

INTRODUCED: October 12, 2015

AN ORDINANCE No. 2015-228-222

To authorize the special use of the properties known as 1800 Highpoint Avenue, 1814 Highpoint Avenue, and 1815 Highpoint Avenue for the purpose of a mixed-use development that includes multifamily residential use and uses permitted in the B-6 Mixed-Use Business District, upon certain terms and conditions.

Patron – Mayor Jones (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: NOV 9 2015 AT 6 P.M.

WHEREAS, the owner of the properties known as 1800 Highpoint Avenue, 1814 Highpoint Avenue, and 1815 Highpoint Avenue, which are situated in a M-1 Light Industrial District, desires to use such properties for the purpose of a mixed-use development that includes multifamily residential use and uses permitted in the B-6 Mixed-Use Business District, which use, among other things, is not currently allowed by section 114-452.1 of the Code of the City of Richmond (2004), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2010), as amended, it has been made to appear that, if granted subject to the terms and conditions

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: NOV 9 2015 REJECTED: _____ STRICKEN: _____

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 114-1050.1 of the Code of the City of Richmond (2004), 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 1800 Highpoint Avenue, 1814 Highpoint Avenue, and 1815 Highpoint Avenue and identified as Tax Parcel Nos. N000-1723/002, N000-1723/001, and N000-1722/001, respectively, in the 2015 records of the City Assessor, being more particularly shown on a survey depicted on Sheet C-2 of the plans entitled “Symbol Mattress Redevelopment, 1800, 1814 & 1815 High Point Ave,” prepared by ADO/Architecture Design Office, dated June 3, 2015, and revised August 14, 2015, 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 development that includes multifamily residential use and uses permitted in the B-6 Mixed-Use Business District, hereinafter referred to as “the Special Use,” substantially as shown on sheets A-100, A-101, A-102, A-103, A-104, A-105, A-301, A-302, A-303, A-304, A-305, A-401, A-402, A-403, C-1, C-2, C-3, C-4, C-5 and CS01 of the plans entitled “Symbol Mattress Redevelopment, 1800, 1814 & 1815 High Point Ave,” prepared by ADO/Architecture Design Office, dated June 3, 2015, and revised August 14, 2015, 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 use of the Property shall be a mixed-use development consisting of (i) buildings comprised of multifamily dwellings containing a total of up to 202 dwelling units and (ii) a building, identified as the “Commercial Building” on the Plans, containing uses permitted in the B-6 Mixed-Use Business District pursuant to section 114-444.2 of the Code of the City of Richmond (2004), as amended, substantially as shown on the Plans. However, the following uses shall not be permitted on the Property:

- (1) Dry cleaning and laundering establishments (other than dry cleaning pick up stations).
- (2) Pet shops.
- (3) Veterinary clinics.
- (4) Animal hospitals.
- (5) Boarding kennels.
- (6) Nightclubs.

Up to 38 additional dwelling units may be located on the second and third floors of the Commercial Building, as identified on the Plans, in place of uses permitted in the B-6 Mixed-Use Business District pursuant to section 114-444.2 of the Code of the City of Richmond (2004), as amended.

(b) Parking for the dwelling units shall be provided at a ratio of one parking space per dwelling unit, and parking for the uses permitted in the B-6 Mixed-Use Business District shall be provided in accordance with parking standards applicable to uses in the B-6 Mixed-Use Business District as set forth in sections 114-710.1 and 114-710.2:3 of the Code of the City of Richmond

(2004), as amended. All parking shall be substantially as shown on the Plans. Any parking spaces located partially on the Property and partially within the right-of-way must be approved by the Director of Public Works. Notwithstanding any other provision of this subsection, no more than 293 parking spaces shall be provided for the Special Use.

(c) Signage on the Property shall be limited to (i) those signs exempt from the signage regulations of the zoning ordinance by section 114-503 of the Code of the City of Richmond (2004), as amended, (ii) those signs permitted in all zoning districts by section 114-505 of the Code of the City of Richmond (2004), as amended, and (iii) signage substantially as shown in a signage plan approved by the Director of Planning and Development Review, specifying the type, location, dimensions, materials, and means of illumination of the signage.

(d) All building materials, material colors, and site improvements, with the exception of landscaping, signage, and the eight-foot trail along Patton Avenue, shall be substantially as shown on the Plans.

(e) Final landscape plans and the details of the eight-foot trail along Patton Avenue must be approved by the Director of Planning and Development Review.

(f) Operations of the non-residential uses located exterior to the Commercial Building, as identified on the Plans, and uses not accessory to residential uses shall cease by no later than 12:00 midnight daily.

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

(h) Use of the right-of-way, identified as “patio/outdoor seating” on the Plans, in conjunction with the permitted uses within the Commercial Building, as identified on the Plans, must be approved in writing by the Department of Public Works.

(i) If the City enters into a lease or license agreement or grants an easement or any other approval necessary to allow the Owner to use the City property formerly known as Patton Avenue and closed to public travel by Ordinance No. 2010-192-182, adopted October 25, 2010, the Owner shall (i) provide public access from such City property to the intersection of Highpoint Avenue and a 20-foot alley connecting Highpoint Avenue and Summit Avenue in the block bounded by the former Patton Avenue, Summit Avenue, Rockbridge Street, and Highpoint Avenue, substantially as shown on the Plans and (ii) grant a permanent public access easement, identified as the “Proposed 25’ Wide Ingress/Egress Access Easement” on the Plans, covenant and agree that the area within the permanent public access easement will be maintained in perpetuity and will continue to be available for public access in perpetuity. The Owner shall record all documents that the City Attorney deems necessary to properly memorialize the transactions described in this subsection in a form approved as to terms by the Director of Planning and Development Review and approved as to form by the City Attorney among the land records of the Clerk of the Circuit Court of the City of Richmond prior to the issuance of a certificate of occupancy for any part of the Property.

(j) If the City enters into a lease or license agreement or grants an easement or any other approval necessary to allow the Owner to use the City property formerly known as Patton Avenue and closed to public travel by Ordinance No. 2010-192-182, adopted October 25, 2010, the Owner shall ensure that such City property is opened to public travel prior to the issuance of a certificate of occupancy for the building identified on the Plans as “Apartment Building (east).”

(k) Secure storage for no fewer than 24 bicycles shall be provided on the Property for use by the multifamily dwelling units.

§ 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 (2004), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including street trees and parking spaces, 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 114-1220 of the Code of the City of Richmond (2004), 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 114-1050.7 through 114-1050.11 of the Code of the City of Richmond (2004), 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 114-1080 of the Code of the City of Richmond (2004), 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.



City of Richmond

RECEIVED

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

Item Request

OCT 01 2015

File Number: a2015 - 1130

OFFICE OF CITY ATTORNEY

RECEIVED
4-4164
SEP 16 2015

O & R Request

DATE: September 15, 2015

EDITION: 1

CHIEF ADMINISTRATIVE OFFICE
CITY OF RICHMOND

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

THROUGH: Peter L. Downey, Jr., Interim Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Mark A. Olinger, Director, Dept. of Planning and Development Review

RE: To authorize the special use of the property known as 1800 Highpoint Avenue, 1814 Highpoint Avenue, and 1815 Highpoint Avenue, for the purpose of a mixed-use development that includes multi-family residential use and uses permitted in the B-6 Mixed-Use Business District, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the property known as 1800 Highpoint Avenue, 1814 Highpoint Avenue, and 1815 Highpoint Avenue, for the purpose of a mixed-use development that includes multi-family residential and uses permitted in the B-6 Mixed-Use Business District, upon certain terms and conditions.

REASON: The applicant is proposing a mixed-use development that includes multi-family residential and office/commercial uses located in the M-1 Light Industrial District, a zoning district that does not allow residential use. The applicant is therefore requesting a special use permit.

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 November 2, 2015, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

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BACKGROUND: A special use permit application has been submitted to authorize a mixed-use development on M-1 - Light Industrial property consisting of two new 4-story multi-family buildings and one new 3-story building containing uses permitted in the B-6 Mixed-Use Business District. Surface parking spaces for the development are proposed to be located partially within City right-of-way.

The subject property consists of three parcels of land improved with industrial buildings and surface parking areas: 1800 Highpoint Avenue (0.727 acres; 31,668 SF), 1814 Highpoint Avenue (3.256 acres; 141,831 SF), and 1815 Highpoint Avenue (0.810 acres; 35,284 SF), totaling 4.793 acres (208,783 SF). The property is located at the intersection of MacTavish Avenue, Rockbridge Street, Highpoint Avenue, and Patton Avenue in the Scott's Addition neighborhood of the Near West planning district.

According to the Richmond Master Plan, the subject property has an Industrial land use designation. Primary uses for this designation include "a wide variety of manufacturing, processing, research and development, warehousing, distribution office-warehouse and service uses. Office, retail and other uses that complement industrial areas are often secondary support uses" (p. 135). Though residential uses are present, the predominant land use of the Scott's Addition neighborhood, in which the subject property is located, is industrial. Moreover, Scott's Addition serves as one of the two largest concentrations of industrial uses in the Near West planning district (p. 225-6).

