

- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

Proposal

PROJECT SUMMARY

The proposed development includes the construction of five single-family attached dwellings on individual lots.

PURPOSE OF REQUEST

The subject Property is a single legal lot of record and has a lot width of roughly 69 feet along N 29th Street and contains approximately 8,982 square feet of lot area. According to the 1905 Sanborn Map (Figure 2, below), the Property was historically configured with at least three buildings fronting on to P Street. Furthermore, the historical lot pattern of many blocks in the neighborhood consists of as many as eight lots fronting P Street in the immediate vicinity. The applicant would like to subdivide the Property into a total of five lots and construct five single-family attached dwellings as on pair and one set of three dwellings that better replicate the original lot pattern of the area.

The R-6 district permits the single-family attached dwelling use. The five proposed lots would have lot widths ranging from 18' 4" to 32' 9" and lot areas ranging from approximately 1,200 to 2,300 square feet. Although the proposed lots would be consistent with the historical development pattern, the required lot area of 2,200 square feet would not be met for some of the dwellings. In addition, as it is a corner lot, the Property would be subject to two front yard requirements. Development of the Property consistent with the original lot pattern necessitates the provision of only one front yard, on the P Street frontage, and a side yard along the N 29th Street frontage. Furthermore, while four parking spaces are provided along the alley, the underlying zoning would require five off-street parking spaces and, therefore, a SUP is required in order to permit the development.



Figure 2: 1905 Sanborn Map of the Property and surrounding neighborhood

The proposed lot areas are compatible with other lots in the vicinity and allow for the efficient use of the Property. The historic lot pattern in the vicinity includes many lots that are nonconforming with regard to lot area, width, setbacks or some combination thereof. This request would allow for the redevelopment of the Property consistent with the original lot pattern and the character of the area.

In exchange for the SUP, this request will better ensure a high-quality market rate infill development. The overall project would be appropriately dense and efficient. It would be consistent with the use permitted by-right by the underlying zoning. At the same time, it would remain respectful to the historical lot pattern in the vicinity thereby remaining consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

PROJECT DETAILS

The five single-family attached dwellings would be two stories in height with habitable attics and contain three bedrooms and two-and-one-half bathrooms. The proposed buildings are configured as two sets of attached row homes and are intended to be consistent with other residential buildings in the vicinity in terms of scale and character. Each building would contain approximately 1,850 square feet of floor area. The five individual dwelling units would be traditionally configured, with an open living room, dining area, and kitchen on the ground floor, and three bedrooms with two bathrooms upstairs. Of the rooms upstairs, there will be a primary suite with walk-in closet and en

suite bathroom as well as a laundry room. The dwelling floor plans are spacious and modern with open living areas. A habitable third floor will contain a bonus room along with a rear-facing walk-out balcony.

The buildings would be clad in cementitious lap siding to ensure quality and consistency in appearance with many other dwellings in the vicinity. All of the five dwellings would feature full-width front porches to engage the street and provide additional outdoor living area.

Findings of Fact

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

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

The proposed special use permit for high-quality conversion of the existing dwelling 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 special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation related to the proposed dwellings and the proposed off-street parking will result in 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 special use permit is consistent with the historical lot pattern and density in the vicinity and 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 special use permit would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- ***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 dwellings in the vicinity, which are in many cases attached. Required setbacks between buildings will be met. The proposed development 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 the proposed single-family attached dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high quality market rate infill development. The request offers compatibility with the City's Master Plan in terms of use. The request would contribute to the ongoing revitalization of the neighborhood, upgrading the Property while maintaining a desirable variation in housing style and density in the vicinity and providing for continued economic diversity in housing options within the neighborhood.

The proposed development would provide for respectful infill development that is consistent with the objectives of the Master Plan. It would respectfully encourage a pedestrian friendly traditional urban streetscape in the block. The proposed design is historically appropriate and would contribute to the vibrancy of the block with street-oriented front porches. The appropriate urban form would give the property the much-desired traditional neighborhood design which is appropriate to this area of the City. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

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



FIVE NEW TWO-STORY (+ HABITABLE ATTICS) SINGLE-FAMILY
ATTACHED HOUSES IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD

909 N. 29TH ST. - S.U.P.

909 NORTH 29TH STREET
RICHMOND, VIRGINIA 23223

FIVE NEW TWO-STORY (+ HABITABLE ATTICS) SINGLE-FAMILY
ATTACHED HOUSES IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD

909 N. 29TH ST. - S.U.P.

909 NORTH 29TH STREET
RICHMOND, VIRGINIA 23223

DRAWING INDEX

DRAWINGS

NO.	SHEET TITLE
CS	COVER SHEET
CI.1	ARCHITECTURAL SITE PLAN
AI.0	TYPICAL INTERIOR FLOOR PLANS
AI.1	BUILDING A - FIRST FLOOR PLANS
AI.2	BUILDING A - SECOND FLOOR PLANS
AI.3	BUILDING A - THIRD FLOOR PLANS
A2.1	BUILDING A - FRONT EXTERIOR ELEVATION
A2.2	BUILDING A - RIGHT SIDE EXTERIOR ELEVATION
A2.3	BUILDING A - REAR EXTERIOR ELEVATION
A2.4	BUILDING A - LEFT SIDE EXTERIOR ELEVATION
BI.1	BUILDING B - FIRST FLOOR PLANS
BI.2	BUILDING B - SECOND FLOOR PLANS
BI.3	BUILDING B - THIRD FLOOR PLANS
B2.1	BUILDING B - FRONT EXTERIOR ELEVATION
B2.2	BUILDING B - REAR & SIDE EXTERIOR ELEVATIONS



