

INTRODUCED: December 9, 2024

AN ORDINANCE No. 2024-329

To authorize the special use of the properties known as 5728 Patterson Avenue and 805 Libbie Avenue for the purpose of a mixed-use building, including commercial space, upon certain terms and conditions.

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

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

PUBLIC HEARING: JAN 13 2025 AT 6 P.M.

WHEREAS, the owner of the properties known as 5728 Patterson Avenue and 805 Libbie Avenue, which are situated in a B-2 Community Business District, desires to use such properties for the purpose of a mixed-use building, including commercial space, which use, among other things, is not currently allowed by sections 30-436.1, concerning permitted principal and accessory uses, 30-436.3, concerning yards, and 30-436.5, 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

AYES: \_\_\_\_\_ NOES: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_

ADOPTED: \_\_\_\_\_ REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

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 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 5728 Patterson Avenue and 805 Libbie Avenue and identified as Tax Parcel Nos. W020-0073/007 and W020-0073/005, respectively, in the 2024 records of the City Assessor, being more particularly shown on a plat entitled “ALTA/NSPS Land Title Survey Showing Two Parcels of Land Lying on the North Line of Patterson Avenue and the East Line of Libbie Avenue, City of Richmond, VA,” prepared by ThomaSurveying, and dated March 24, 2023, 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 a mixed-use building, including commercial space, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “5728 Patterson Avenue,” prepared by 510 Architects, with sheets 1 and 3 through 14 dated August 20, 2024, and sheet 2 dated September 24, 2024, 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 a mixed-use building, including

commercial space, substantially as shown on the Plans. Outdoor dining shall be permitted on the Property within 100 feet of any R district.

(b) No fewer than twenty-four off-street parking spaces shall be required for the Special Use, substantially as shown on the Plans.

(c) The height of the proposed building shall be no greater than 4 stories, substantially as shown on the Plans.

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

§ 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 public right-of-way, including the installation of two new tree wells and new street trees along Libbie Avenue, 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 or the designee thereof 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 or the designee thereof, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

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

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

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

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

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

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

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

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

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

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

APPROVED AS TO FORM:

  
\_\_\_\_\_  
CITY ATTORNEY'S OFFICE



# City of Richmond

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

## Master

**File Number: Admin-2024-1269**

**File ID:** Admin-2024-1269

**Type:** Request for Ordinance or Resolution

**Status:** Regular Agenda

**Version:** 1

**Reference:**

**In Control:** City Clerk Waiting Room

**Department:** Richmond Dept of Planning & Development. Review

**Cost:**

**File Created:** 10/02/2024

**Subject:**

**Final Action:**

**Title:**

**Internal Notes:**

**Code Sections:**

**Agenda Date:** 12/09/2024

**Indexes:**

**Agenda Number:**

**Patron(s):**

**Enactment Date:**

**Attachments:** Admin-2024-1269 - APPLICATION DOCS, Admin-2024-1269 - AATF Ordinance

**Enactment Number:**

**Contact:**

**Introduction Date:**

**Drafter:** jonathan.brown@richmondgov.com

**Effective Date:**

**Related Files:**

### Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	11/14/2024	Matthew Ebinger	Approve	11/18/2024
1	2	11/14/2024	Kris Daniel-Thiem - FYI	Notified - FYI	
1	3	11/15/2024	Kevin Vonck	Approve	11/21/2024
1	4	11/15/2024	Alecia Blackwell - FYI	Notified - FYI	
1	5	11/18/2024	Sharon Ebert	Approve	11/19/2024
1	6	11/18/2024	Caitlin Sedano - FYI	Notified - FYI	
1	7	11/19/2024	Jeff Gray	Approve	11/20/2024
1	8	11/21/2024	Lincoln Saunders	Approve	11/21/2024
1	9	11/21/2024	Mayor Stoney	Approve	11/25/2024

### History of Legislative File

---

<b>Ver- sion:</b>	<b>Acting Body:</b>	<b>Date:</b>	<b>Action:</b>	<b>Sent To:</b>	<b>Due Date:</b>	<b>Return Date:</b>	<b>Result:</b>
-----------------------	---------------------	--------------	----------------	-----------------	------------------	-------------------------	----------------

---

---

Text of Legislative File Admin-2024-1269

# City of Richmond

## Intracity Correspondence

**O&R Transmittal**

**DATE:** November 14, 2024

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

**THROUGH:** The Honorable Levar M. Stoney, 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, DCAO for Planning & Economic Development

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

**RE:** To authorize the special use of the properties known as 5728 Patterson Avenue and 805 Libbie Avenue, for the purpose of a mixed-use building, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** The applicant is requesting a Special Use Permit to construct a mixed-use building with outdoor dining within a B-2 Community Business District. The proposal is not currently allowed by sections 30-436.5, 30-436.3(1), and 30-436.1(33)b, regarding building height, front-yards, and outdoor dining, respectively, of the Code of the City of Richmond (2020), as amended; A Special Use Permit is therefore required.

**BACKGROUND:** The subject properties are currently zoned B-2 Community Business District. The properties consist of a combined 18,088 sq. ft., .42 acres, improved with a 8,835 sq. ft. vacant building constructed, per tax assessment records, in 1949. The property is within the Westhampton neighborhood.

The City’s Richmond 300 Master Plan designates this property as Community Mixed Use. This use is comprised of clusters “...of medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities and sometimes feature regional attractions.”

Intensity: Buildings generally ranging from two to six stories, based on street widths and depending on the historic context and stepping down in height adjacent to residential areas, as necessary. New buildings that are taller than historical buildings should step back from the build-to line after matching the height of the predominant cornice line of the block.

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.

Secondary Uses: Single-family houses, institutional, and government. (p. 58)

Properties to the east and west of the properties in question are primarily zoned B-2 Community Business, whereas properties to the north and south are primarily R-4 Single-Family Residential. A mix of residential and some institutional uses are also present in the vicinity of the subject property.

**COMMUNITY ENGAGEMENT:** The Westhampton Neighborhood at Granite, Libbie, Monument, and Patterson Avenues, the Libbie, Granite & Westview Avenues Neighborhood, and the Westhampton Merchants Associations were notified. Letters of notification shall be sent to nearby property owners, and a sign noting this request shall be placed on the property once the ordinance is introduced to City Council.

**STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL:** Richmond 300 Master Plan

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

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** December 9, 2024

**CITY COUNCIL PUBLIC HEARING DATE:** January 13, 2025

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** January 7, 2025

**AFFECTED AGENCIES:** Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

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

**STAFF:** Jonathan Brown, 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: 5728 Patterson Avenue and 805 Libbie Avenue Date: 12/1/23

Parcel I.D. #: W0200073007 and W0200073005 Fee: \_\_\_\_\_

Total area of affected site in acres: .416

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

**Zoning**

Current Zoning: B-2

Richmond 300 Land Use Designation: Community Mixed-Use

**Proposed Use**

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

outdoor dining 50' from a residential district

Existing Use: Retail Strip

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Jennifer Mullen

Company: Roth Jackson

Mailing Address: 1519 Summit Avenue

City: Richmond State: VA Zip Code: 23230

Telephone: (804) 977-3374 Fax: ( )

Email: jullen@rothjackson.com

**Property Owner:** Julia F. Robins Family Limited Partnership

If Business Entity, name and title of authorized signee: Tyler Currie

(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: 3402 Old Parham Road

City: Richmond State: VA Zip Code: 23294

Telephone: ( ) Fax: ( )

Email: \_\_\_\_\_

**Property Owner Signature:**  **Tyler Currie for JFRFP**

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)

**Jennifer D. Mullen**  
Richmond Office  
(804) 977-3374(direct)  
[jmullen@rothjackson.com](mailto:jmullen@rothjackson.com)

July 18, 2024

VIA EMAIL

Mr. Matthew Ebinger  
Planning and Development Review  
900 East Broad Street, Room 511  
Richmond, VA 23219

Re: Updated Applicant's Report: Special Use Permit Request: Tax Map Numbers W0200073007  
and W0200073005

Dear Mr. Ebinger:

This letter shall serve as the updated applicant's report accompanying a limited special use permit request (the "SUP") for the property known as 5728 Patterson Avenue identified as Tax Map Number of W0200073007 and 805 Libbie Avenue identified as Tax Map Number W0200073005 (collectively, the "Property"). The Property is located on the north side of Patterson Avenue at the corner with Libbie Avenue. The Property consists of a two lots of record containing a total of approximately .416 acres of land area that is improved by a retail strip containing three separate tenant spaces and surface parking. The special use permit is requested for a waiver of certain feature requirements of height, front yard setback and outdoor dining within 100' of a residential district. The SUP will facilitate the redevelopment of the Property with a 4-story building containing commercial space and associated parking with high quality materials, fenestration, building articulation and step backs on the 3<sup>rd</sup> and 4<sup>th</sup> floors, as well as pedestrian improvements on the Property.