The subject property is zoned within the M-1 Light Industrial District that encompasses much of the Scott's Addition neighborhood. The current land use in the immediate vicinity surrounding the subject property is predominantly industrial, with commercial and office land uses present as well.

A total of 293 on-site surface parking spaces are proposed for use by a maximum of 202 dwelling units and approximately 62,000 SF of office/commercial space. An additional 38 dwelling units may be included within the development in place of uses permitted in the B-6 Mixed-Use Business District.

FISCAL IMPACT / COST: The Department 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: \$2,400.00

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: October 12, 2015

CITY COUNCIL PUBLIC HEARING DATE: November 9, 2015

REQUESTED AGENDA: Consent.

RECOMMENDED COUNCIL COMMITTEE: None.

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission,
November 2, 2015.

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None.

REQUIRED CHANGES TO WORK PROGRAM(S): None.

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

STAFF: Matthew J. Ebinger, AICP, Senior Planner
Land Use Administration (Room 511)
646-6308

9789



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/>

RECEIVED

JUN 04 2015

Application is hereby submitted for: (check one)

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

LAND USE ADMINISTRATION

Project Name/Location

Project Name: SYMBOL MATTRESS REDEVELOPMENT Date: 6/3/15

Property Address: 1014, 1803 & 15 HIGHPOINT AVE. Tax Map #: 1723001
1723002

Fee: \$2,400 Total area of affected site in acres: _____
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: M-7

Proposed Use

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

Existing Use: VACANT WAREHOUSE

Is this property subject to any previous land use cases?

- Yes
- No please list the Ordinance Number: _____

MULTIFAMILY AND COMMERCIAL REDEVELOPMENT

Applicant/Contact Person: ANDREW BATHAM

Company: SR SYMBOL, LLC

Mailing Address: 1310 ROSENATH RD. SUITE 200

City: RICHMOND State: VA Zip Code: 23230

Telephone: (804) 201 9618 Fax: ()

Email: andrew@spy-rock.com

Property Owner: EASTERN SLEEP PRODUCTS COMPANY, THE FORD PROPERTIES, LLC

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

(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: 4901 FITZUGH AVE # 300

City: RICHMOND State: VA Zip Code: 23230

Telephone: (804) 254 - 1711 Fax: ()

Email: CNEAL@SYMBOLMATTRESS.COM

Property Owner Signature: Charles F. Neal

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)

WILLIAMS MULLEN

Direct Dial: 804.420.6615
plloyd@williamsmullen.com

June 4, 2015

VIA EMAIL AND HAND DELIVERY

City of Richmond Department of Planning and Development Review
City Hall, 900 East Broad Street, Room 511
Richmond, Virginia 23219
Attn: Ms. Lory Markham

Re: Special Use Permit Application, 1800 Block Highpoint Avenue, N0001722001,
N0001723001 & N0001723002

Ladies and Gentlemen:

On behalf of the Applicant, SR Symbol LLC, we enclose an application for a new Special Use Permit for the captioned property, which is comprised of approximately 4.65 acres located in the City of Richmond, Virginia (the "Property"), including the below-listed materials. This letter will also serve as the Applicant's Report.

The application proposes the special use of the Property with buildings comprised of multi-family with up to 240 units and commercial uses as permitted in B-6 district, all as substantially shown on the enclosed plans. The Property is currently zoned M-1. The proposal meets the requirements of special use permit approval and will not be detrimental to public safety, create congestion in the public streets, create public hazards, cause overcrowding of land, adversely affect public services, or interfere with adequate light and air.

As an emerging neighborhood, Scotts Addition is undergoing a transformation from outmoded industrial uses into a vibrant, pedestrian-oriented urban community comprised of a diverse array of uses, including multifamily, office and retail, among others. Such uses are located within close proximity to the Property. The uses of the Property proposed by the Applicant are complementary to and consistent with the surrounding properties and uses, and enhance the surrounding area in general.

The design proposes two four-story buildings comprised exclusively of multifamily units and accessory uses oriented at the north of the property. These buildings will enclose a generously proportioned community green space (0.8 ac. +/-), which provides abundant light and air to the units, promotes passive recreation opportunities and features additional tenant amenities. To promote a diverse mix of unit size and layout, these buildings feature two-story townhome-style floorplans for units comprising the first and second floors, with single-story flat-style floorplans for units comprising the floors above. A third three-story building is proposed with frontage immediately along Rockbridge Street. To provide an active streetfront, this building proposes office, restaurant, retail or recreation uses on the ground floor and office, hotel, or additional multifamily uses comprising the floors above.

Ample off-street parking of not less than 300 spaces is located on surface lots behind the active street-front uses and around the northern, eastern and western perimeter, allowing additional light and

air to penetrate the entire Property. Parking will be accessed by multiple points of ingress/egress from Mactavish Avenue and Highpoint Avenue. The established street grid of the neighborhood offers effective traffic flow while enhancing pedestrian safety. The complementary cycle of the residential and commercial uses provides for efficient utilization of the provided parking spaces by the Property. The design of the buildings proposes durable, quality materials in a style that enhances the eclectic architectural elements of the Scotts Addition neighborhood and complements the historically industrial character of existing structures in the vicinity.

Pedestrian activity is enhanced further by a proposed green space and 8 foot-wide multi-use trail along the northern property line adjacent and parallel to the CSX Transportation right-of-way. Beyond promoting active recreation opportunities for residents, employees and visitors of the Property, the multi-use trail offers an opportunity for future pedestrian connectivity along the northern perimeter of the neighborhood. A fence along this northern perimeter will be maintained to ensure the safety and security of users of this amenity. The Property proposes amenities such as a club room, fitness room, terrace, swimming pool, picnic and grilling areas, which will be available to tenants and guests of the multifamily units.

The following application materials are enclosed:

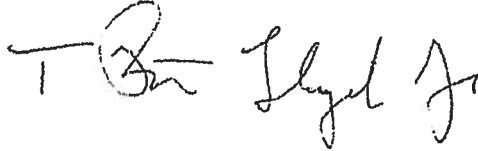
1. Special Use Permit Application form;
2. Survey and civil plans, including existing conditions, layout, utility, grading, drainage and landscape plans, prepared by AES Consulting Engineers, labeled sheets CS-01, C-1, C-2, C-3, C-4 and C-5 (6 full-size sets and 3 11" x 17" sets);
3. Architectural concept drawings prepared by ADO Architectural Design Office, labeled sheets A-100, A-101, A-102, A-103, A-104, 105, A-301, A-302, A-303, A-401, A-402 and A-403 (6 full-size sets and 3 11" x 17" sets); and
4. Check made out to City of Richmond in the amount of \$2,400.00.

Based on the foregoing, the proposed use on the Property meets the criteria set forth in the Charter of the City of Richmond that the Application is not (i) 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 cause overcrowding of land and 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.

City of Richmond Department of Planning and Development Review
June 4, 2015
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Thank you for your consideration of this matter. Please feel free to contact the undersigned at 804.420.6615 or plloyd@williamsmullen.com, at any time if you have any questions or require additional materials.

Sincerely,

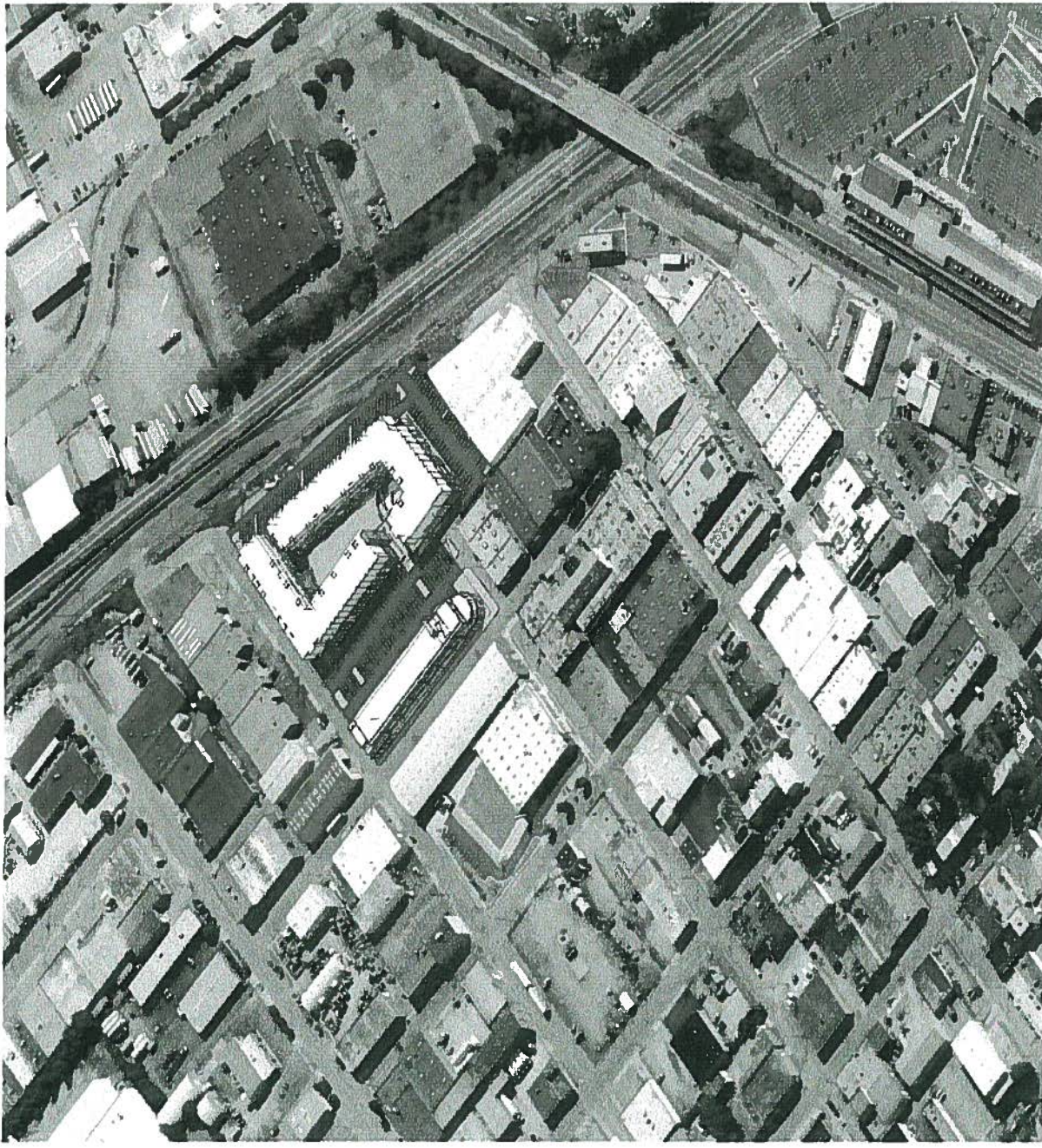
A handwritten signature in black ink, appearing to read "T. Preston Lloyd, Jr.", written in a cursive style.