SET/REVISION:
REVISIONS IN RESPONSE
TO CITY COMMENTS

DATE/MARK:
01.24.2022

COVER SHEET

CS

130.20
N52°37'22"W

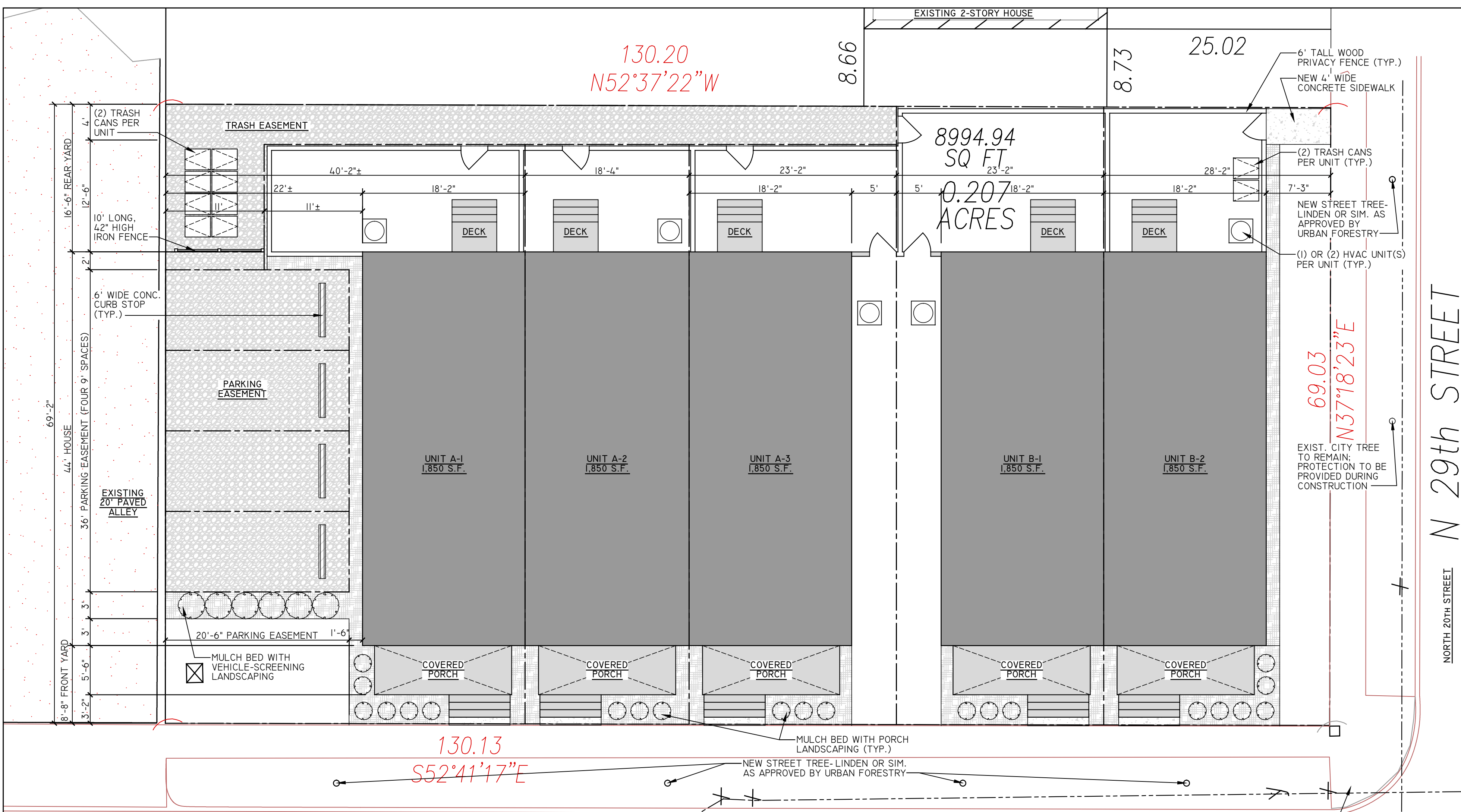
8.66

8.73

25.02

8994.94
SQ FT
0.207
ACRES

69.03
N37°18'23"E



130.13
S52°41'17"E

MULCH BED WITH PORCH
LANDSCAPING (TYP.)

NEW STREET TREE- LINDEN OR SIM.
AS APPROVED BY URBAN FORESTRY

REMOVE EXISTING NON-COMPLIANT
ADA RAMP & REPLACE WITH NEW
BI-DIRECTIONAL ADA RAMP

01 | ARCHITECTURAL SITE PLAN
1/8" = 1'

P STREET



02 | CONTEXT ELEVATION
1/8" = 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

FIVE NEW TWO-STORY (+ HABITABLE ATTICS) SINGLE-FAMILY
 ATTACHED HOUSES IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD
909 N. 29TH ST. - S.U.P.
 909 NORTH 29TH STREET
 RICHMOND, VIRGINIA 23223



SET/REVISION:
 REVISIONS IN RESPONSE
 TO CITY COMMENTS
 DATE/MARK:
 03.02.2022

ARCHITECTURAL SITE
 PLAN & CONTEXT ELEV.

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

FIVE NEW TWO-STORY (+ HABITABLE ATTICS) SINGLE-FAMILY
ATTACHED HOUSES IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD
909 N. 29TH ST. - S.U.P.
909 NORTH 29TH STREET
RICHMOND, VIRGINIA 23223