The Property is zoned B-2 Business, is identified in the Richmond 300 as Community Mixed Use, which recommends height up to 6 stories, and is located within the Westhampton Node. Patterson Avenue and Libbie Avenue are both Major Mixed-Use Streets in the Street Typologies of the Richmond 300, which recommends development consistent with the proposed redevelopment, which has a building form with parking in the rear, windows and entrances are to the street with streetscape features of patio areas, seating and an incorporated ramp element with the grade change.

The surrounding properties along Patterson Avenue and Libbie Avenue are also identified in the Richmond 300 as Community Mixed-Use and are located within the Westhampton Node. The zoning of the parcels to the east along Patterson Avenue is B-2, improved with similarly aged one story buildings and to the west along Patterson Avenue is B-7, improved with two 5-story buildings with parking decks

{01643656;v1}

**RICHMOND**

1519 Summit Avenue, Suite 102, Richmond, VA 23230  
P: 804-441-8440 F: 804-441-8438

**TYSONS CORNER**

8200 Greensboro Drive, Suite 820, McLean, VA 22102  
P: 703-485-3535 F: 703-485-3525

surrounding the former Westhampton school. The parcels to the north off Libbie Avenue are zoned R-4 and to the south along Patterson Avenue are zoned B-2. Consistent with this zoning designation, the surrounding properties are occupied by a range of uses including commercial/retail uses, multi-family residential dwellings, home occupations and single family residential.

The special use permit for the Property is limited to three feature waivers to permit outdoor dining within 100' of a residential zoned property along Libbie Avenue, height allowing for a 4-story building and a front yard setback reduced to 17' which is consistent with the existing building footprint. Permitting the area adjacent to the building along Libbie Avenue for outdoor dining availability will only enhance the engagement with the street and connectivity particularly with the grade change from the rear of the property to the corner of Libbie Avenue and Patterson Avenue. The additional height is stepped back from both the front and side on the 3<sup>rd</sup> and 4<sup>th</sup> floor for the building component on the east side of the Property and stepped back on the 4<sup>th</sup> floor for the building component at the corner of Patterson Avenue and Libbie Avenue. The building materials, detailing and articulation, as well as fenestration as shown on the updated plans are all a significant benefit of the Special Use Permit. The ground floor provides transparency to the pedestrian, enhanced landscaping, and a similar building front setback as those on the block, allowing additional pedestrian space with multiple opportunities for gathering.

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 the 3 feature waivers will not:

- **Be detrimental to the safety, health, morals and general welfare of the community involved.**
- **Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.**
- **Create hazards from fire, panic or other dangers.**
- **Tend to overcrowding of land and cause 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.**
- **Interfere with adequate light and air.**

## Summary

This request represents an ideal development for this location. The request offers a development alternative that is consistent with the Richmond 300 land use recommendation and incorporates the pedestrian-oriented design principles contained in the plan. The high-quality materials and design features enhance the existing context of the Libbie Avenue and Patterson Avenue corridor, providing additional opportunity for new office space, updated retail space and more opportunities for outdoor dining.

{01643656;v1}



**RICHMOND**

1519 Summit Avenue, Suite 102, Richmond, VA 23230

P: 804-441-8440 F: 804-441-8438

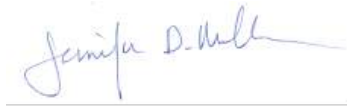
**TYSONS CORNER**

8200 Greensboro Drive, Suite 820, McLean, VA 22102

P: 703-485-3535 F: 703-485-3525

Thank you for your time and consideration of this request. Should you have any further questions about this request, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer D. Mullen". The signature is written in a cursive style and is contained within a thin black rectangular border.

Jennifer D. Mullen, Esq.