T. Preston Lloyd, Jr.

Enclosures

cc: Mr. Andrew Basham, Spy Rock Real Estate Group

28281021_3



PROJECT DESCRIPTION
 PROJECT: [REDACTED]
 LOCATION: [REDACTED]

CODE INFORMATION
 PROJECT: [REDACTED]
 PERMITS: [REDACTED]

ZONING INFORMATION
 ZONING: [REDACTED]
 ZONING CODE: [REDACTED]

DRAWING INDEX

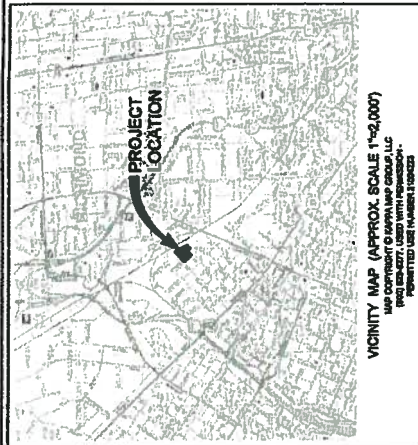
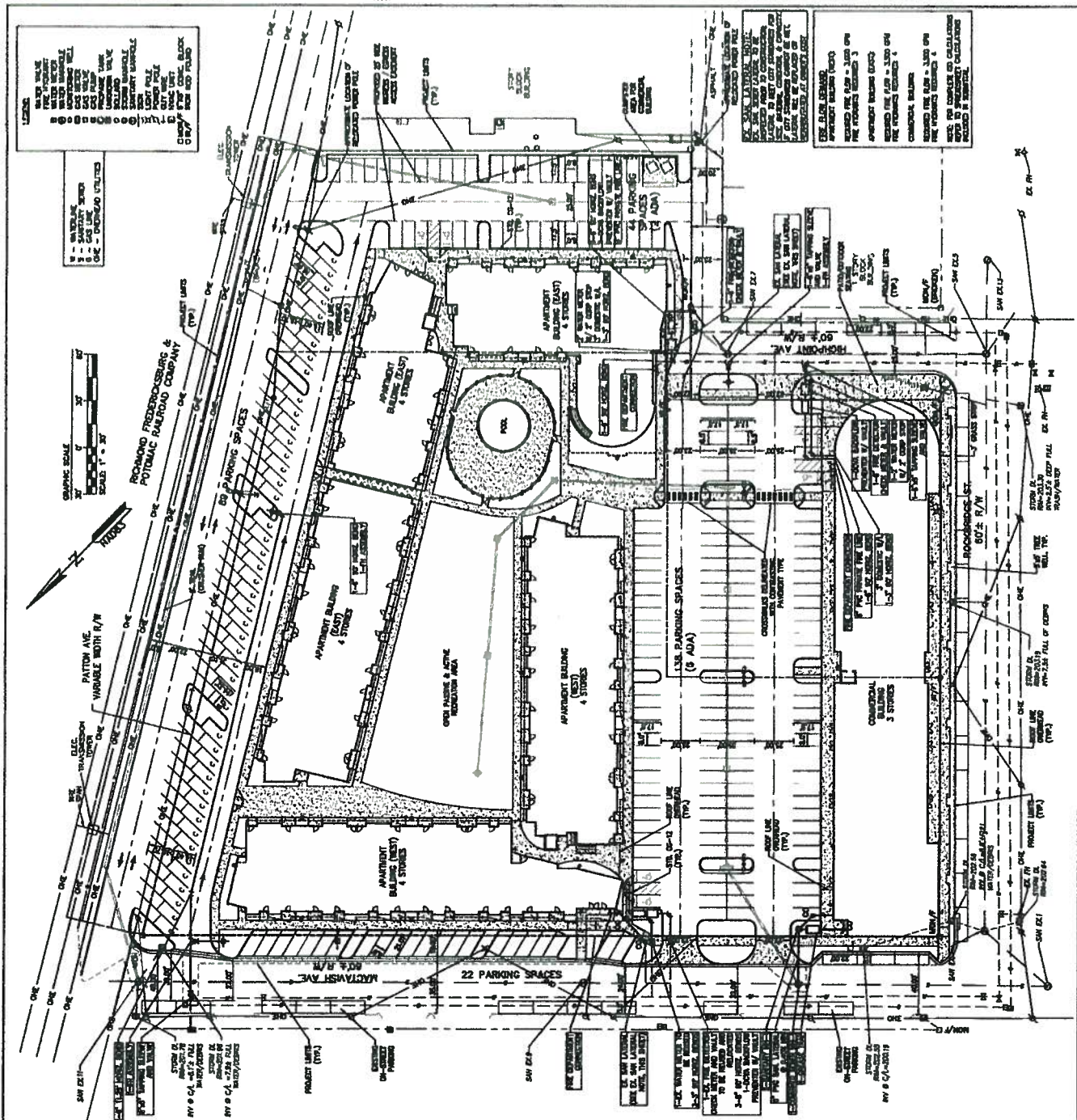
NO.	DESCRIPTION	SHEET NO.
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NO.	DATE	DESCRIPTION
1	10/15/15	PRELIMINARY PLAN
2	11/10/15	REVISED PLAN
3	12/15/15	REVISED PLAN
4	01/15/16	REVISED PLAN
5	02/15/16	REVISED PLAN
6	03/15/16	REVISED PLAN
7	04/15/16	REVISED PLAN
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99	12/15/23	REVISED PLAN
100	01/15/24	REVISED PLAN



PRECISION USER PLAN
 SYMBOL MATTERED REDEVELOPMENT
 ALL INFORMATION MUST BE OBTAINED FROM THE USER
 1800 N. 101st STREET, SUITE 100
 FARMERS BRANCH, VA 22434
 (703) 444-1111
 www.aes-engineers.com

DATE: 10/15/15	
DRAWN BY: [Name]	
CHECKED BY: [Name]	
SCALE: AS SHOWN	
PROJECT NO.: [Number]	
SHEET NO.: [Number]	
SHEET TOTAL: [Number]	



SITE DATA

1. PROJECT NAME: [Name]
 2. SITE AREA: 4.86 AC (212,000 SQ FT)
 3. SITE ADDRESS: 1800 N.W. 10th Street, Fort Lauderdale, FL 33309
 4. ZONING: N-1 LIGHT INDUSTRIAL
 5. PROJECT NUMBER: 1800 N.W. 10th Street, Fort Lauderdale, FL 33309
 6. DATED: 10/15/15
 7. PREPARED FOR: [Client Name]
 8. PREPARED BY: [Firm Name]
 9. DRAWN BY: [Name]
 10. CHECKED BY: [Name]

1. THE SITE IS LOCATED IN AN URBAN AREA.
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UNIT SCHEDULE COUNT

UNIT TYPE	NO. OF UNITS	TOTAL AREA (SQ FT)	TOTAL AREA (AC)
APARTMENT (1 BR)	100	100,000	2.30
APARTMENT (2 BR)	100	200,000	4.60
APARTMENT (3 BR)	100	300,000	6.90
APARTMENT (4 BR)	100	400,000	9.20
CONCRETE WALKWAY	10,000	10,000	0.23
LANDSCAPING	10,000	10,000	0.23
TOTAL	400	1,000,000	23.00