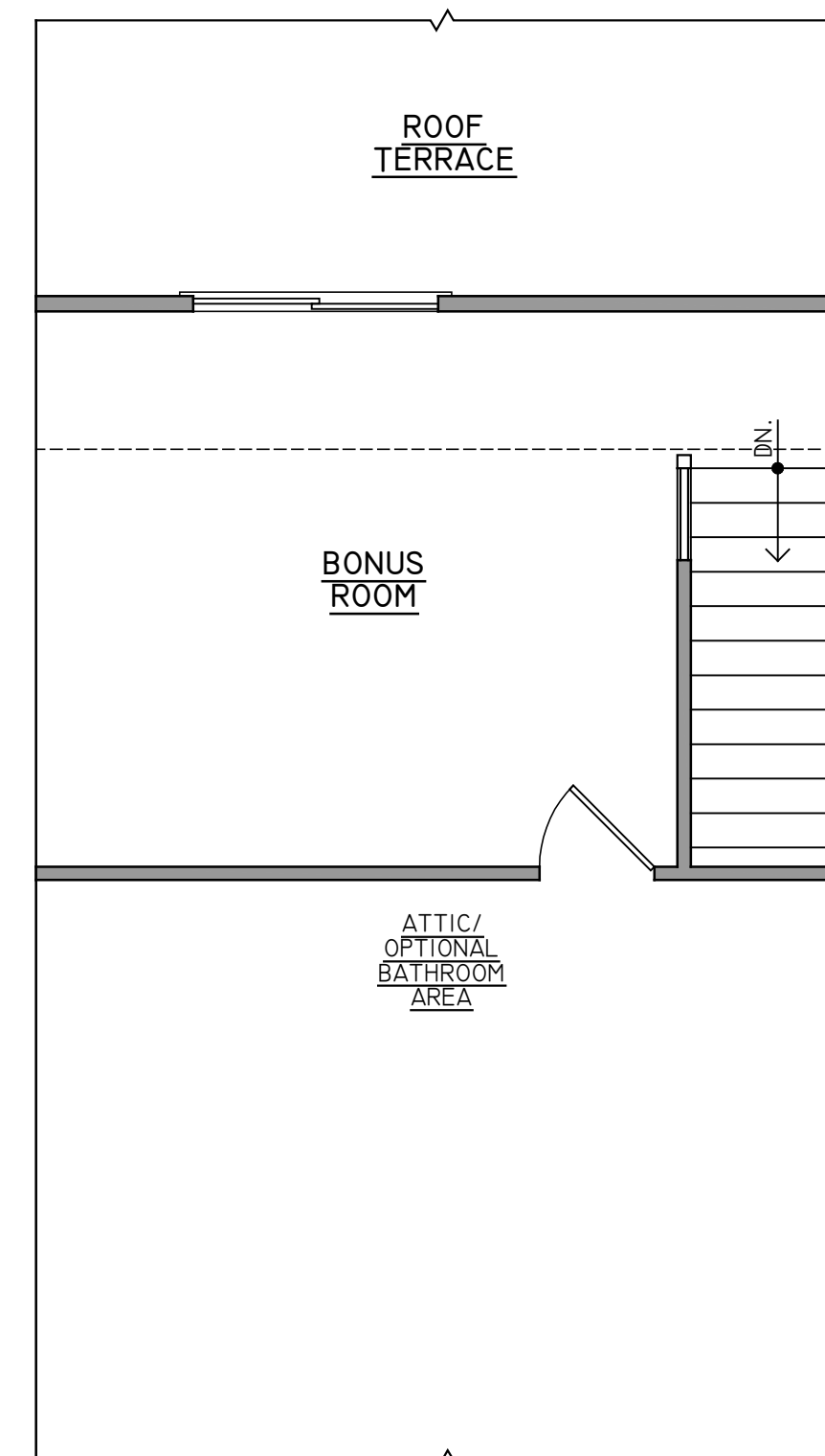
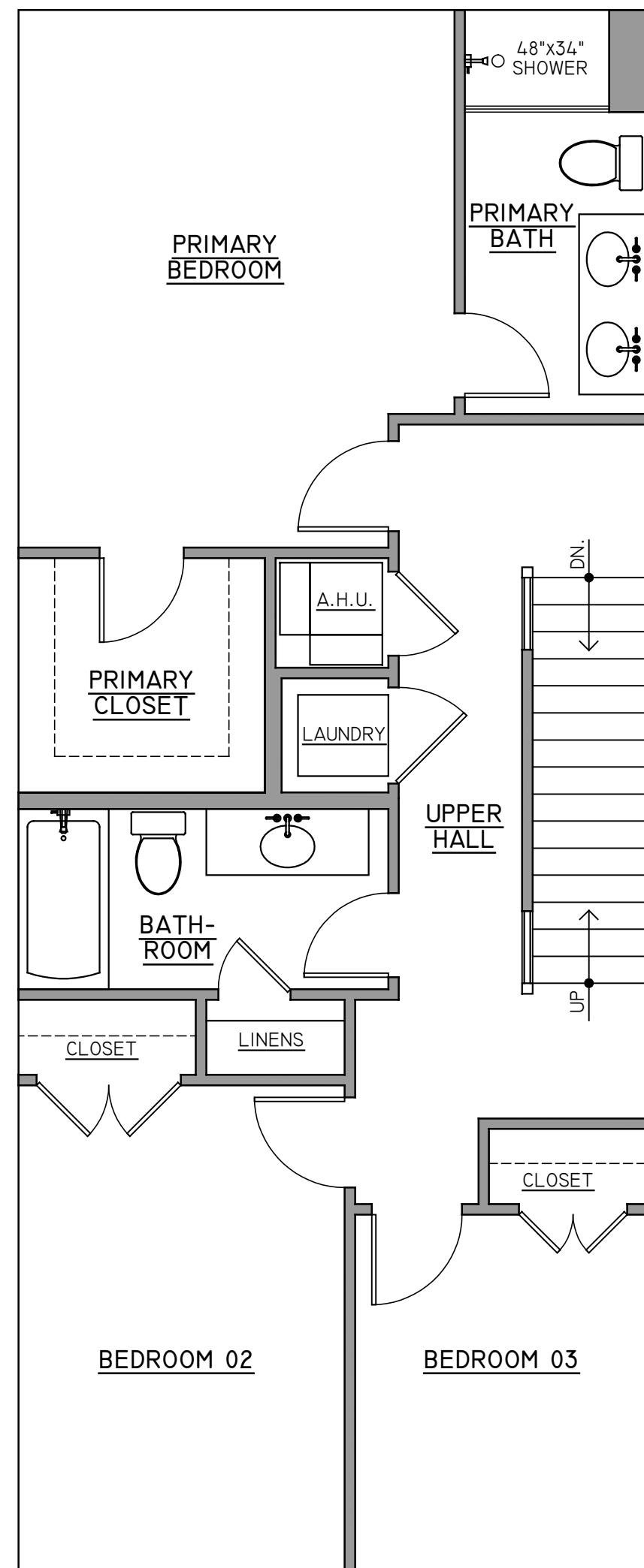
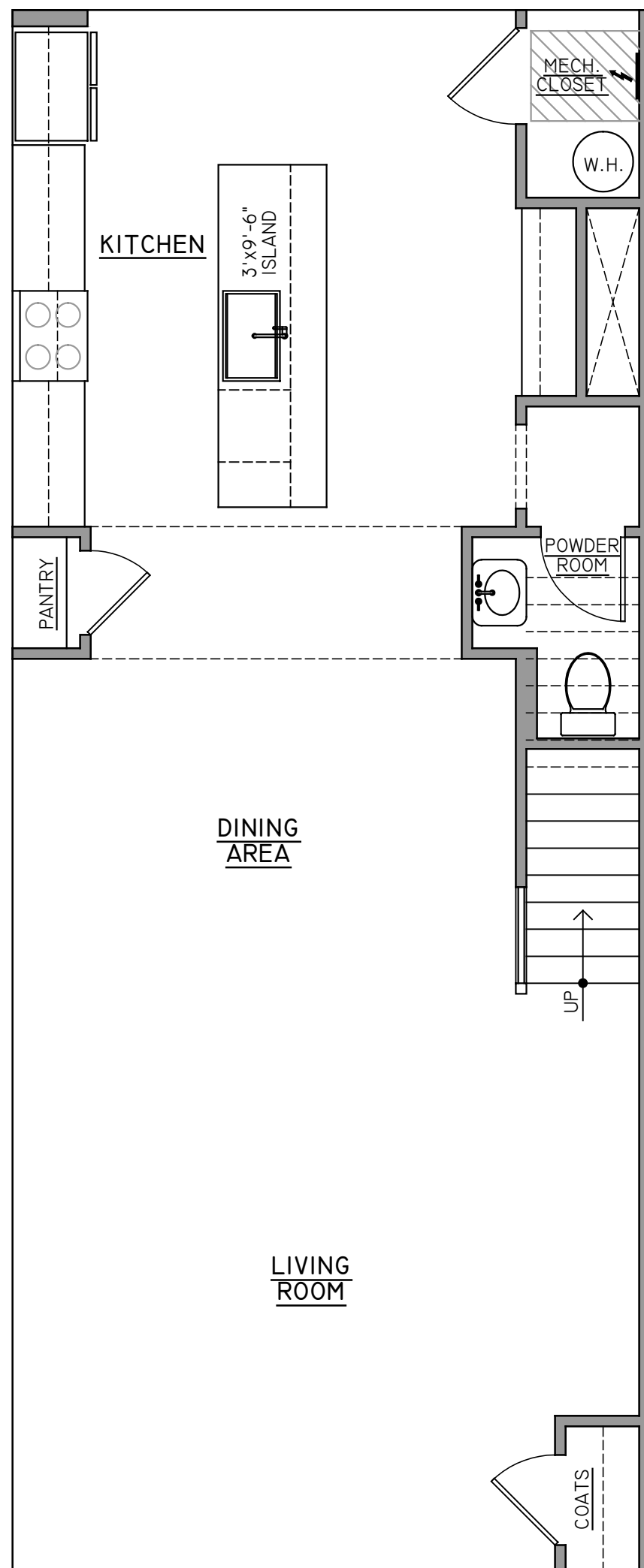
NOT FOR
CONSTRUCTION