Enclosure

{01643656;v1}



**RICHMOND**

1519 Summit Avenue, Suite 102, Richmond, VA 23230

P: 804-441-8440 F: 804-441-8438

**TYSONS CORNER**

8200 Greensboro Drive, Suite 820, McLean, VA 22102

P: 703-485-3535 F: 703-485-3525



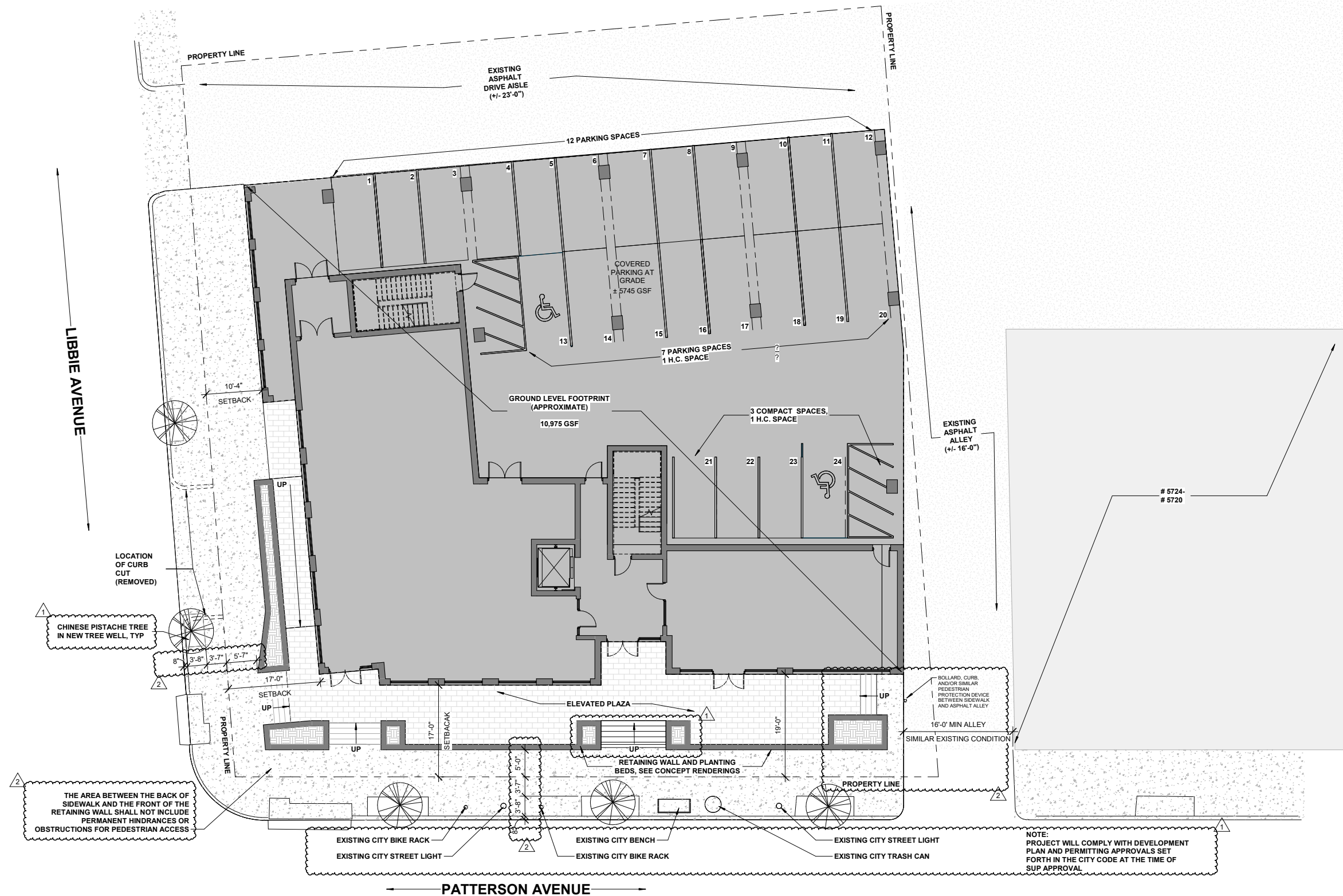


# 5728 PATTERSON AVENUE

ARCHITECTURAL IMAGERY



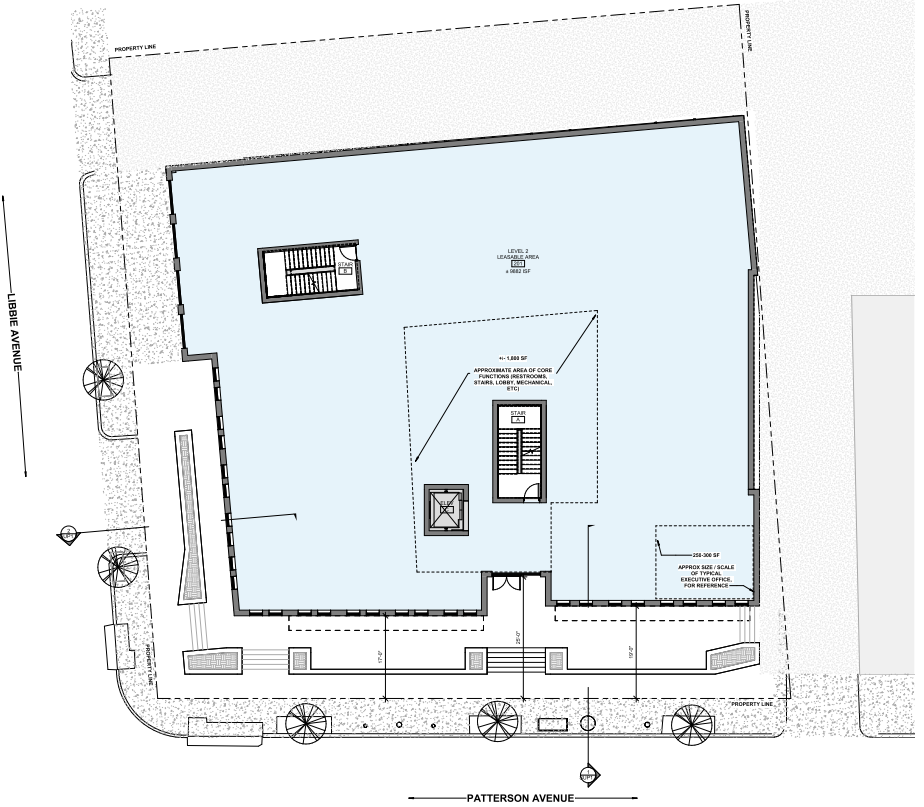
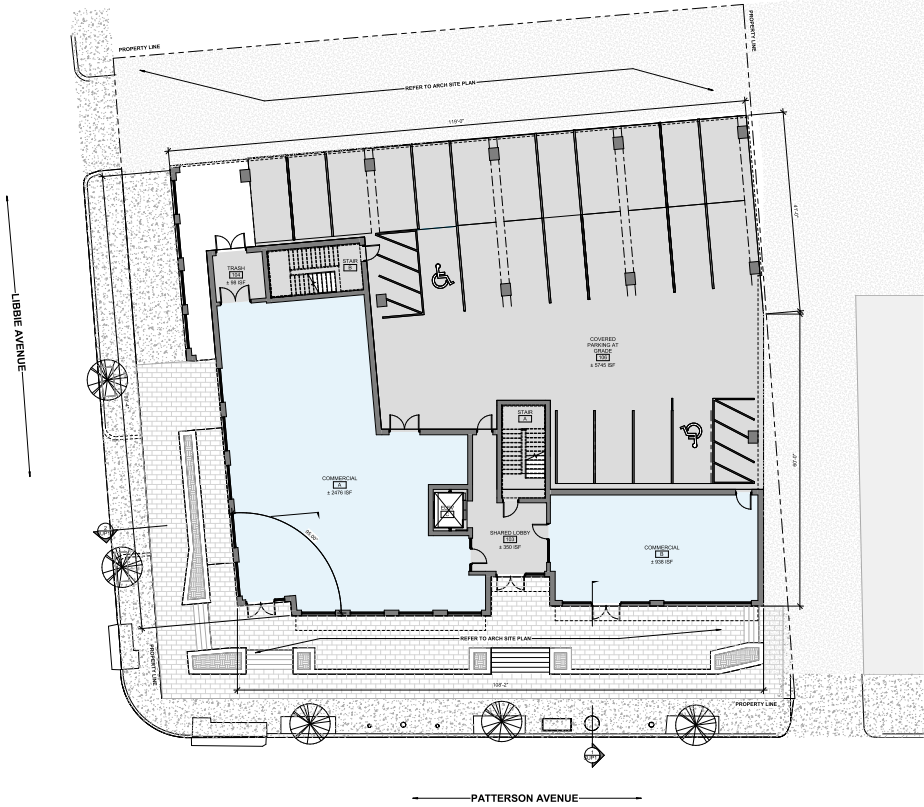




PROPOSED - ARCHITECTURAL SITE PLAN

5728 PATTERSON AVENUE | RICHMOND, VA 23226 | WWW.510ARCHITECTS.COM | SEPTEMBER 24, 2024

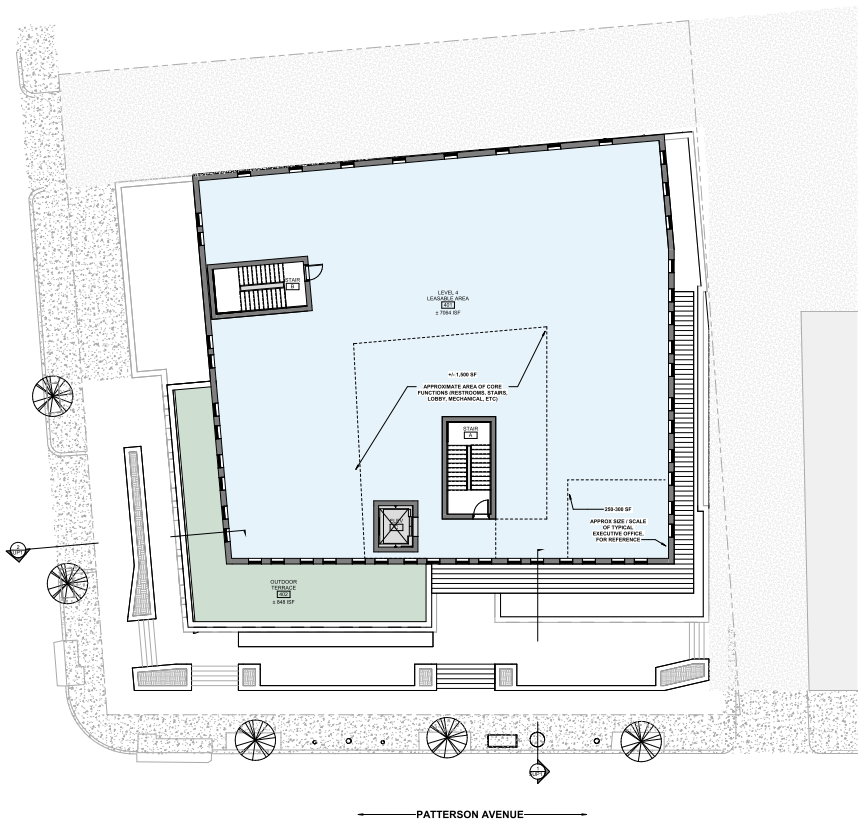
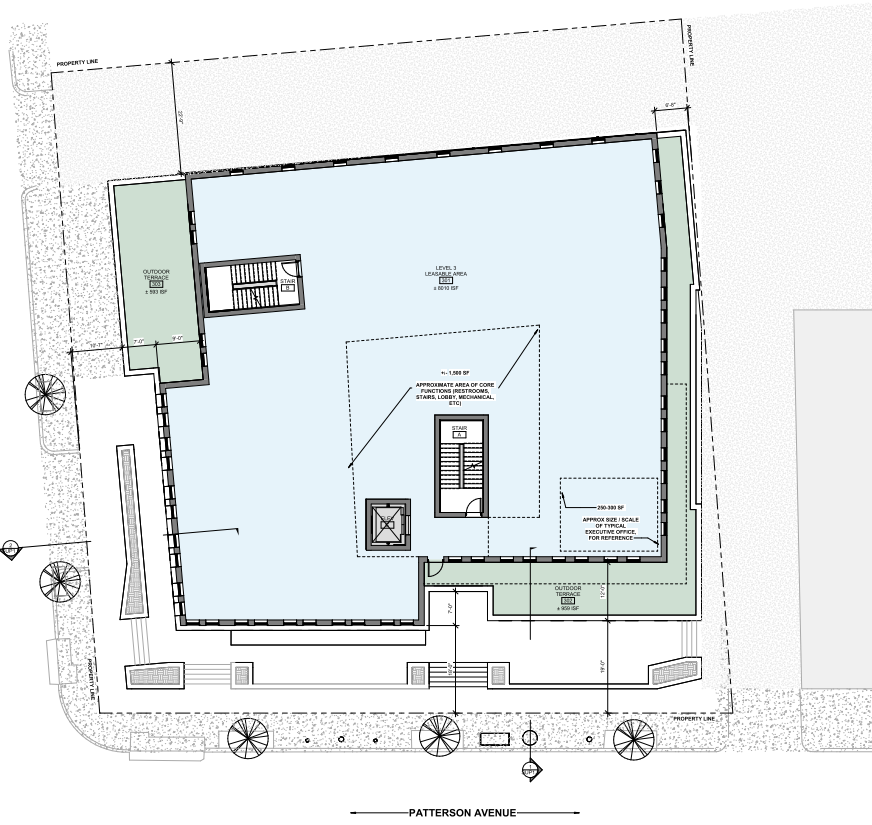
This document is for use by 510 Architects LLC only. Reproduction of this document, in whole or in part, or the modification of any detail or design without the expressed, written consent of 510 Architects LLC is prohibited. All rights reserved. Copyright 2024 510 architects LLC