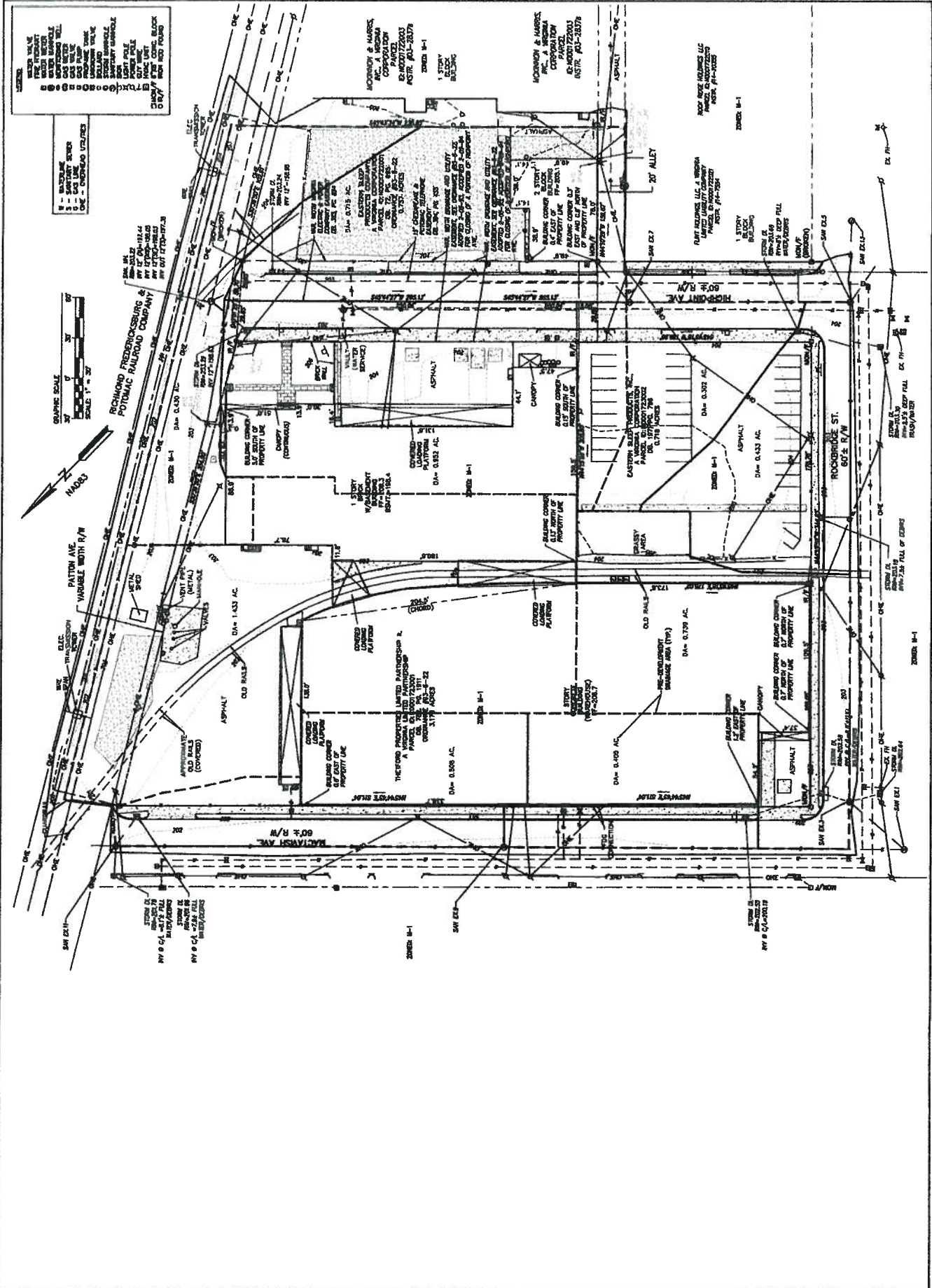
DATE	DESCRIPTION
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01/10/02	REVISED PER COMMENTS
03/20/02	REVISED PER COMMENTS
05/15/02	REVISED PER COMMENTS
07/10/02	REVISED PER COMMENTS
09/05/02	REVISED PER COMMENTS
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SPECIAL USE PERMIT PLANS
 SYMBOL MATRESS REDEVELOPMENT
 ALL 1:1011 PERMITS FOR MATRESS REDEVELOPMENT
 SHALL BE IN ACCORDANCE WITH THE FOLLOWING

AVES CONSULTING ENGINEERS
 1500 W. 10th Street, Suite 100
 Oklahoma City, Oklahoma 73106
 Phone: (405) 521-1111
 Fax: (405) 521-1112
 Website: www.avesce.com



1	11/15/01	ISSUED FOR PERMIT
2	01/10/02	REVISED PER COMMENTS
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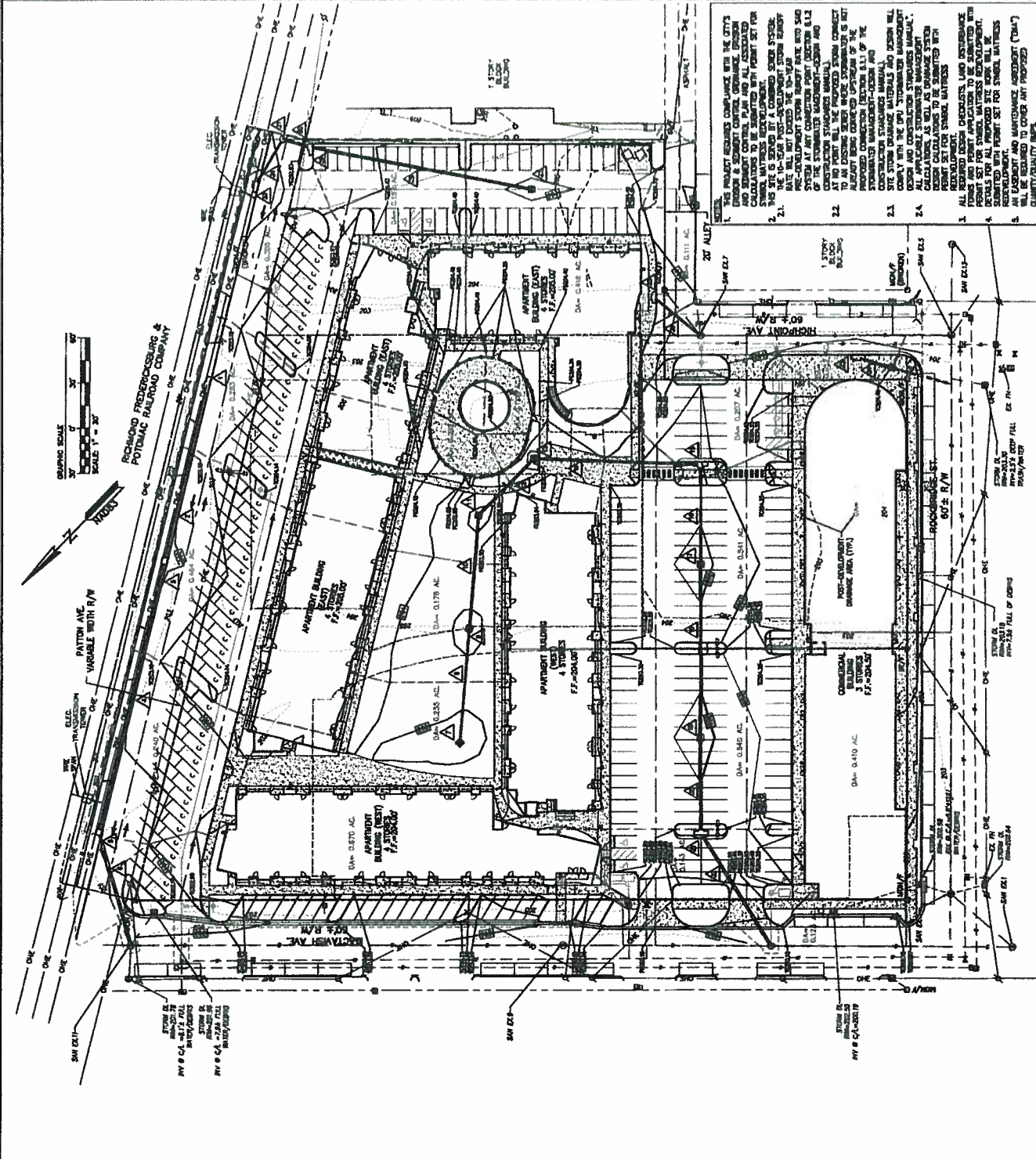


NO.	DATE	DESCRIPTION
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7	10/10/13	ISSUED FOR PERMITS
8	10/10/13	ISSUED FOR PERMITS
9	10/10/13	ISSUED FOR PERMITS
10	10/10/13	ISSUED FOR PERMITS



CONSULTING ENGINEER
AIES
 1400 N. W. 10th Street, Suite 100
 Fort Lauderdale, FL 33304
 Phone: (954) 571-1111
 Fax: (954) 571-1112
 Website: www.aies.com

SPECIAL USE PERMIT PLANS
GYMNASIUM REDEVELOPMENT
 1400 N. W. 10th Street, Suite 100
 Fort Lauderdale, FL 33304
 Phone: (954) 571-1111
 Fax: (954) 571-1112
 Website: www.aies.com