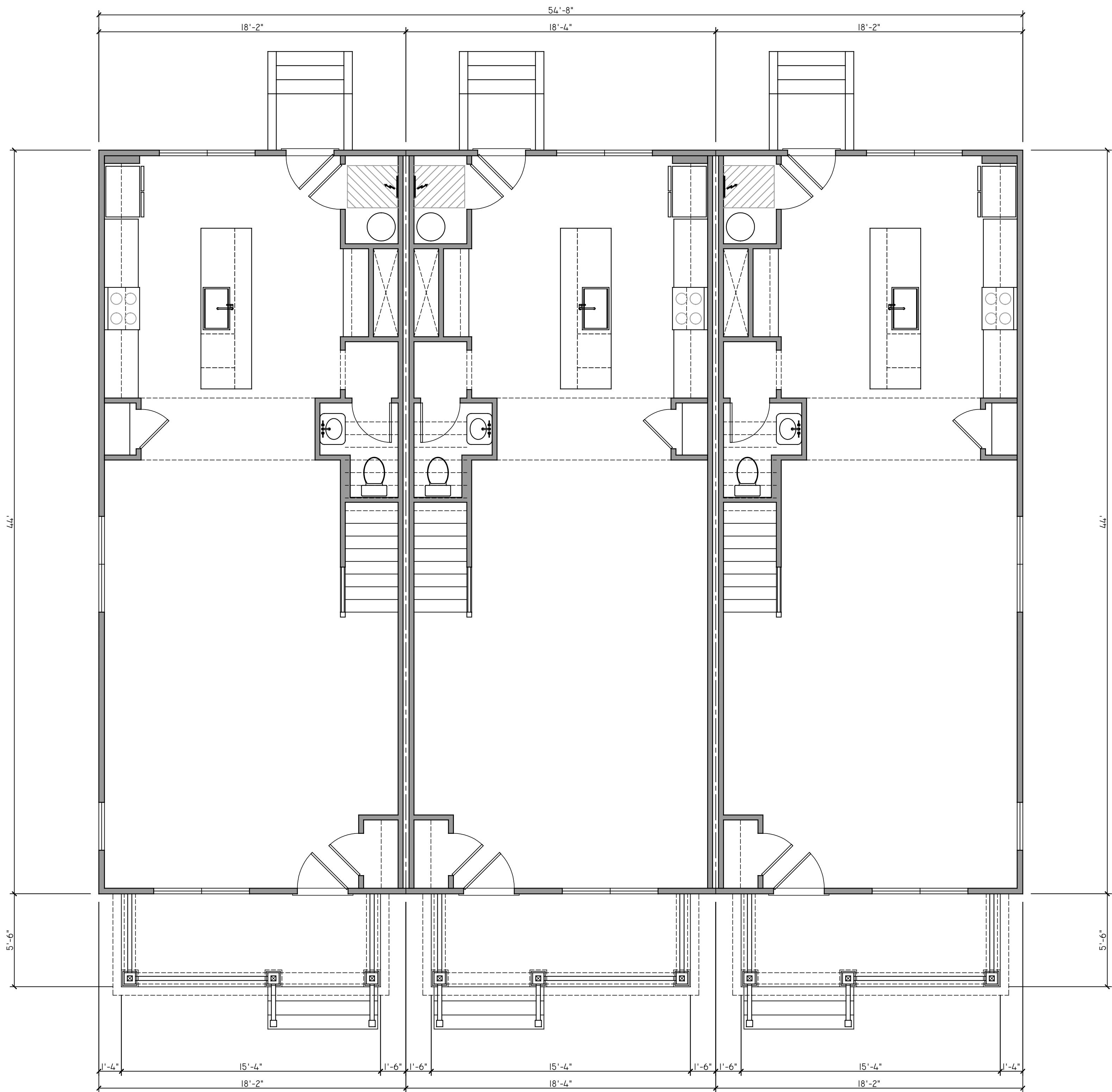
SET/REVISION:
REVISIONS IN RESPONSE
TO CITY COMMENTS

DATE/MARK:
01.24.2022

TYPICAL INTERIOR
FLOOR PLANS

AI.0





01 | FIRST FLOOR PLANS - BUILDING A
1/4" = 1'



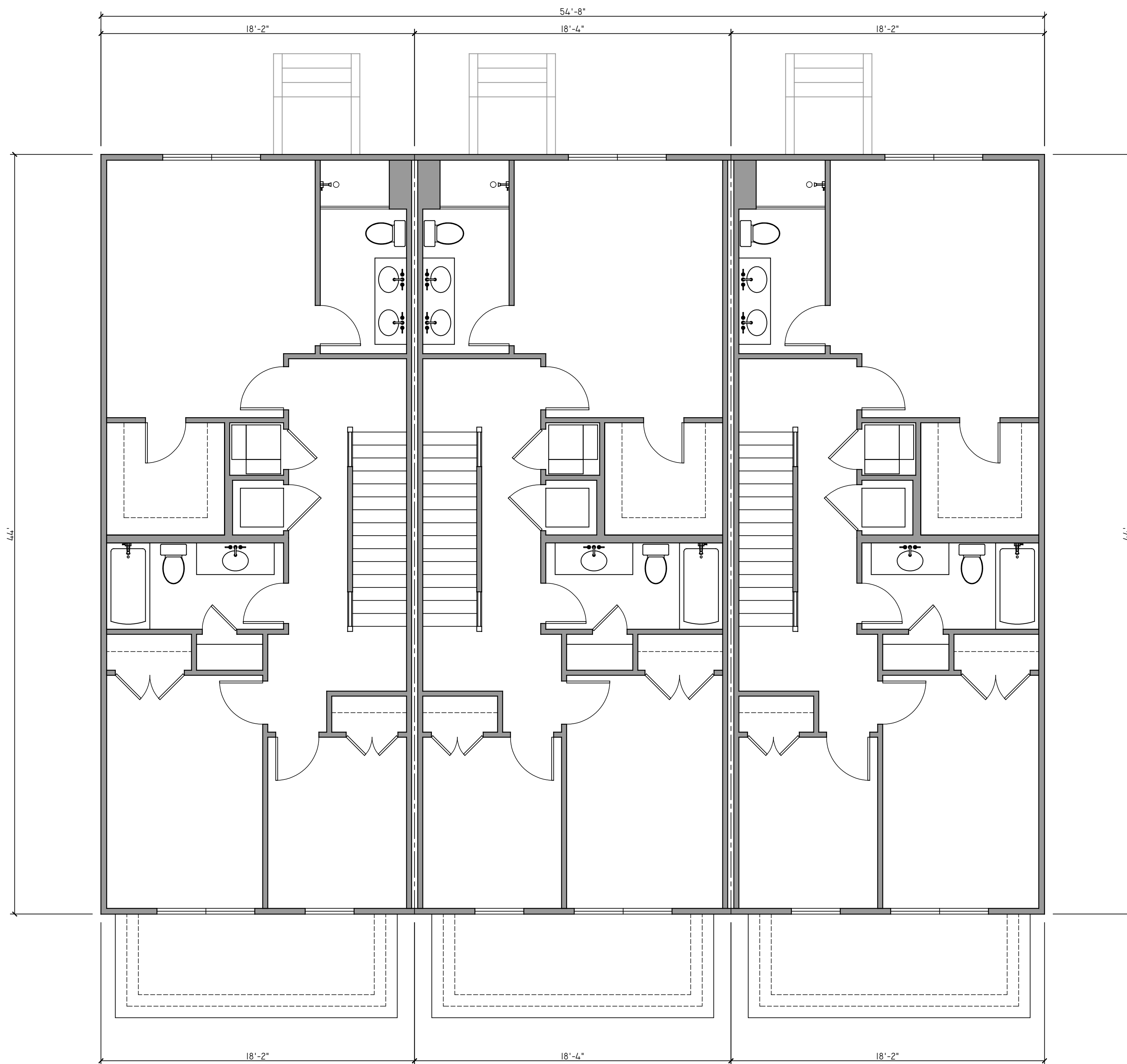
PROJECT CONTACTS:
 DEVELOPER:
 CC RICHMOND II, LP
 C/O CENTER CREEK HOMES
 GREG SHRON
 804-362-7727
 ARCHITECT:
 CHRIS WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 804-514-7644