PROPOSED - LEVEL 1 & 2 FLOOR PLANS

5728 PATTERSON AVENUE | RICHMOND, VA 23226 | WWW.510ARCHITECTS.COM | AUGUST 20, 2024

This document is for use by 510 Architects LLC only. Reproduction of this document, in whole or in part, or the modification of any detail or design without the expressed, written consent of 510 Architects LLC is prohibited. All rights reserved. Copyright 2024 510 architects LLC

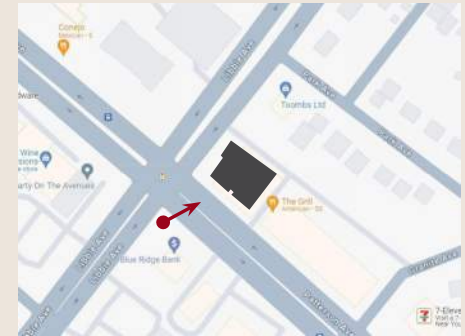


PROPOSED - LEVEL 3 & 4 FLOOR PLANS

5728 PATTERSON AVENUE | RICHMOND, VA 23226 | WWW.510ARCHITECTS.COM | AUGUST 20, 2024

This document is for use by 510 Architects LLC only. Reproduction of this document, in whole or in part, or the modification of any detail or design without the expressed, written consent of 510 Architects LLC is prohibited. All rights reserved. Copyright 2024 510 architects LLC

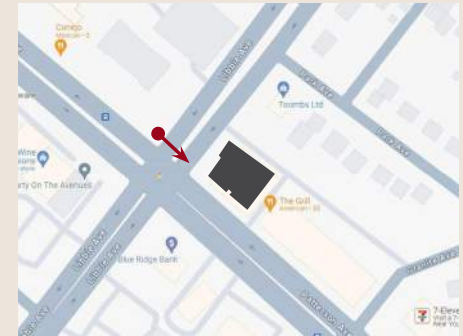




CONCEPTUAL RENDERINGS - VIEW FROM PATTERSON AVENUE FACING NORTHEAST

5728 PATTERSON AVENUE | RICHMOND, VA 23226 | WWW.510ARCHITECTS.COM | AUGUST 20, 2024

This document is for use by 510 Architects LLC only. Reproduction of this document, in whole or in part, or the modification of any detail or design without the expressed, written consent of 510 Architects LLC is prohibited. All rights reserved. Copyright 2024 510 architects LLC

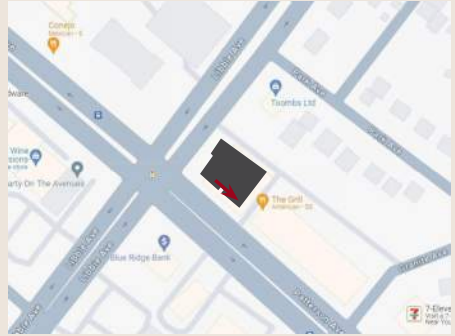


CONCEPTUAL RENDERINGS - VIEW FROM LIBBIE AVE FACING EAST

5728 PATTERSON AVENUE | RICHMOND, VA 23226 | WWW.510ARCHITECTS.COM | AUGUST 20, 2024

This document is for use by 510 Architects LLC only. Reproduction of this document, in whole or in part, or the modification of any detail or design without the expressed, written consent of 510 Architects LLC is prohibited. All rights reserved. Copyright 2024 510 architects LLC





CONCEPTUAL RENDERINGS - ELEVATED PLAZA ON PATTERSON, FACING EAST

5728 PATTERSON AVENUE | RICHMOND, VA 23226 | WWW.510ARCHITECTS.COM | AUGUST 20, 2024

This document is for use by 510 Architects LLC only. Reproduction of this document, in whole or in part, or the modification of any detail or design without the expressed, written consent of 510 Architects LLC is prohibited. All rights reserved. Copyright 2024 510 architects LLC



CONCEPTUAL RENDERINGS - ELEVATED PLAZA ON PATTERSON, FACING WEST

5728 PATTERSON AVENUE | RICHMOND, VA 23226 | WWW.510ARCHITECTS.COM | AUGUST 20, 2024

This document is for use by 510 Architects LLC only. Reproduction of this document, in whole or in part, or the modification of any detail or design without the expressed, written consent of 510 Architects LLC is prohibited. All rights reserved. Copyright 2024 510 architects LLC





CONCEPTUAL RENDERINGS - CORNER OF LIBBIE AVE AND PATTERSON AVE. FACING NORTH

5728 PATTERSON AVENUE | RICHMOND, VA 23226 | WWW.510ARCHITECTS.COM | AUGUST 20, 2024

This document is for use by 510 Architects LLC only. Reproduction of this document, in whole or in part, or the modification of any detail or design without the expressed, written consent of 510 Architects LLC is prohibited. All rights reserved. Copyright 2024 510 architects LLC

**PROPOSED EXTERIOR MATERIAL DESCRIPTIONS :**

**FACADE PALATTE 'A'**

- 1A. PREFINISHED METAL PARAPET 'A'
- 2A. FIELD BRICK 'A'
- 3A. PRECAST HEADER 'A'
- 4A. ACCENT BRICK 'A'
- 5A. ARCHITECTURAL CANOPY 'A'
- 6A. ARCHITECTURAL STOREFRONT SYSTEM 'A'
- 7A. ARCHITECTURAL WINDOW SYSTEM 'A'

**FACADE PALATTE 'B'**

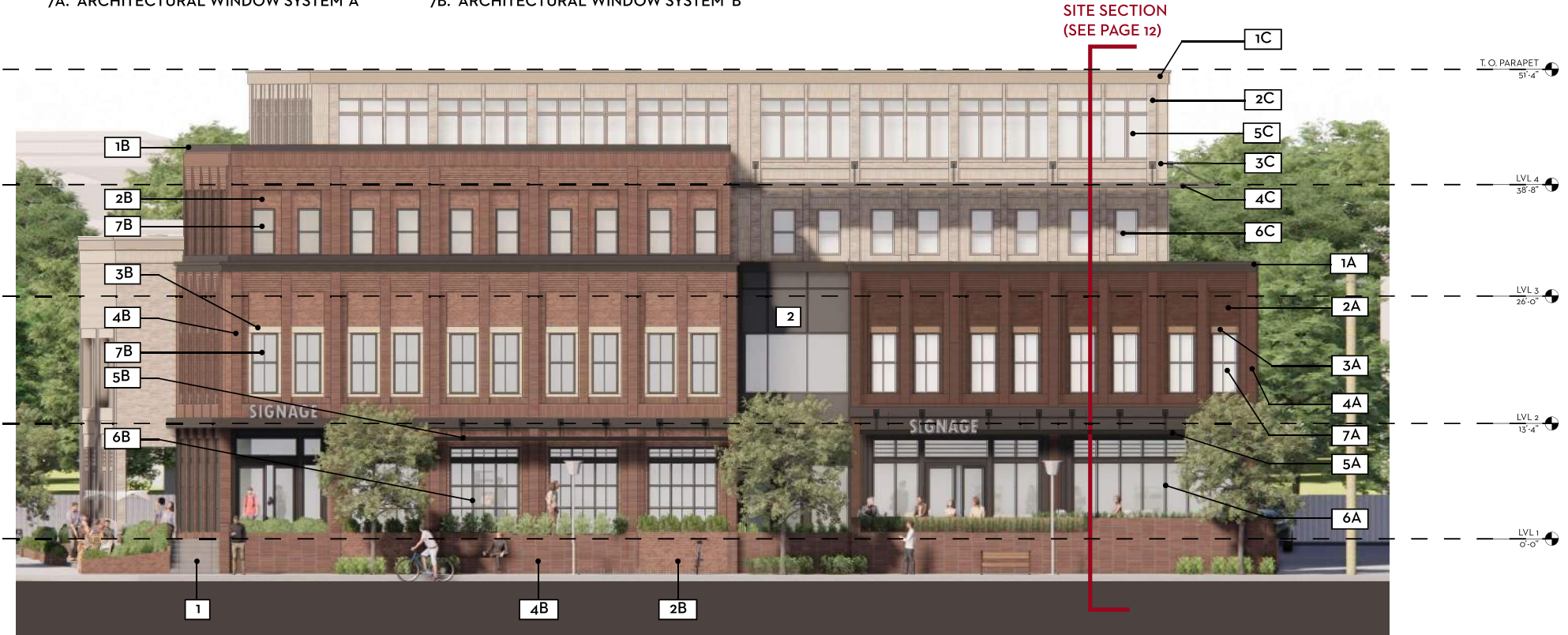
- 1B. PREFINISHED METAL PARAPET 'B'
- 2B. FIELD BRICK 'B'
- 3B. PRECAST HEADER 'B'
- 4B. ACCENT BRICK 'B'
- 5B. ARCHITECTURAL CANOPY 'B'
- 6B. ARCHITECTURAL STOREFRONT SYSTEM 'B'
- 7B. ARCHITECTURAL WINDOW SYSTEM 'B'