1. THE PROJECT REQUIRES COMPLIANCE WITH THE CITY'S ENGINEERING & SURVEYING CONTROL ORDINANCE. DESIGN CALCULATIONS TO BE SUBMITTED WITH PERMIT SET FOR STREET MATTERS REDEVELOPMENT.
2. THE SITE IS ZONED BY A RECORDED SPECIAL DISTRICT. PRE-DEVELOPMENT STORM RUNOFF RATE INTO S&D CANALS SHALL NOT EXCEED THE 10-YEAR DESIGN RATE OF THE ESTABLISHED MAINTENANCE MANUAL. CONSTRUCTION STANDARDS MANUAL.
3. AT NO POINT WILL THE PROPOSED STORM CONNECT ORIGIN AND CONSTRUCTION STANDARDS MANUAL. PRELIMINARY CONNECTION (SECTION 11.1) OF THE ESTABLISHED MAINTENANCE MANUAL. THE PROPOSED STORM CONNECT SHALL BE SUBMITTED WITH THE CITY'S ENGINEERING & SURVEYING CONTROL ORDINANCE. DESIGN CALCULATIONS AS WELL AS DAMAGE SYSTEM DESIGN CALCULATIONS SHALL BE SUBMITTED WITH PERMIT SET FOR STREET MATTERS REDEVELOPMENT.
4. ALL REQUIRED DESIGN DETAILERS, LAND SURVEYORS, ENGINEERS, ARCHITECTS, AND OTHER PROFESSIONALS SHALL BE LICENSED IN THE STATE OF FLORIDA. ALL REQUIRED DESIGN DETAILERS, LAND SURVEYORS, ENGINEERS, ARCHITECTS, AND OTHER PROFESSIONALS SHALL BE LICENSED IN THE STATE OF FLORIDA. ALL REQUIRED DESIGN DETAILERS, LAND SURVEYORS, ENGINEERS, ARCHITECTS, AND OTHER PROFESSIONALS SHALL BE LICENSED IN THE STATE OF FLORIDA.
5. AN EASEMENT AND MAINTENANCE AGREEMENT (TMA) SHALL BE SUBMITTED TO COVER ANY PROPOSED DRAINAGE FACILITIES.

STRUCTURE #	TYPE	HEIGHT	STRUCTURE #	TYPE	HEIGHT
1	0-30	24'	27	0-1	4.5'
2	0-30	24'	28	0-30	3.5'
3	0-30	24'	29	0-30	3.5'
4	0-30	24'	30	0-30	3.5'
5	0-30	24'	31	0-30	3.5'
6	0-30	24'	32	0-30	3.5'
7	0-30	24'	33	0-30	3.5'
8	0-30	24'	34	0-30	3.5'
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15	0-30	24'	41	0-30	3.5'
16	0-30	24'	42	0-30	3.5'
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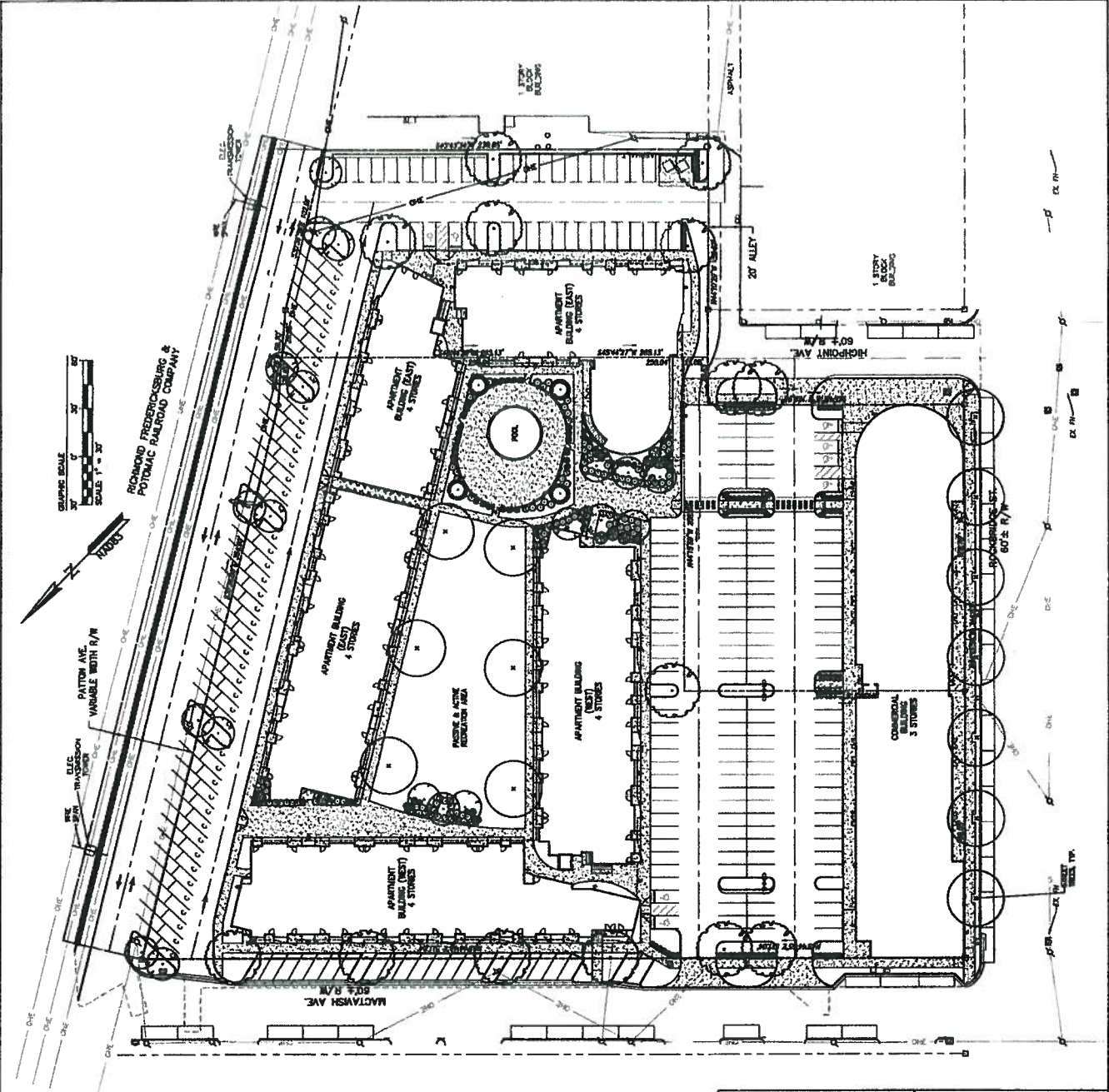
PER. / LENGTH	TYPE	HEIGHT	STRUCTURE #	TYPE	HEIGHT
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3	12" CLASS B ROP	10'	3	12" CLASS B ROP	10'
4	12" CLASS B ROP	10'	4	12" CLASS B ROP	10'
5	12" CLASS B ROP	10'	5	12" CLASS B ROP	10'
6	12" CLASS B ROP	10'	6	12" CLASS B ROP	10'
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11	12" CLASS B ROP	10'	11	12" CLASS B ROP	10'
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97	12" CLASS B ROP	10'	97	12" CLASS B ROP	10

NO.	DATE	REVISIONS
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2	11/15/13	REVISED FOR PERMIT
3	12/15/13	REVISED FOR PERMIT
4	01/15/14	REVISED FOR PERMIT
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7	04/15/14	REVISED FOR PERMIT
8	05/15/14	REVISED FOR PERMIT
9	06/15/14	REVISED FOR PERMIT
10	07/15/14	REVISED FOR PERMIT



SYMBOL MATTRESS REDEVELOPMENT
 SPECIAL USE PERMIT PLANS
 CITY OF BALTIMORE
 1205, 1614 & 1616 HIGHPOINT AVENUE, BALTIMORE, MD 21202
 410.551.1000 FAX 410.551.1001

Project Name	SYMBOL MATTRESS REDEVELOPMENT
Project No.	13-000000
Scale	AS SHOWN
Sheet No.	C-4
Drawn By	
Checked By	
Approved By	

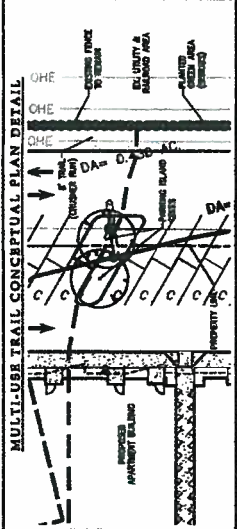
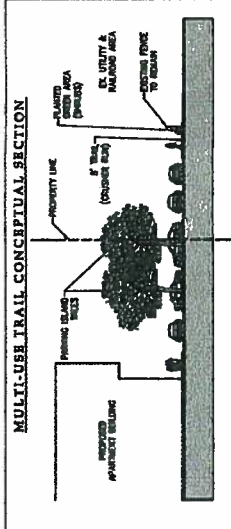


CONCEPT PLANT SCHEDULE

1	PLANTING: CONCEPT PLANT SCHEDULE
2	PLANTING: CONCEPT PLANT SCHEDULE
3	PLANTING: CONCEPT PLANT SCHEDULE
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48	PLANTING: CONCEPT PLANT SCHEDULE
49	PLANTING: CONCEPT PLANT SCHEDULE
50	PLANTING: CONCEPT PLANT SCHEDULE

NOTES: THE PLANT LOCATIONS AND QUANTITIES SHOWN ON THIS PLAN ARE FOR CONCEPTUAL PURPOSES ONLY.