FIVE NEW TWO-STORY (+ HABITABLE ATTICS) SINGLE-FAMILY
 ATTACHED HOUSES IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD
909 N. 29TH ST. - S.U.P.
 909 NORTH 29TH STREET
 RICHMOND, VIRGINIA 23223

NOT FOR
 CONSTRUCTION

SET/REVISION:
 REVISIONS IN RESPONSE
 TO CITY COMMENTS
 DATE/MARK:
 01.24.2022

FIRST FLOOR PLAN
AI.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

FIVE NEW TWO-STORY (+ HABITABLE ATTICS) SINGLE-FAMILY
 ATTACHED HOUSES IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD

909 N. 29TH ST. - S.U.P.

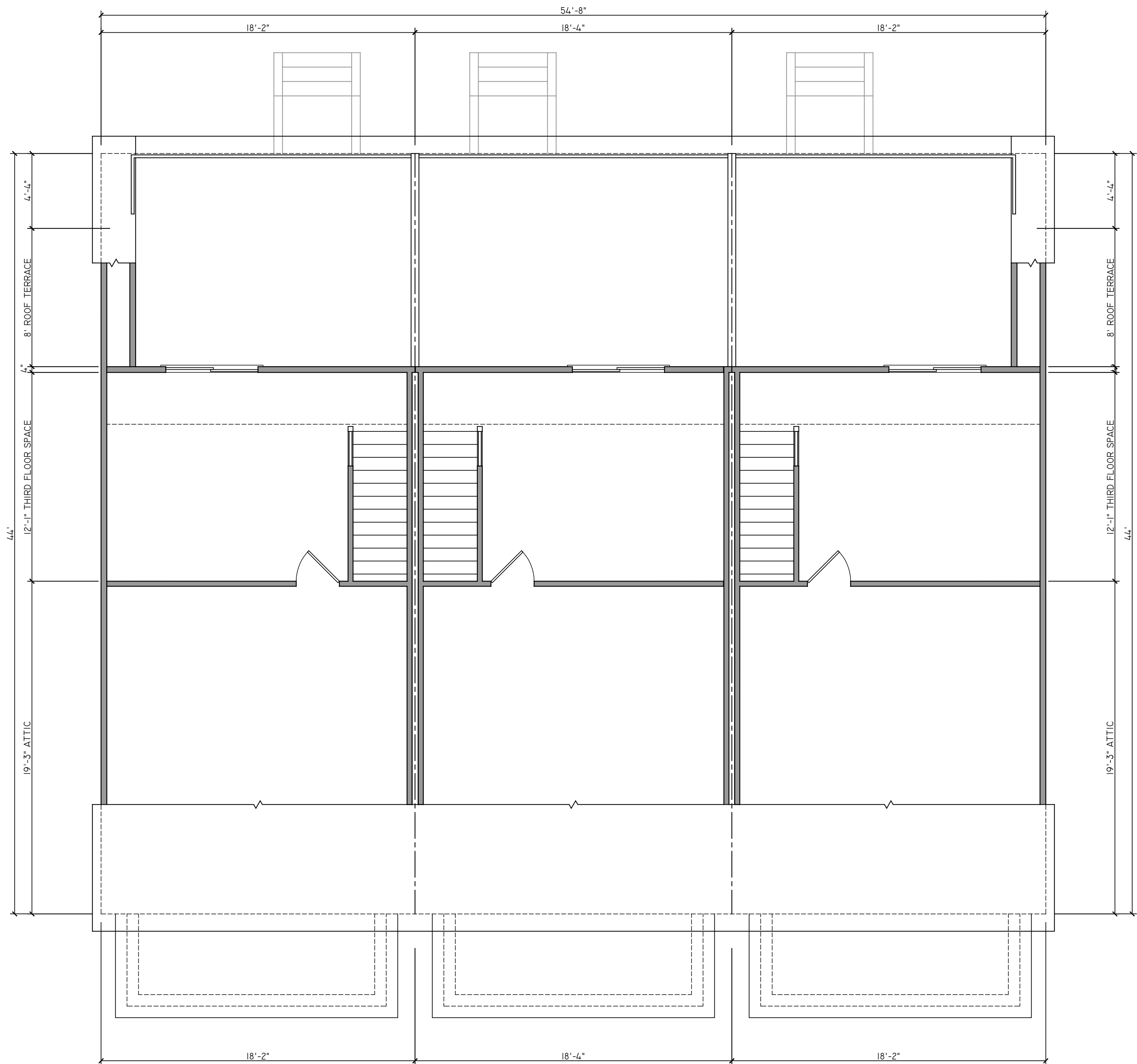
909 NORTH 29TH STREET
 RICHMOND, VIRGINIA 23223

**NOT FOR
 CONSTRUCTION**

SET/REVISION:
 REVISIONS IN RESPONSE
 TO CITY COMMENTS

DATE/MARK:
 01.24.2022

SECOND FLOOR PLAN
AI.2



01 | THIRD FLOOR PLANS - BUILDING A
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

FIVE NEW TWO-STORY (+ HABITABLE ATTICS) SINGLE-FAMILY
 ATTACHED HOUSES IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD
909 N. 29TH ST. - S.U.P.
 909 NORTH 29TH STREET
 RICHMOND, VIRGINIA 23223

**NOT FOR
 CONSTRUCTION**

SET/REVISION:
 REVISIONS IN RESPONSE
 TO CITY COMMENTS
 DATE/MARK:
 01.24.2022

THIRD FLOOR PLAN
AI.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

EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	BRICK PIERS	RICHMOND RED
02	PARGED FOUNDATION	THRU-COLOR GRAY
03A	CEMENTITIOUS HORIZONTAL LAP SIDING	T.B.D.
04	COMPOSITE TRIM- SEE WALL SECTION	PAINTED WHITE
05	VINYL VENTED SOFFIT	VENTED, FACTORY WHITE
06	VINYL PORCH CEILING	NON-VENTED, FACTORY WHITE
07	ENTRY DOORS	COLORS VARY
08	VINYL WINDOWS - SEE FLOOR PLANS FOR SIZES	PREFINISHED WHITE
09	8" DECORATIVE PORCH COLUMN	PAINTED WHITE
10	COMPOSITE STAIRS/TRIM WITH P.T. DECKING	NATURAL TREATED WOOD
11	"RICHMOND" RAILING WITH IRON/STEEL	RAILING PAINTED WHITE
12	HANDRAIL AT FRONT PORCH	HANDRAIL PAINTED BLACK
13	TREATED WOOD REAR DECK/STAIRS/RAILING	NATURAL TREATED WOOD
14	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
15	ASPHALT SHINGLE ROOF	GRAY
15	FRIEZE MOULDING- SEE WALL SECTION	PAINTED WHITE

EXTERIOR FINISH NOTES:
1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS U.N.O.
2. GRADES SHOWN APPROXIMATE. V.I.F.