**FACADE PALATTE 'C'**

- 1C. PREFINISHED METAL PARAPET 'C'
- 2C. FIELD BRICK 'C'
- 3C. ACCENT BRICK 'C'
- 4C. ARCHITECTURAL CANOPY 'C'
- 5C. ARCHITECTURAL STOREFRONT SYSTEM 'C'
- 6C. ARCHITECTURAL WINDOW SYSTEM 'C'

**ADDITIONAL**

- 1. REFINISHED METAL CLADDING
- 2. NATURAL STONE PAVERS



CONCEPTUAL RENDERINGS - PRINCIPAL ELEVATION - PATTERSON AVENUE

5728 PATTERSON AVENUE | RICHMOND, VA 23226 | WWW.510ARCHITECTS.COM | AUGUST 20, 2024

This document is for use by 510 Architects LLC only. Reproduction of this document, in whole or in part, or the modification of any detail or design without the expressed, written consent of 510 Architects LLC is prohibited. All rights reserved. Copyright 2024 510 architects LLC



**PROPOSED EXTERIOR MATERIAL DESCRIPTIONS :**

**FACADE PALATTE 'A'**

- 1A. PREFINISHED METAL PARAPET 'A'
- 2A. FIELD BRICK 'A'
- 3A. PRECAST HEADER 'A'
- 4A. ACCENT BRICK 'A'
- 5A. ARCHITECTURAL CANOPY 'A'
- 6A. ARCHITECTURAL STOREFRONT SYSTEM 'A'
- 7A. ARCHITECTURAL WINDOW SYSTEM 'A'

**FACADE PALATTE 'B'**

- 1B. PREFINISHED METAL PARAPET 'B'
- 2B. FIELD BRICK 'B'
- 3B. PRECAST HEADER 'B'
- 4B. ACCENT BRICK 'B'
- 5B. ARCHITECTURAL CANOPY 'B'
- 6B. ARCHITECTURAL STOREFRONT SYSTEM 'B'
- 7B. ARCHITECTURAL WINDOW SYSTEM 'B'

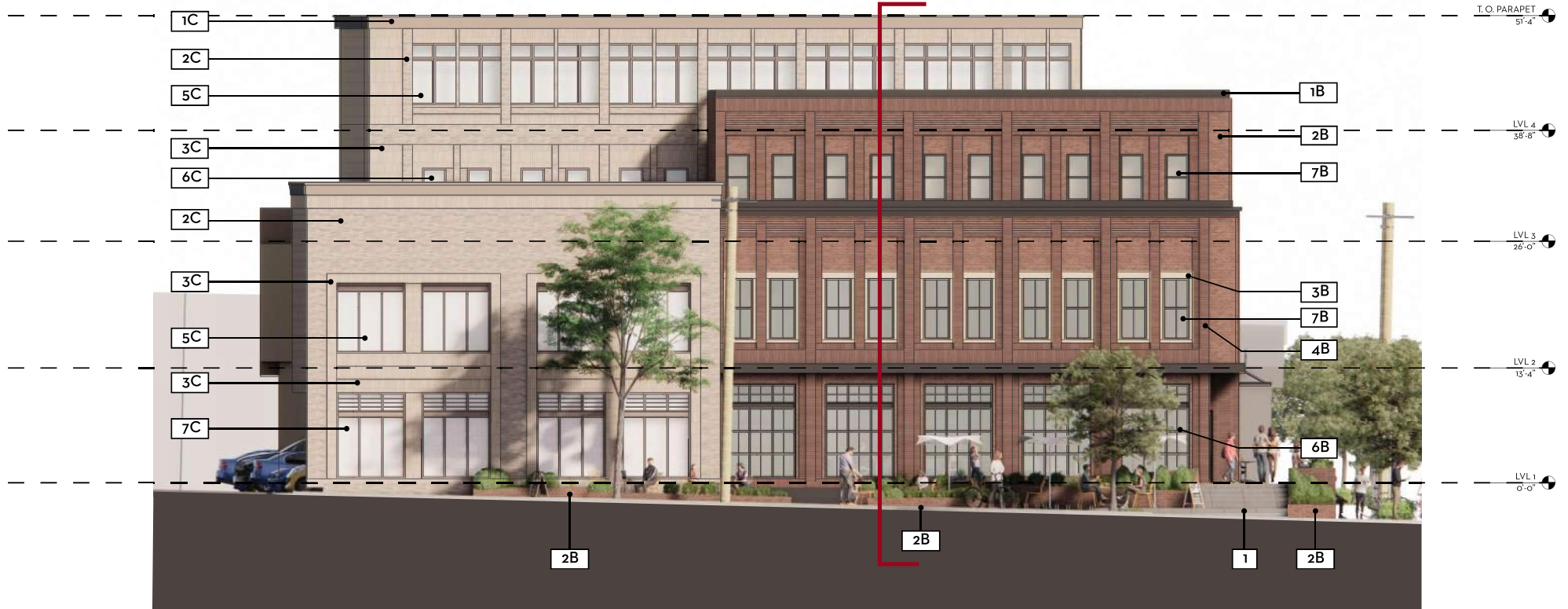
**FACADE PALATTE 'C'**

- 1C. PREFINISHED METAL PARAPET 'C'
- 2C. FIELD BRICK 'C'
- 3C. ACCENT BRICK 'C'
- 4C. ARCHITECTURAL CANOPY 'C'
- 5C. ARCHITECTURAL STOREFRONT SYSTEM 'C'
- 6C. ARCHITECTURAL WINDOW SYSTEM 'C'
- 7C. PERFORATED POWDER COATED DECORATIVE SCREEN