* PLANTING TO BE PROVIDED BY THE CLIENT.



SPECIAL USE PERMIT SET
RESPONSE TO COMMENTS
08-14-2018

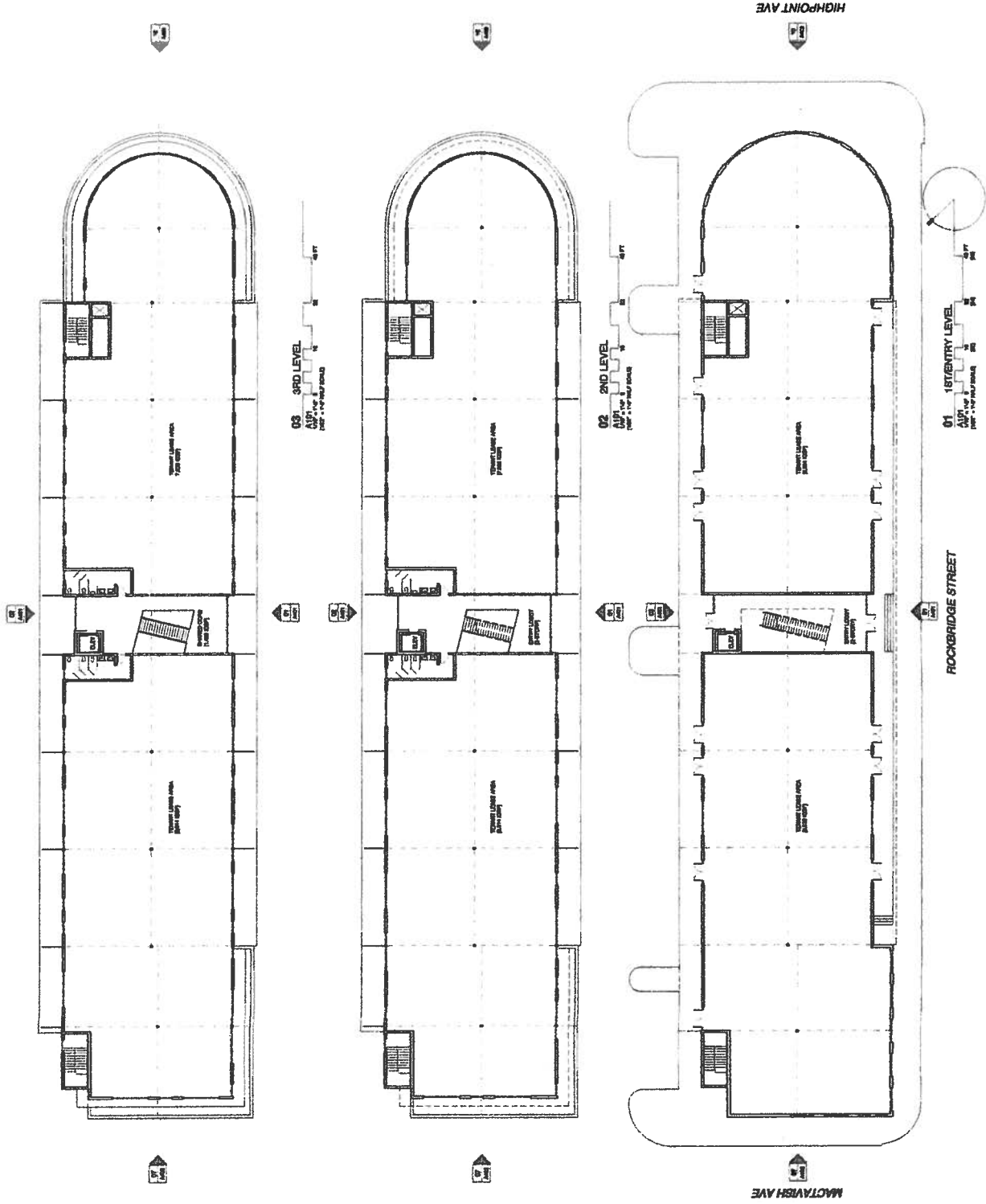


ADDRESS:
2200 COMMONWEALTH CENTER OFFICE
1800 1814 & 1815 HIGH POINT AVE
ALTS, 1813 HIGH POINT AVE &
1801 MACTAVISH AVE
RICHMOND, VIRGINIA 23220
TEL: 804.781.1977

SPY ROCK
1813 1814 & 1815 AVE
**SYMBOL MATTRESS
REDEVELOPMENT**
1800, 1814 & 1815 HIGH POINT AVE
ALTS, 1813 HIGH POINT AVE &
1801 MACTAVISH AVE
RICHMOND, VIRGINIA

BUILDING 3 - COMMERCIAL
RETAIL/OFFICE FLOOR PLANS
PROJECT NO. 1800000
DATE: 08/14/18
DRAWN BY: [unintelligible]
CHECKED BY: [unintelligible]
SCALE: AS SHOWN

A101



SPECIAL USE PERMIT SET
 RESPONSE TO COMMENTS
 09-14-2015

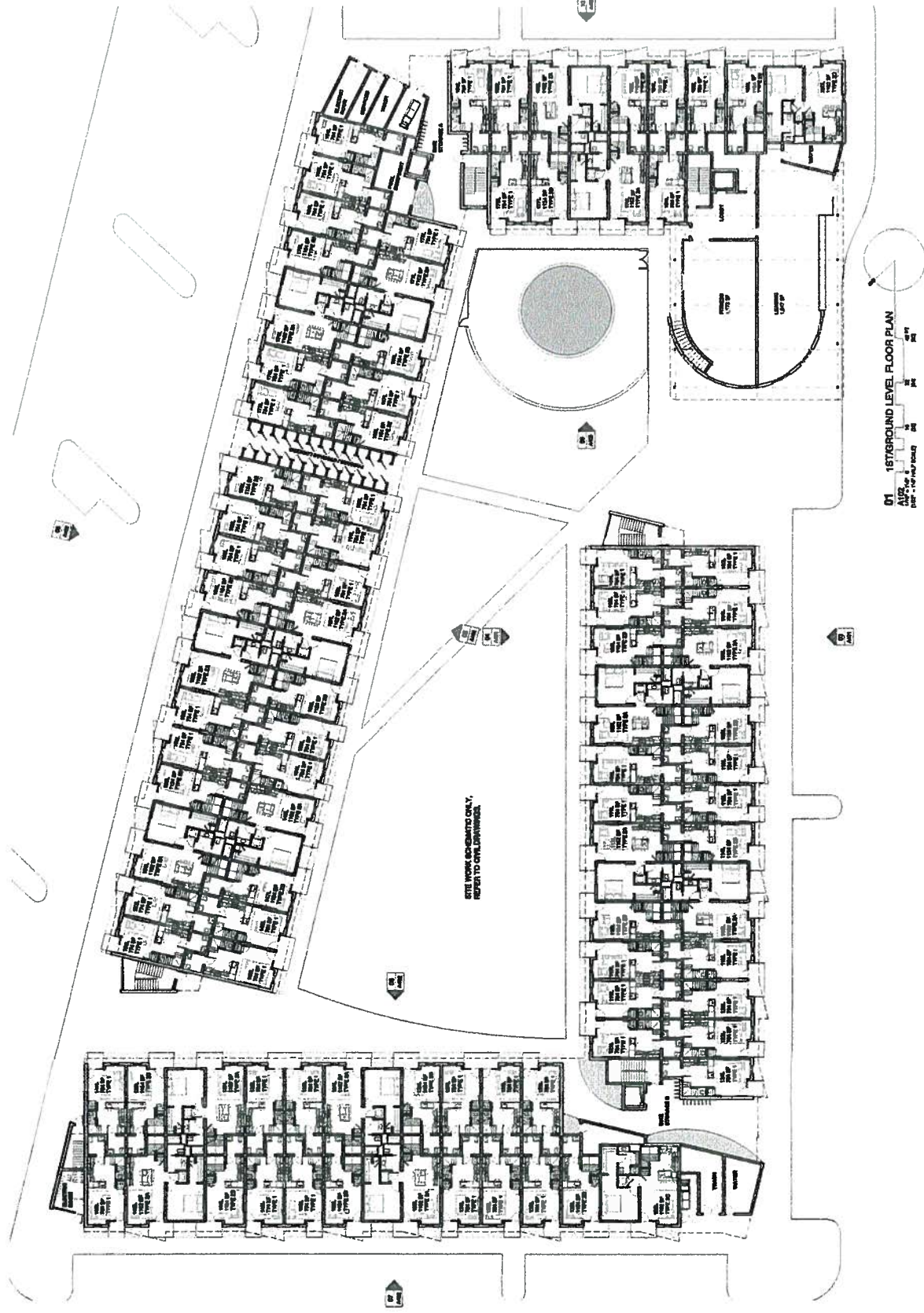


ARCHITECT:
 JED
 JED ARCHITECTURE Group, LLC
 4000 Westpark Drive, Suite 200
 Fairfax, VA 22031
 703-261-1234