01 | FRONT ELEVATION - BUILDING A
1/4" = 1'

FIVE NEW TWO-STORY (+ HABITABLE ATTICS) SINGLE-FAMILY
ATTACHED HOUSES IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD
909 N. 29TH ST. - S.U.P.
909 NORTH 29TH STREET
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

SET/REVISION:
REVISIONS IN RESPONSE
TO CITY COMMENTS

DATE/MARK:
01.24.2022

FRONT ELEVATION
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

FIVE NEW TWO-STORY (+ HABITABLE ATTICS) SINGLE-FAMILY
ATTACHED HOUSES IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD

909 N. 29TH ST. - S.U.P.

909 NORTH 29TH STREET
RICHMOND, VIRGINIA 23223



01 | RIGHT SIDE ELEVATION - BUILDING A
1/4" = 1'

**NOT FOR
CONSTRUCTION**

SET/REVISION:
REVISIONS IN RESPONSE
TO CITY COMMENTS

DATE/MARK:
01.24.2022

RIGHT SIDE 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

FIVE NEW TWO-STORY (+ HABITABLE ATTICS) SINGLE-FAMILY
ATTACHED HOUSES IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD

909 N. 29TH ST. - S.U.P.

909 NORTH 29TH STREET
RICHMOND, VIRGINIA 23223



01 | REAR ELEVATION - BUILDING A
1/4" = 1"

NOT FOR
CONSTRUCTION

SET/REVISION:
REVISIONS IN RESPONSE
TO CITY COMMENTS

DATE/MARK:
01.24.2022

REAR 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

FIVE NEW TWO-STORY (+ HABITABLE ATTICS) SINGLE-FAMILY
ATTACHED HOUSES IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD

909 N. 29TH ST. - S.U.P.

909 NORTH 29TH STREET
RICHMOND, VIRGINIA 23223



01 | LEFT SIDE ELEVATION - BUILDING A
1/4" = 1"

NOT FOR
CONSTRUCTION

SET/REVISION:
REVISIONS IN RESPONSE
TO CITY COMMENTS

DATE/MARK:
01.24.2022

LEFT SIDE ELEVATION

A2.4

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

FIVE NEW TWO-STORY (+ HABITABLE ATTICS) SINGLE-FAMILY
ATTACHED HOUSES IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD

909 N. 29TH ST. - S.U.P.

909 NORTH 29TH STREET
RICHMOND, VIRGINIA 23223

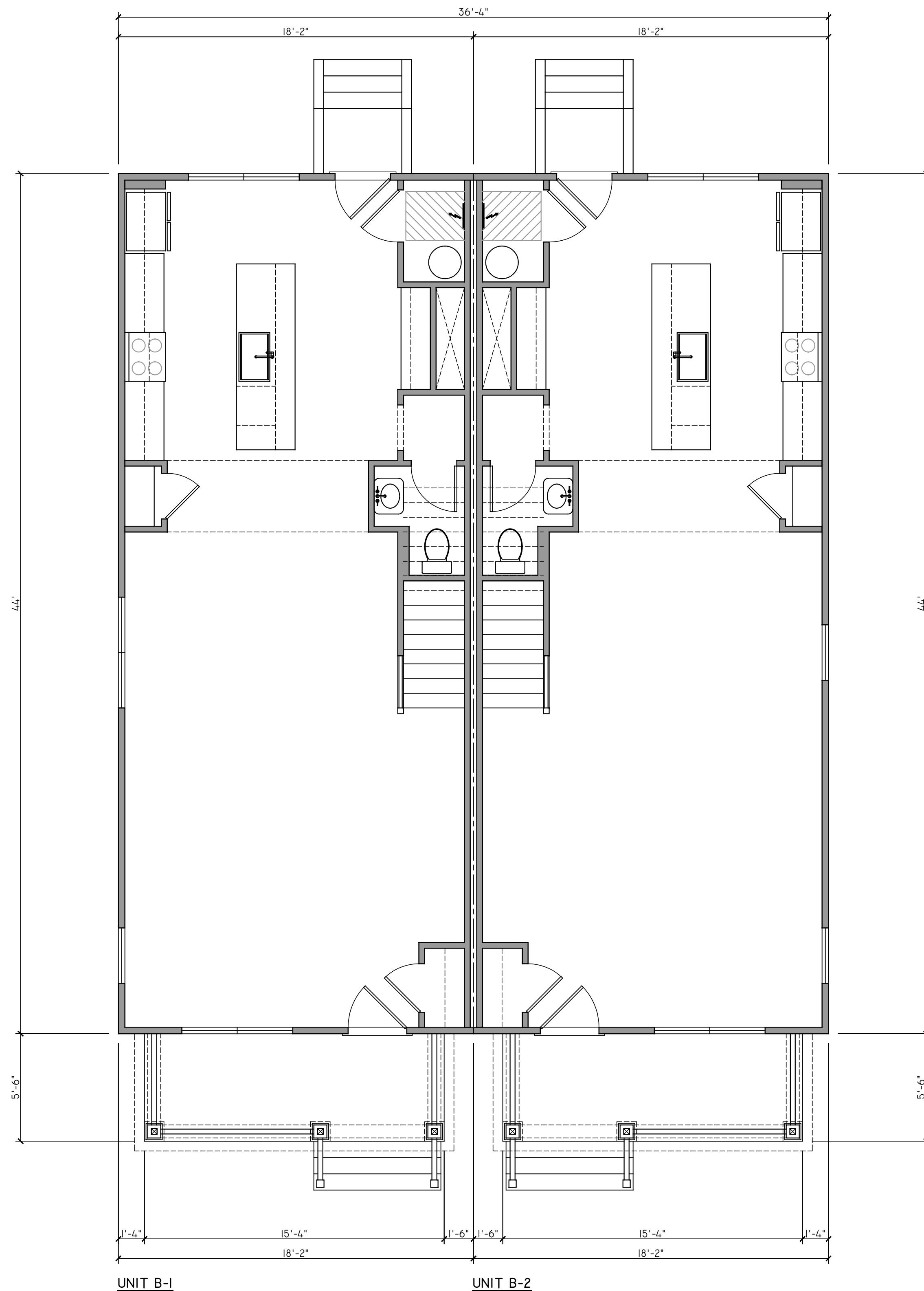
**NOT FOR
CONSTRUCTION**

SET/REVISION:
REVISIONS IN RESPONSE
TO CITY COMMENTS

DATE/MARK:
01.24.2022

FIRST FLOOR PLAN

BI.1



UNIT B-1

UNIT B-2

01 | FIRST FLOOR PLANS - BUILDING B

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

FIVE NEW TWO-STORY (+ HABITABLE ATTICS) SINGLE-FAMILY
ATTACHED HOUSES IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD

909 N. 29TH ST. - S.U.P.

909 NORTH 29TH STREET
RICHMOND, VIRGINIA 23223

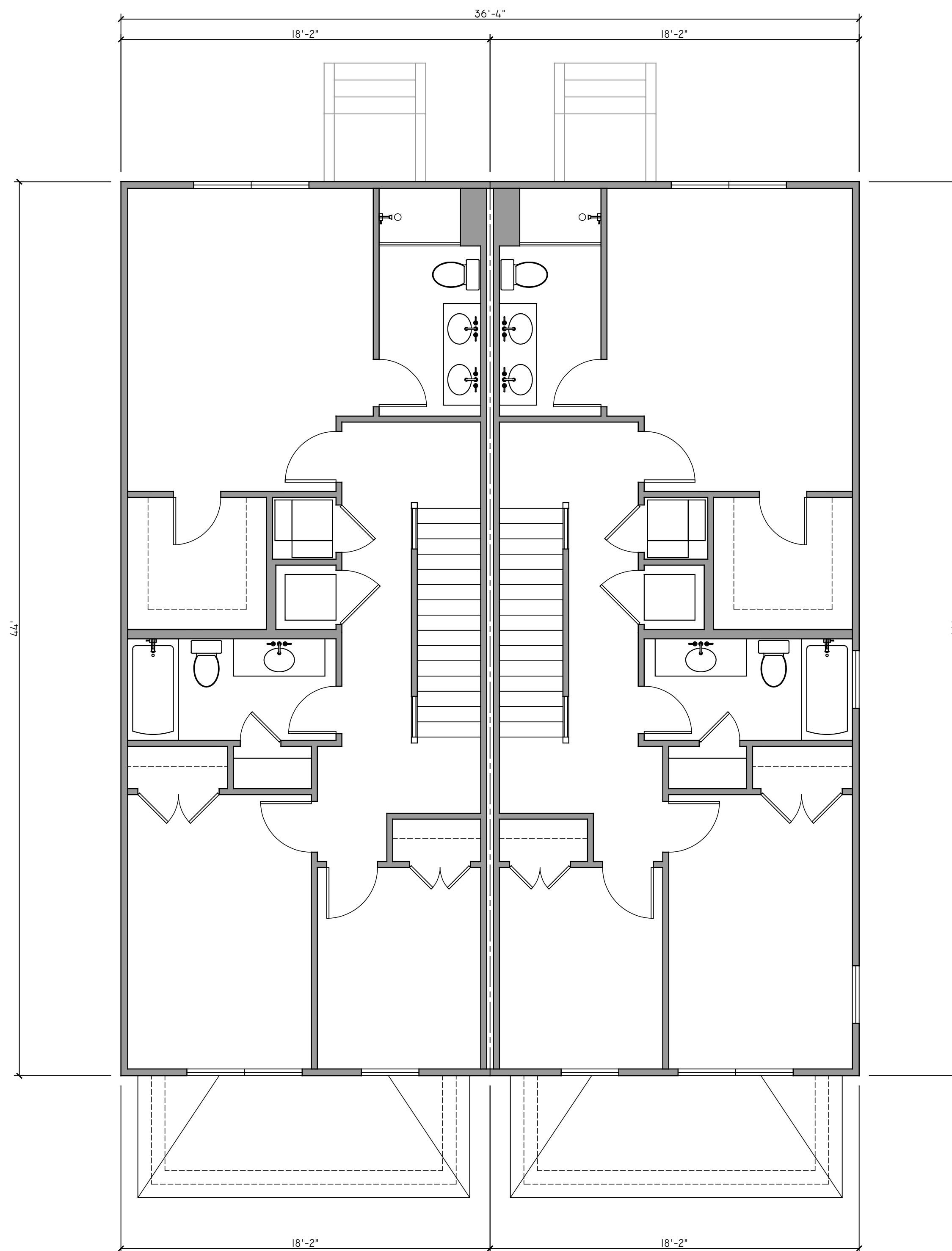
**NOT FOR
CONSTRUCTION**

SET/REVISION:
REVISIONS IN RESPONSE
TO CITY COMMENTS

DATE/MARK:
01.24.2022

SECOND FLOOR PLAN

Bl.2



UNIT B-1

UNIT B-2

01 | SECOND FLOOR PLANS - BUILDING B

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

FIVE NEW TWO-STORY (+ HABITABLE ATTICS) SINGLE-FAMILY
ATTACHED HOUSES IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD

909 N. 29TH ST. - S.U.P.

909 NORTH 29TH STREET
RICHMOND, VIRGINIA 23223

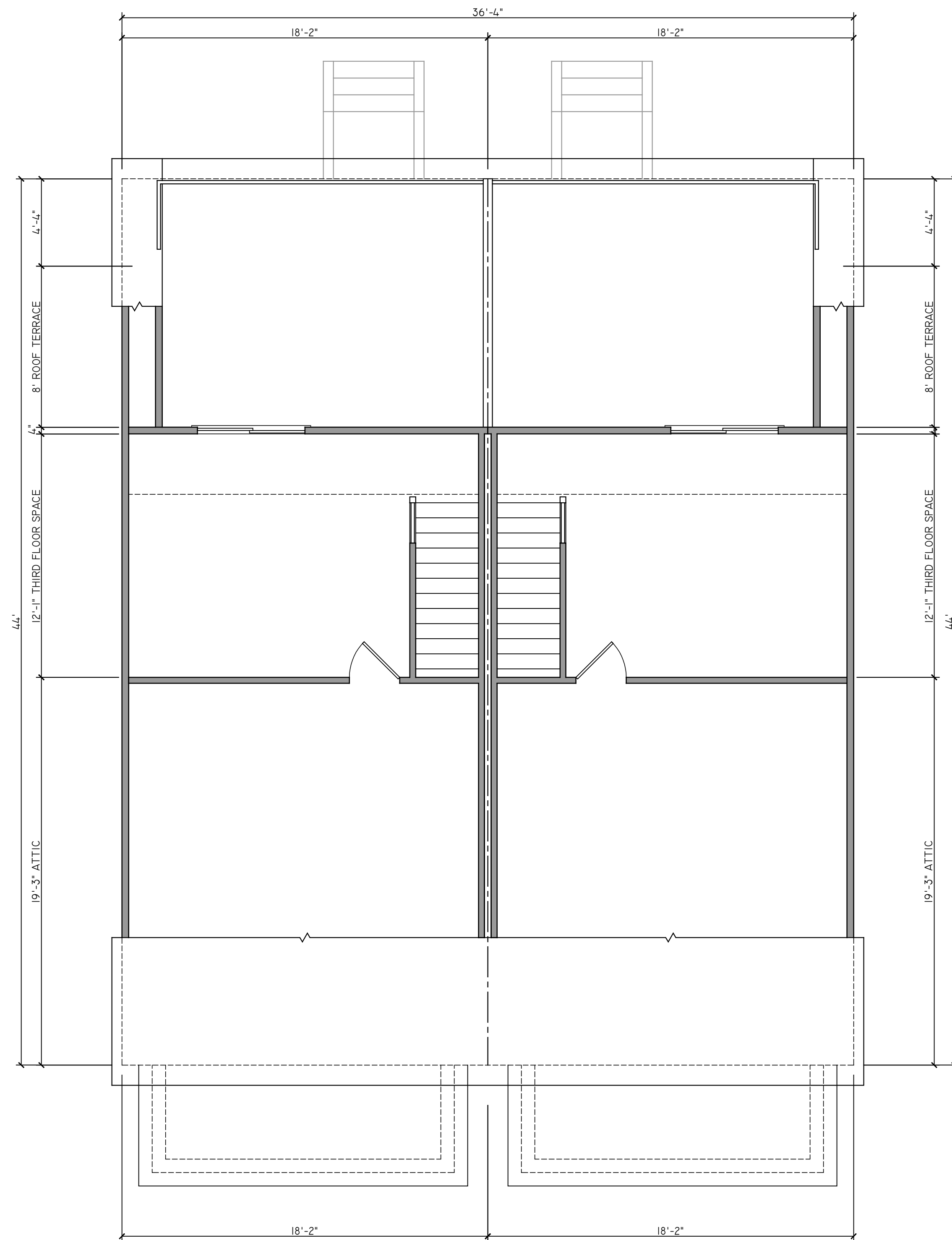


SET/REVISION:
REVISIONS IN RESPONSE
TO CITY COMMENTS

DATE/MARK:
01.24.2022

THIRD FLOOR PLAN

BI.3



UNIT B-1

UNIT B-2

01 | THIRD FLOOR PLANS - BUILDING B

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

EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	BRICK PIERS	RICHMOND RED
02	PAVED FOUNDATION	THRU-COLOR GRAY
03	CEMENTITIOUS HORIZONTAL LAP SIDING	T.B.D.
04	COMPOSITE TRIM- SEE WALL SECTION	PAINTED WHITE
05	VINYL VENTED SOFFIT	VENTED, FACTORY WHITE
06	VINYL PORCH CEILING	NON-VENTED, FACTORY WHITE
07	ENTRY DOORS	COLORS VARY
08	VINYL WINDOWS - SEE FLOOR PLANS FOR SIZES	PREFINISHED WHITE
09	8" DECORATIVE PORCH COLUMN	PAINTED WHITE
10	COMPOSITE STAIRS/TRIM WITH P.T. DECKING	NATURAL TREATED WOOD
11	"RICHMOND" RAILING WITH IRON/STEEL	RAILING PAINTED WHITE
12	HANDRAIL AT FRONT PORCH	HANDRAIL PAINTED BLACK
13	TREATED WOOD REAR DECK/STAIRS/RAILING	NATURAL TREATED WOOD
14	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
15	ASPHALT SHINGLE ROOF	GRAY
15	FRIEZE MOULDING- SEE WALL SECTION	PAINTED WHITE