**ADDITIONAL**

- 1. PREFINISHED METAL CLADDING
- 2. NATURAL STONE PAVERS

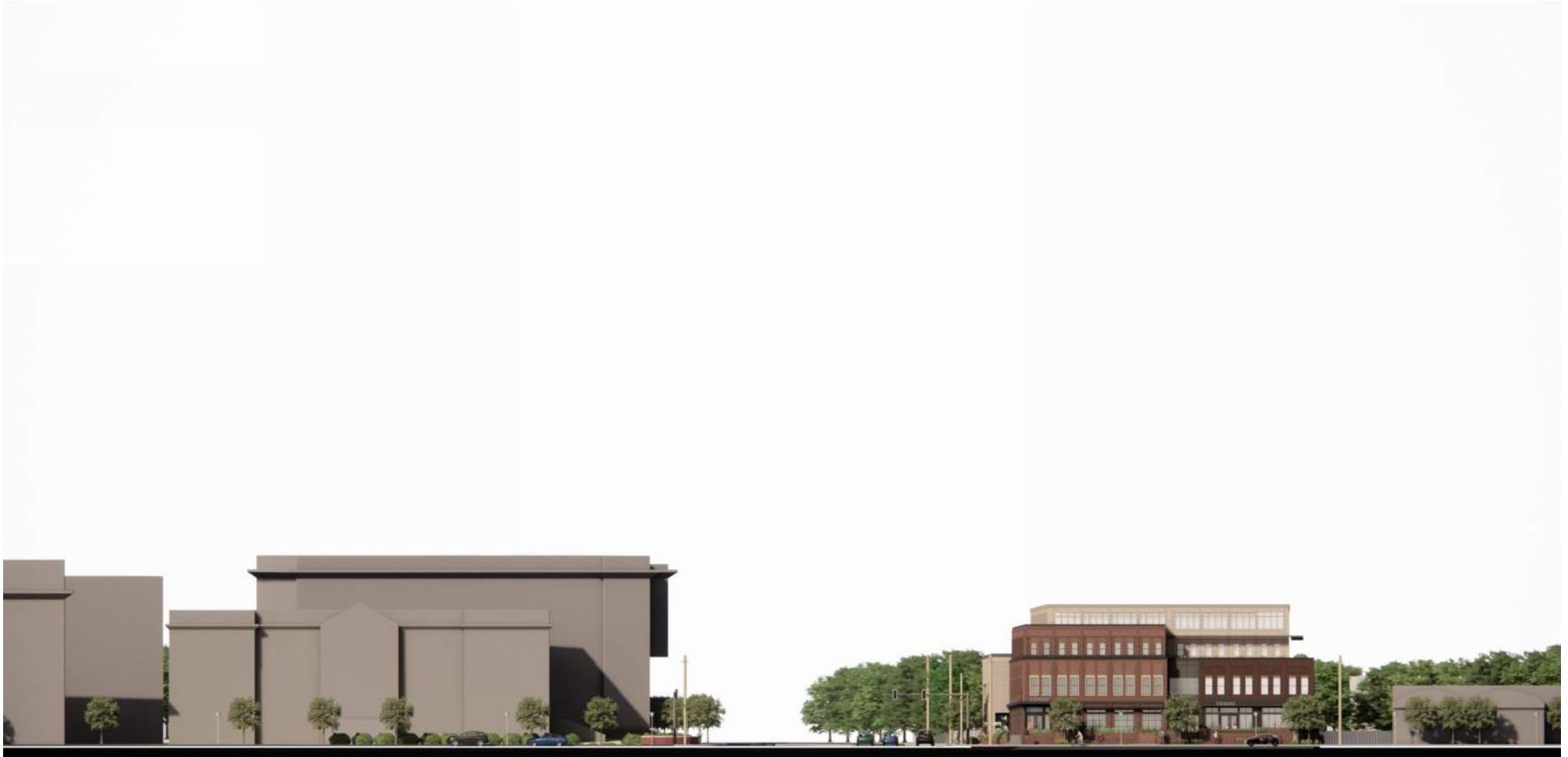
**SITE SECTION**  
(SEE PAGE 12)



CONCEPTUAL RENDERINGS - PRINCIPAL ELEVATION - LIBBIE AVENUE

5728 PATTERSON AVENUE | RICHMOND, VA 23226 | WWW.510ARCHITECTS.COM | AUGUST 20, 2024

This document is for use by 510 Architects LLC only. Reproduction of this document, in whole or in part, or the modification of any detail or design without the expressed, written consent of 510 Architects LLC is prohibited. All rights reserved. Copyright 2024 510 architects LLC



APPROXIMATE HEIGHTS & WIDTHS OF WESTHAMPTON SCHOOL AND MULTIFAMILY REDEVELOPMENT

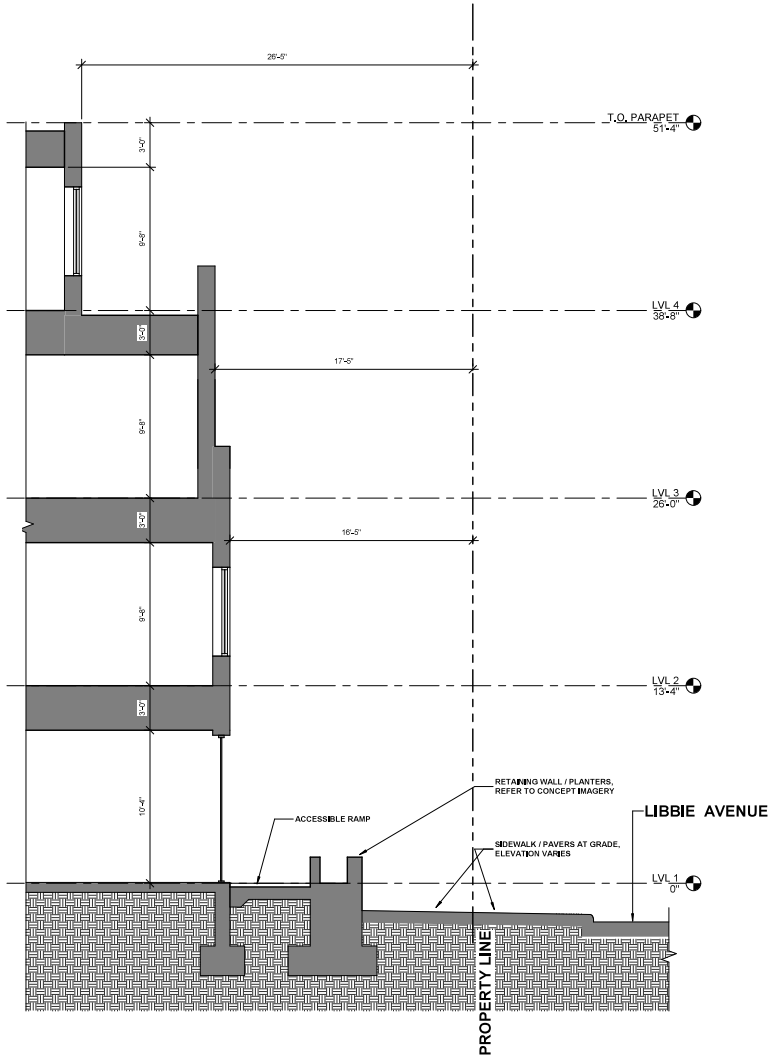
APPROXIMATE HEIGHTS & WIDTHS OF EXISTING RETAIL

BUILDING MASS & SITE CONTEXT - PATTERSON AVE

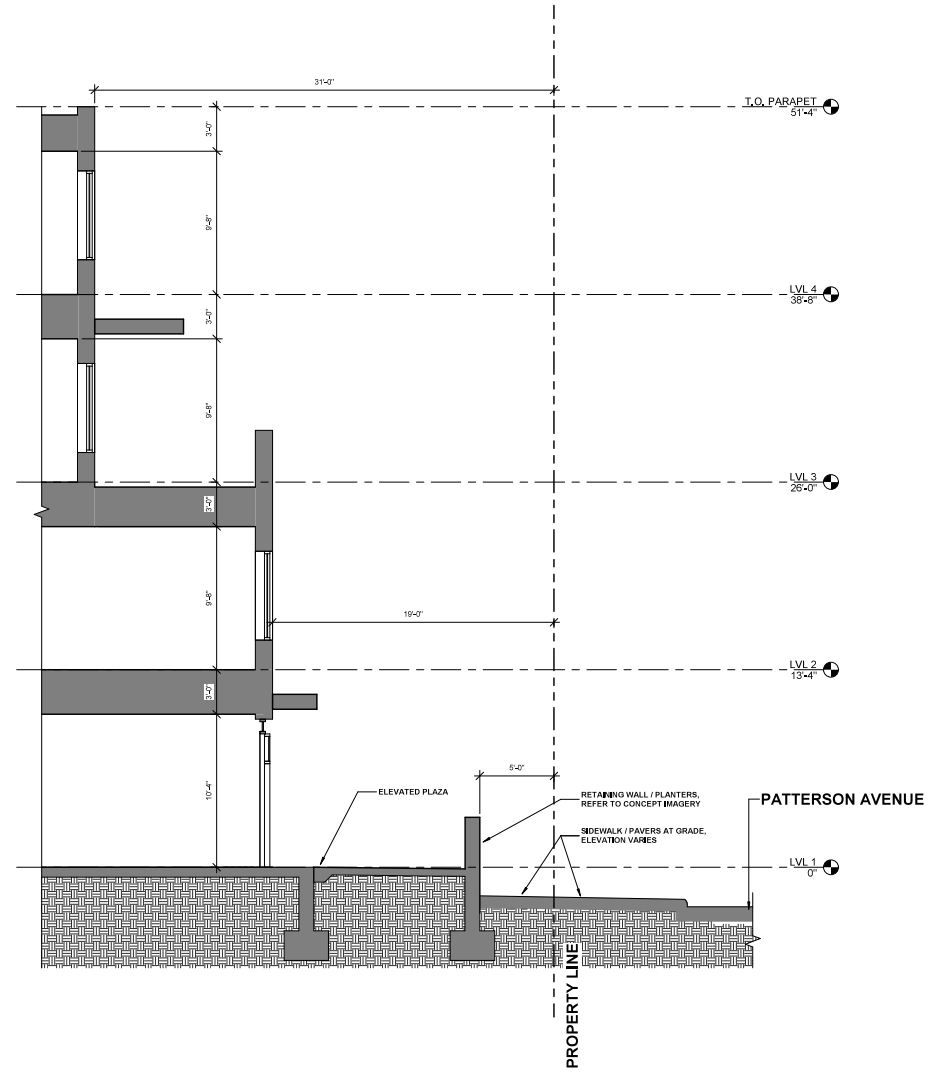
5728 PATTERSON AVENUE | RICHMOND, VA 23226 | WWW.510ARCHITECTS.COM | AUGUST 20, 2024