ENGINEER:
 T. TUCKER
 T. TUCKER ENGINEERS
 1400 Westpark Drive, Suite 200
 Fairfax, VA 22031
 703-261-1234

SPY ROCK
 SYMBOL MATTRESS
 REDEVELOPMENT
 1800, 1814 & 1815 HIGHT POINT AVE
 ALTS - 1815 HIGHT POINT AVE &
 1801 MACTAVISH AVE
 RICHMOND, VIRGINIA

BUILDING 1, 1, 2
 RESIDENTIAL FLOOR PLANS
 PROVISIONAL PERMITS
 157184 150303
 APPROX 1000 SQ FT
 8/20/15



SEE WORK AGREEMENT ONLY
 REFER TO CIVIL DRAWINGS

01 1ST/GROUND LEVEL FLOOR PLAN
 A102
 157184 150303
 1000 SQ FT

SPECIAL USE PERMIT SET
RESPONSE TO COMMENTS
08-14-2015

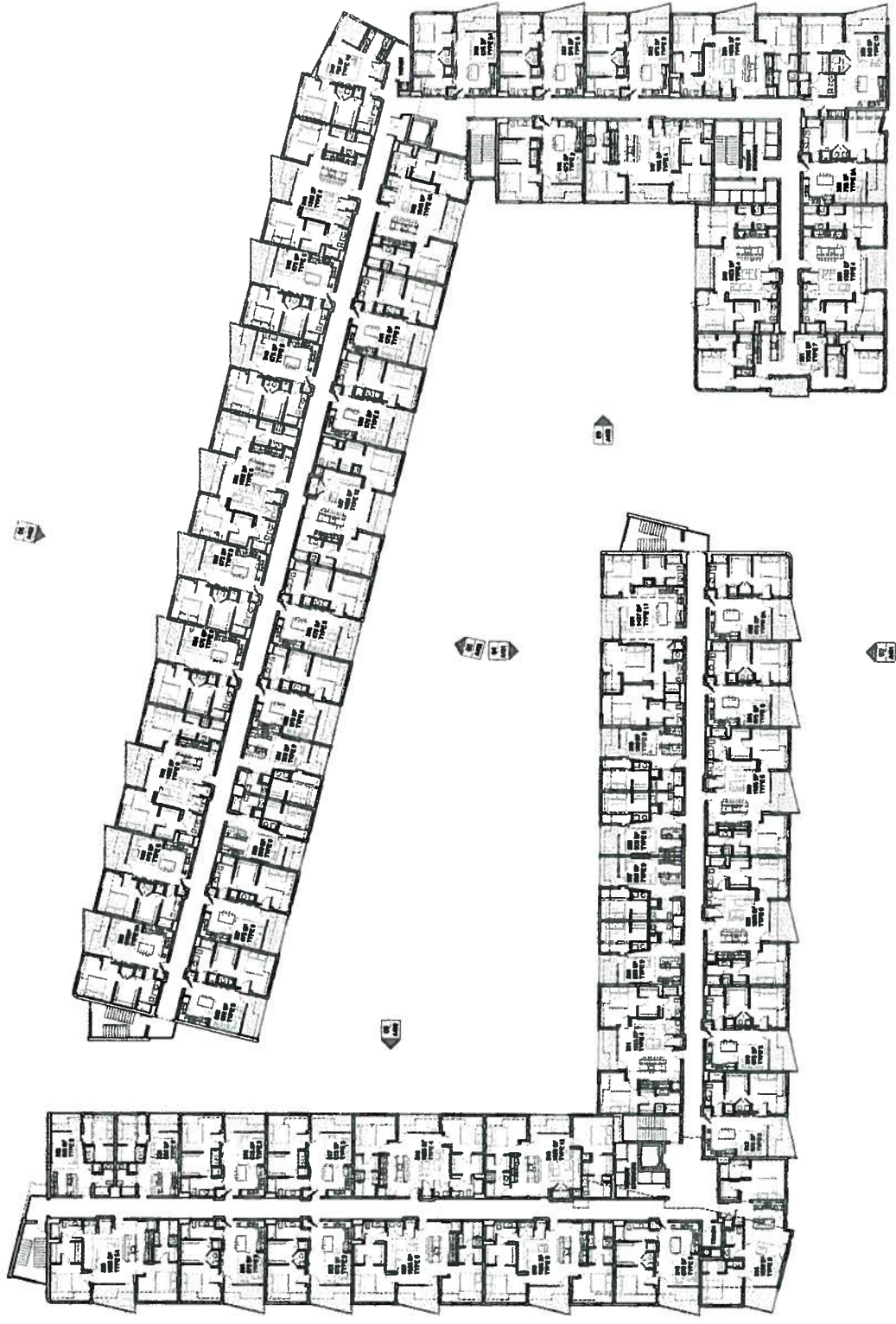


ARCHITECT:
ARCHITECTURE DESIGN OFFICE
1000 COMMONWEALTH AVENUE
RICHMOND, VIRGINIA 23297
804.353.1222

CIVIL ENGINEER:
TODD TUCKER
1000 COMMONWEALTH AVENUE
RICHMOND, VIRGINIA 23297
804.353.1222

SPY ROCK
A COMMUNITY DEVELOPMENT
SYMBOL MATTRESS
REDEVELOPMENT
1800, 1814 & 1818 HIGH PORT AVENUE
ALTS: 1813 HIGH PORT AVENUE &
1801 MACINTOSH AVENUE
RICHMOND, VIRGINIA

RESIDENTIAL FLOOR PLANS
1000 COMMONWEALTH AVENUE
1814 & 1818
DATE: 08/14/15
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN



D1 3RD LEVEL FLOOR PLAN
DATE: 08/14/15
SCALE: AS SHOWN

SPECIAL USE PERMIT SET
RESPONSE TO COMMENTS
09-14-2015



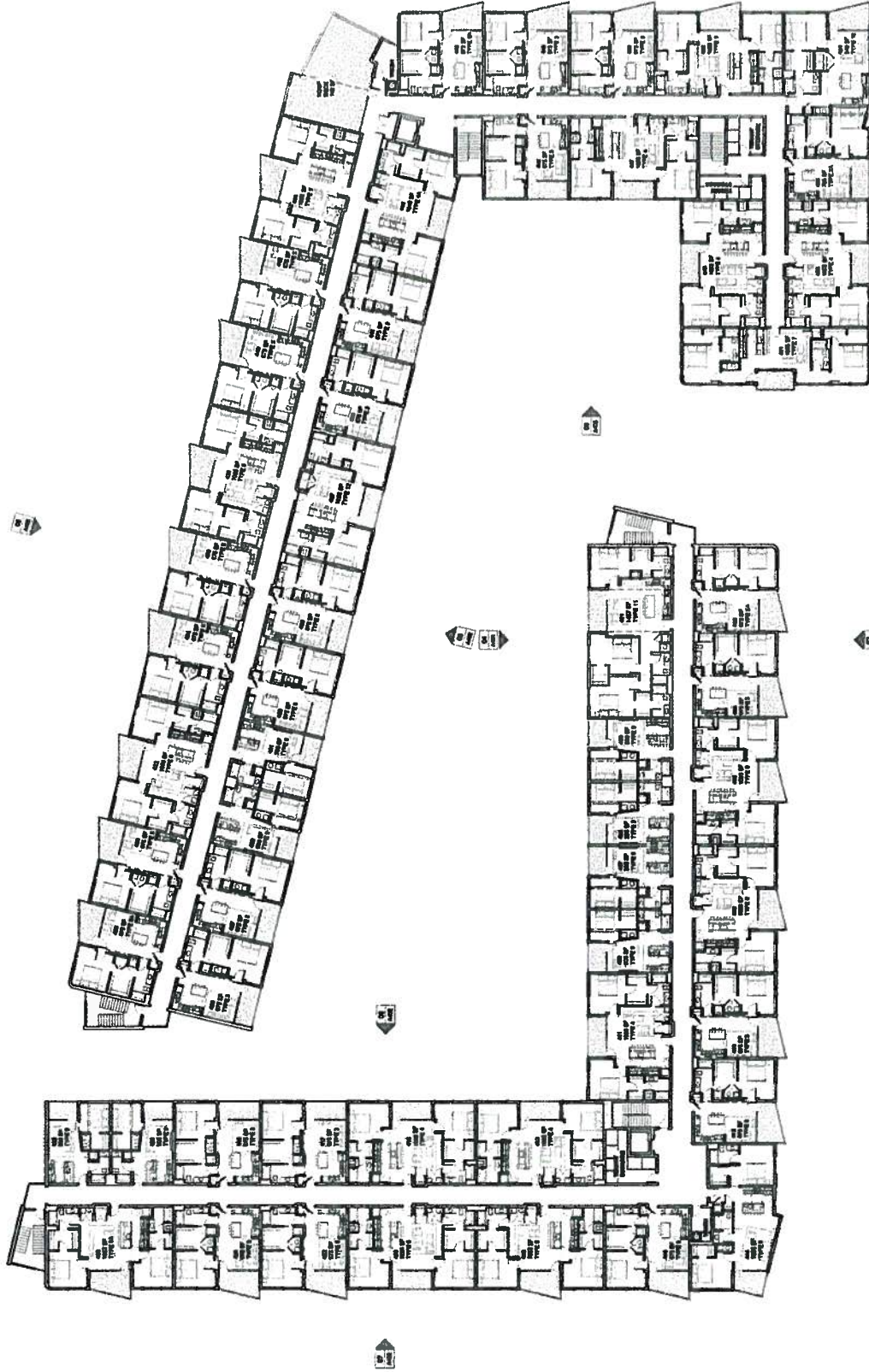
ARCHITECT:
ARCHITECTURAL Group, Office
100 E. Broad Street, Suite 200
Richmond, VA 23219
Tel: 804.771.7377