EXTERIOR FINISH NOTES:
1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS U.N.O.
2. GRADES SHOWN APPROXIMATE. V.I.F.



02 | FRONT ELEVATION - BUILDING B
1/4" = 1'

FIVE NEW TWO-STORY (+ HABITABLE ATTICS) SINGLE-FAMILY
ATTACHED HOUSES IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD

909 N. 29TH ST. - S.U.P.

909 NORTH 29TH STREET
RICHMOND, VIRGINIA 23223

**NOT FOR
CONSTRUCTION**

SET/REVISION:
REVISIONS IN RESPONSE
TO CITY COMMENTS

DATE/MARK:
01.24.2022

FRONT 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

FIVE NEW TWO-STORY (+ HABITABLE ATTICS) SINGLE-FAMILY
ATTACHED HOUSES IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD

909 N. 29TH ST. - S.U.P.

909 NORTH 29TH STREET
RICHMOND, VIRGINIA 23223

**NOT FOR
CONSTRUCTION**

SET/REVISION:
REVISIONS IN RESPONSE
TO CITY COMMENTS

DATE/MARK:
01.24.2022

REAR & RIGHT SIDE
EXTERIOR ELEVATIONS

B2.2



03 | LEFT SIDE ELEVATION - BUILDING B
3/16" = 1'

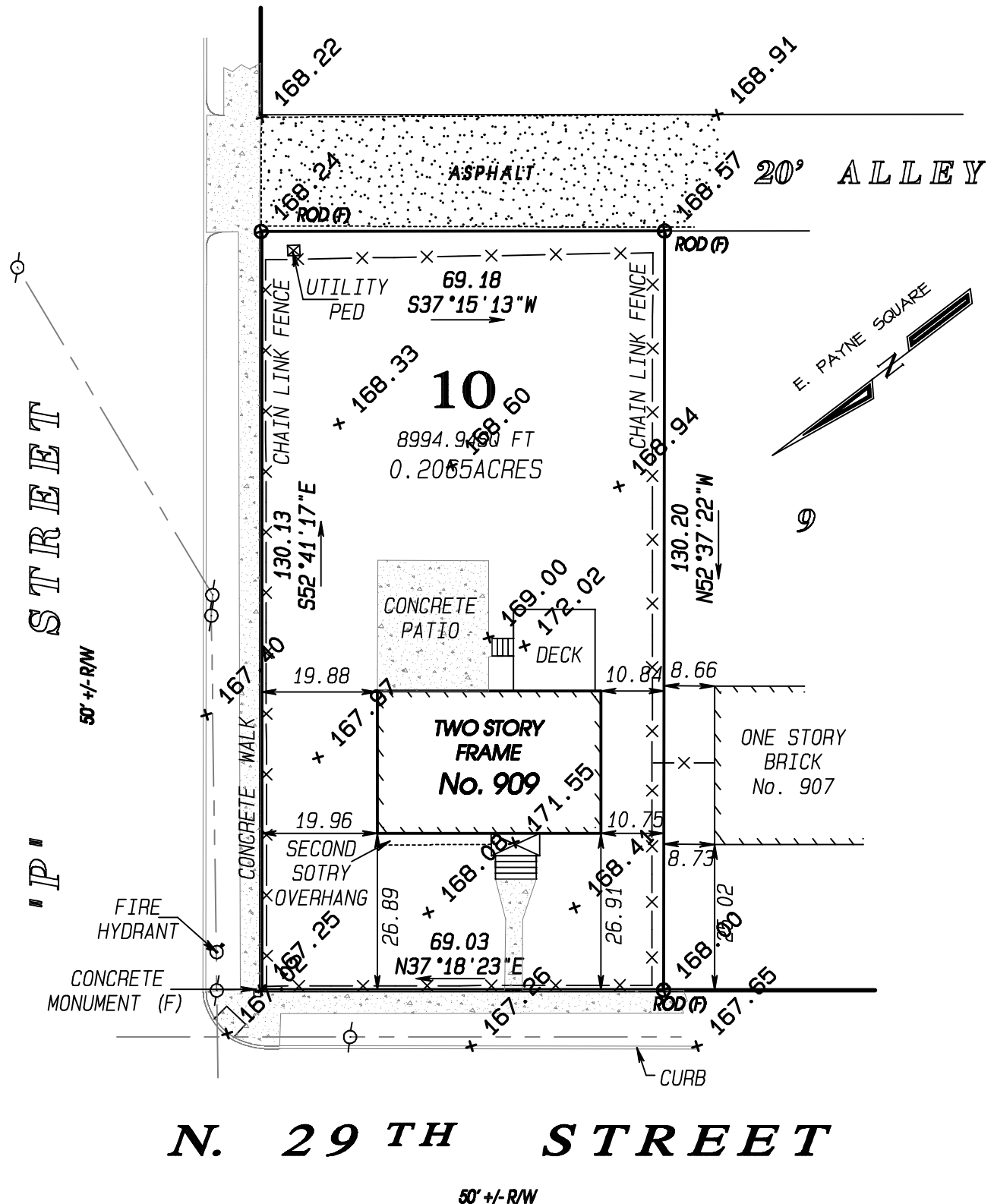


02 | RIGHT SIDE ELEVATION - BUILDING B
3/16" = 1'



01 | REAR ELEVATION - BUILDING B
3/16" = 1'

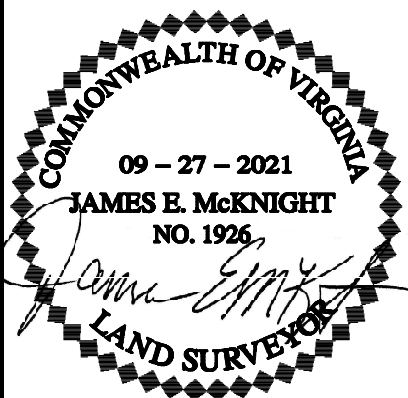
NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
 CURRENT OWNER: HALL CASSANDRA JOHNSON ID 2020-413
 UNDERGROUND UTILITIES



PLAT SHOWING IMPROVEMENTS ON LOT 10, BLOCK "A",
 PLAN OF "E. PAYNE SQUARE" SECTION 1,
 IN THE CITY OF RICHMOND, VIRGINIA.

THIS IS TO CERTIFY THAT ON SEPTEMBER 27, 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: 95010410