PATTERSON



LIBBIE



PROPOSED SITE SECTIONS

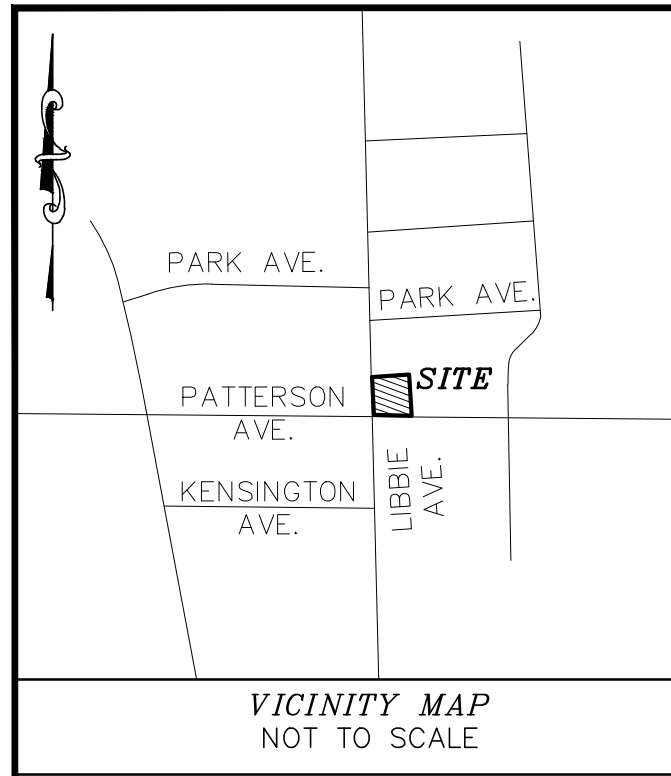


PRECEDENT IMAGERY - FACADE MATERIALITY & DETAILS

5728 PATTERSON AVENUE | RICHMOND, VA 23226 | WWW.510ARCHITECTS.COM | AUGUST 20, 2024

This document is for use by 510 Architects LLC only. Reproduction of this document, in whole or in part, or the modification of any detail or design without the expressed, written consent of 510 Architects LLC is prohibited. All rights reserved. Copyright 2024 510 architects LLC





**AS-SURVEYED LEGAL DESCRIPTION - PARCEL 1**

BEGINNING AT A POINT, MARKED P.O.B., SAID POINT LYING AT THE INTERSECTION OF THE NORTH LINE OF PATTERSON AVENUE AND THE EAST LINE OF LIBBIE AVENUE; THENCE ALONG THE EAST LINE OF LIBBIE AVENUE N 36°44'03" E, 102.01' TO A POINT; THENCE LEAVING THE EAST LINE OF LIBBIE AVENUE S 53°49'08" E, 129.97' TO A POINT LYING ON THE WEST LINE OF AN ALLEY; THENCE ALONG THE WEST LINE OF SAID ALLEY S 36°48'58" W, 113.10' TO A POINT LYING ON THE NORTH LINE OF PATTERSON AVENUE; THENCE ALONG THE NORTH LINE OF PATTERSON AVENUE N 48°55'49" W, 130.18' TO THE POINT OF BEGINNING. CONTAINING 0.321 ACRE OF LAND.

**AS-SURVEYED LEGAL DESCRIPTION - PARCEL 2**

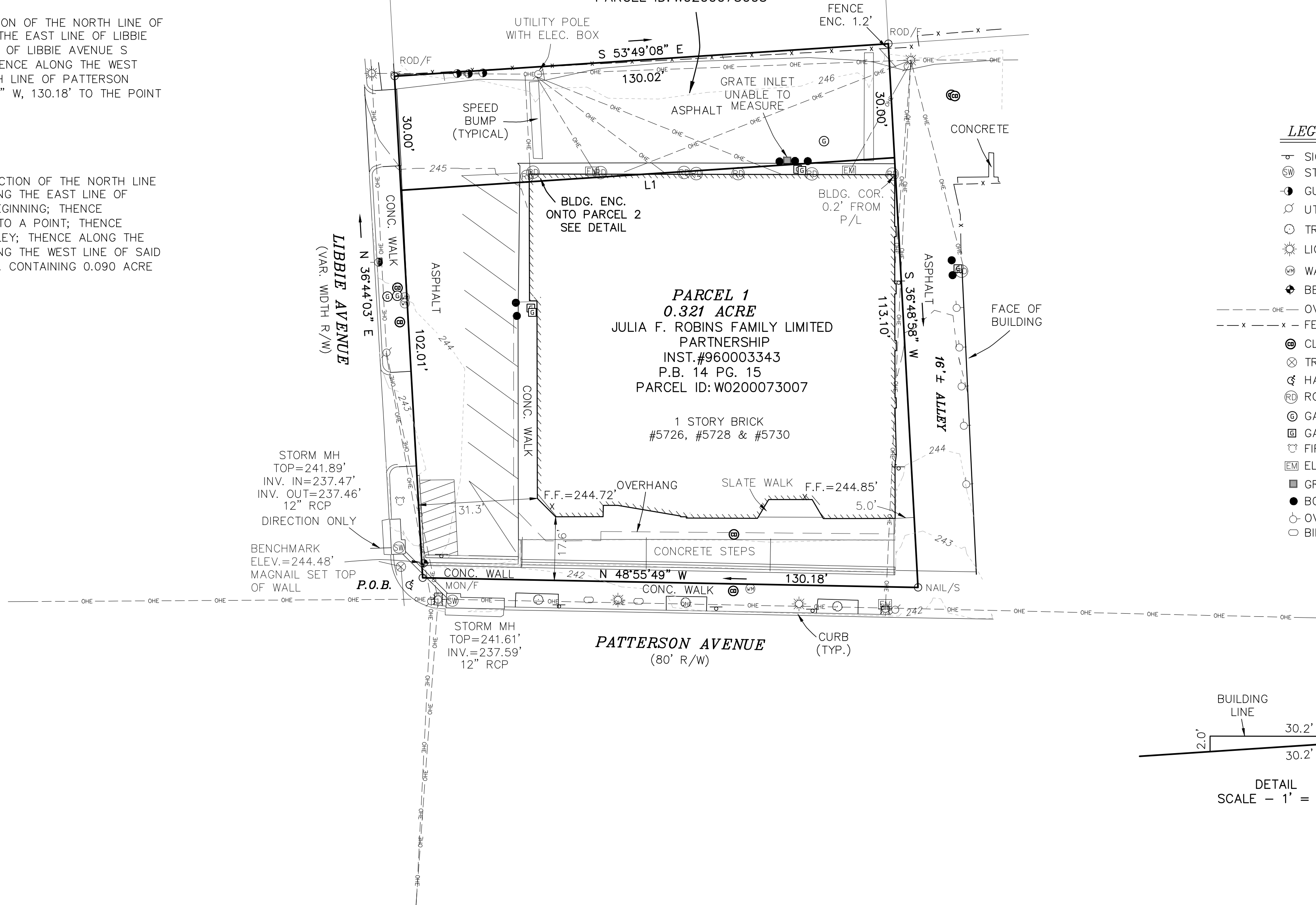
COMMENCING AT A POINT, MARKED P.O.B., SAID POINT LYING AT THE INTERSECTION OF THE NORTH LINE OF PATTERSON AVENUE AND THE EAST LINE OF LIBBIE AVENUE; THENCE ALONG THE EAST LINE OF LIBBIE AVENUE N 36°44'03" E, 102.01' TO THE TRUE POINT AND PLACE OF BEGINNING; THENCE CONTINUING ALONG THE EAST LINE OF LIBBIE AVENUE N 36°44'03" E, 30.00' TO A POINT; THENCE LEAVING THE EAST LINE OF LIBBIE AVENUE S 53°49'08" E, 130.02' TO AN ALLEY; THENCE ALONG THE WEST LINE OF SAID ALLEY S 36°48'58" W, 30.00' TO A POINT; THENCE LEAVING THE WEST LINE OF SAID ALLEY N 53°49'08" W, 129.97' TO THE TRUE POINT AND PLACE OF BEGINNING. CONTAINING 0.090 ACRE OF LAND.

WILLIAM B. AND  
MARY ELLEN TOOMBS  
D.B. 424 PG. 146  
P.B. 14 PG. 15  
PARCEL ID: W0200073004

**PARCEL 2**  
0.090 ACRE  
JULIA F. ROBINS FAMILY LIMITED  
PARTNERSHIP  
INST. #960003343  
P.B. 14 PG. 15  
PARCEL ID: W0200073005

**PARCEL 1**  
0.321 ACRE  
JULIA F. ROBINS FAMILY LIMITED  
PARTNERSHIP  
INST. #960003343  
P.B. 14 PG. 15  
PARCEL ID: W0200073007

1 STORY BRICK  
#5726, #5728 & #5730



**SURVEY CERTIFICATION**

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,5,8,13 & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 24, 2023.

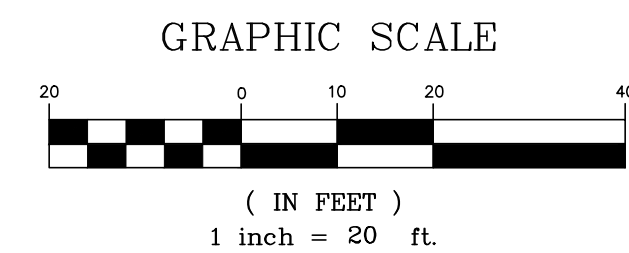
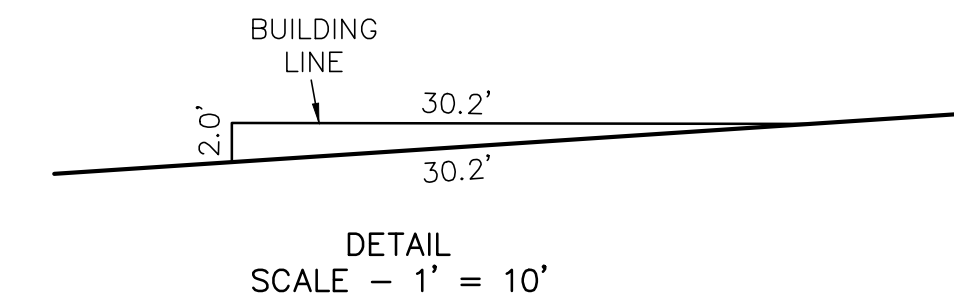
*Kyle A. Jennings*  
KYLE A. JENNINGS, LIC. NO. 3529

3/24/23

LINE	BEARING	DISTANCE
L1	N 53°49'08" W	129.97'

**LEGEND**

- ⊕ SIGN
- ⊕ STORM MANHOLE
- ⊕ GUY WIRE
- ⊕ UTILITY POLE
- ⊕ TREE
- ⊕ LIGHT POLE
- ⊕ WATER METER
- ⊕ BENCHMARK
- OVERHEAD UTILITY LINES
- - - FENCE
- ⊕ CLEAN OUT
- ⊕ TRAFFIC POLE
- ⊕ HANDICAP RAMP
- ⊕ ROOF DRAIN
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ FIRE HYDRANT
- ⊕ ELECTRIC METER
- ⊕ GRATE INLET
- BOLLARD
- ⊕ OVERHEAD LIGHT
- BIKE RACK



**NOTES:**

- 1.) OWNERSHIP:  
PARCEL 1 - #5726, #5728 & #5730 PATTERSON AVENUE  
JULIA F. ROBINS FAMILY LIMITED PARTNERSHIP  
INST. #960003343  
P.B. 14 PG. 15  
PARCEL ID: W0200073007  
  
PARCEL 2 - #805 LIBBIE AVENUE  
JULIA F. ROBINS FAMILY LIMITED PARTNERSHIP  
INST. #960003343  
P.B. 14 PG. 15  
PARCEL ID: W0200073005
- 2.) THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 38517112, DATED MARCH 10, 2023. ITEMS LISTED IN AFOREMENTIONED REPORT HAVE BEEN ADDRESSED AS FOLLOWS:  
ITEMS 1 & 2 - NOT ADDRESSED  
3.) MATTERS AS SHOWN ON PLAT IN P.B. 14 PG. 15 - SHOWN HEREON  
4.) ITEMS LISTED IN D.B. 239C PG. 463 - PERTAIN BUT CANNOT SHOW GRAPHICALLY

- 3.) DURING THE PROCESS OF THIS SURVEY NO EVIDENCE WAS FOUND OF POSSIBLE CEMETERIES. NO FURTHER INSPECTION OF THE PARCEL HAS BEEN MADE FOR POSSIBLE CEMETERIES.
- 4.) THE PROPERTY SHOWN HEREON LIES IN ZONE 'X' OF THE FEMA DEFINED FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #5101290009D, EFFECTIVE DATE APRIL 2, 2009.
- 5.) NO WETLAND LOCATION IS SHOWN HEREON.
- 6.) NO UNDERGROUND UTILITIES ARE SHOWN HEREON.
- 7.) DATUM - HORIZONTAL - NAD 83 (2011)  
VERTICAL - NAVD88
- 8.) THE CONTOUR INTERVAL SHOWN HEREON IS 1'.



**ThomaSurveying**  
2303 Darley Drive  
Powhatan, VA 23139  
804-239-5118



ALTA/NSPS LAND TITLE SURVEY  
SHOWING TWO PARCELS OF LAND  
LYING ON THE NORTH LINE OF  
PATTERSON AVENUE AND THE EAST  
LINE OF LIBBIE AVENUE  
CITY OF RICHMOND, VA

**REVISIONS**

DESIGNED BY:	
DRAWN BY:	KJ
CHECKED BY:	KJ
SCALE:	1" = 20'
DATE:	3/24/2023
PROJECT NUMBER:	



**City of Richmond  
Department of Planning  
& Development Review**

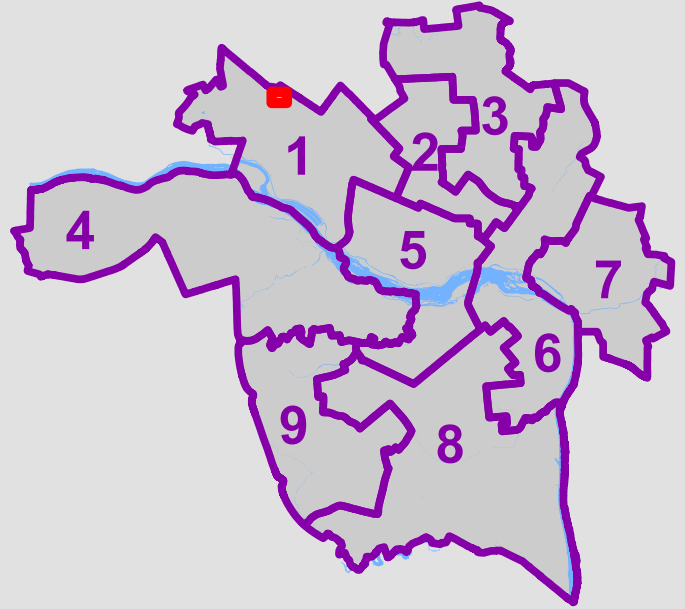
**Special Use Permit**

**LOCATION:** 5728 Patterson Avenue & 805 Libbie Avenue

**APPLICANT:** Jennifer Mullen

**COUNCIL DISTRICT:** 1

**PROPOSAL:** To authorize the special use of the properties known as 5728 Patterson Avenue and 805 Libbie Avenue, for the purpose of a mixed-use building, upon certain terms and conditions.



*For questions, please contact Alyson Oliver  
at 804-646-5789 or [alyson.oliver@rva.gov](mailto:alyson.oliver@rva.gov)*