CIVIL ENGINEER:
ASD CONSULTING ENGINEERS
10000 Lakeside Drive, Suite 200
Richmond, VA 23231
Tel: 804.771.8888



**SYMBOL MATTRESS
REDEVELOPMENT**
1800, 1814 & 1825 ROBERT AVE
ALTS, 1815 ROBERT AVE &
1810 MACTAVISH AVE
RICHMOND, VIRGINIA

RESIDENTIAL FLOOR PLANS
PROVISIONAL PERMIT SET
15/1514 1509.03
OWNER: SPY ROCK
SOCIAL



01 4TH LEVEL FLOOR PLAN
DATE: 09/14/15
SCALE: 1/8" = 1'-0"

SPECIAL USE PERMIT SET
 RESPONSE TO COMMENTS
 08-14-2015



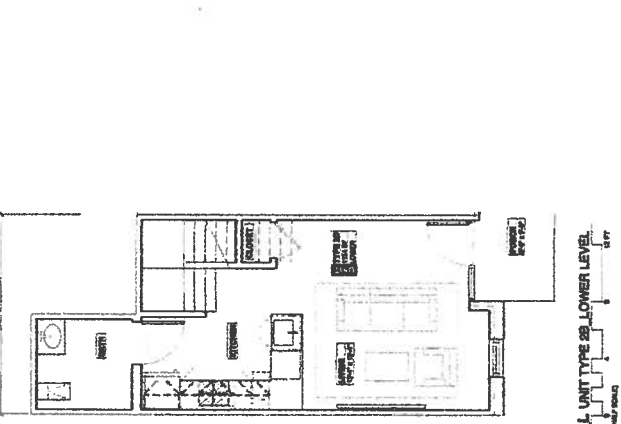
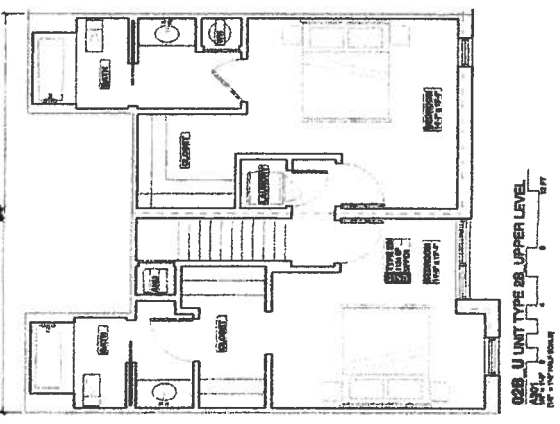
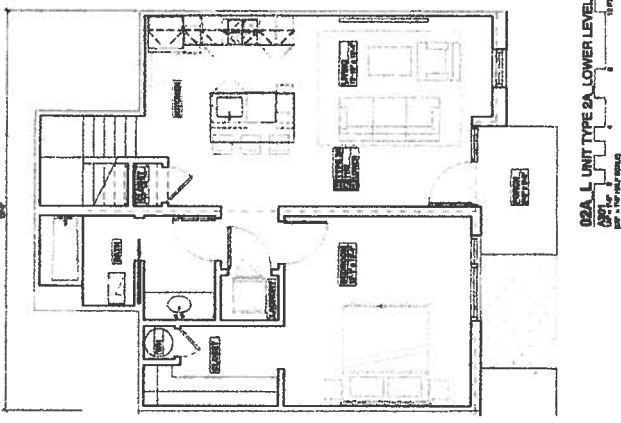
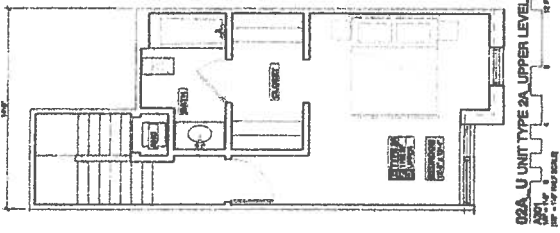
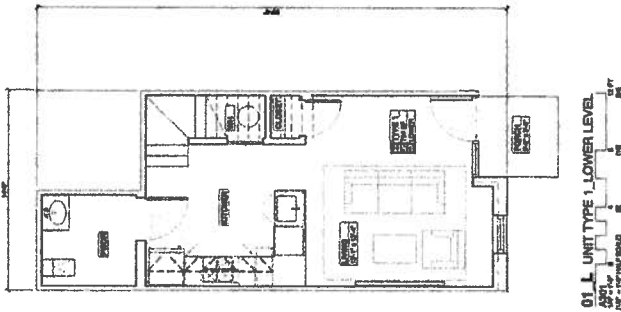
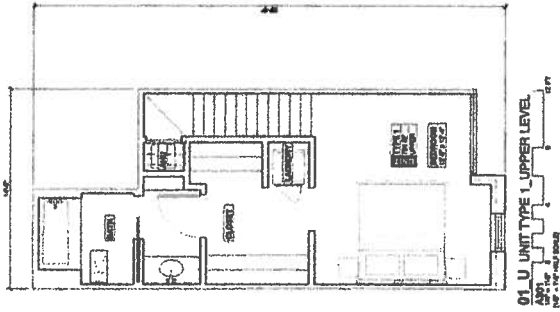
ARCHITECT:
 ADVANCED ARCHITECTURE GROUP
 1000 N. 10TH ST.
 RICHMOND, VA 23219
 804.353.1515

OWNER:
 SPY ROCK DEVELOPMENT
 1711 MOUNTAIN VIEW DRIVE
 RICHMOND, VA 23220
 804.353.8800

SPY ROCK
 1000 N. 10TH ST. RICHMOND, VA 23219

**SYMBOL MATTRESS
 REDEVELOPMENT**
 1800, 1814 & 1816 HIGH POINT AVE
 ALTS: 1813 HIGH POINT AVE &
 1801 MACTAYSH AVE
 RICHMOND, VIRGINIA

DWELLING UNIT
 SYMBOL MATTRESS PLANS
 REVISIONS
 18184 180003
 SHEET NO. **A301**
 SCALE: 1/8" = 1'-0"



SPECIAL USE PERMIT SET
 RESPONSE TO COMMENTS
 08-14-2015



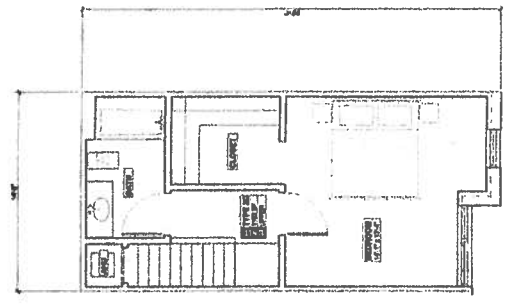
ARCHITECT:
 R3D
 1000 RIVERCHASE DRIVE
 SUITE 100
 RICHMOND, VA 23220
 (804) 781-1111

DATE: 08/14/2015
 450 COMMONWEALTH ENGINEERING
 1400 COMMONWEALTH AVENUE
 RICHMOND, VA 23220
 (804) 781-1111

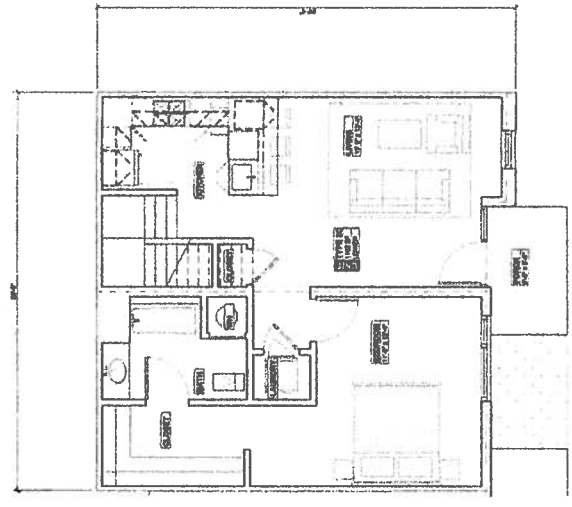
SPY ROCK
 1400 COMMONWEALTH AVENUE
 RICHMOND, VA 23220
**SYMBOL MATTRESS
 REDEVELOPMENT**
 1800, 1814 & 1815 HIGH POINT AVE
 1800, 1814 & 1815 HIGH POINT AVE &
 1800 INDEPENDENCE AVE
 RICHMOND, VIRGINIA

DWELLING UNIT
 ENLARGED FLOOR PLANS
 REVISIONS REQUIRED
 15/11/14 15/02/15
 SHEET NO. 3202A
 SCALE

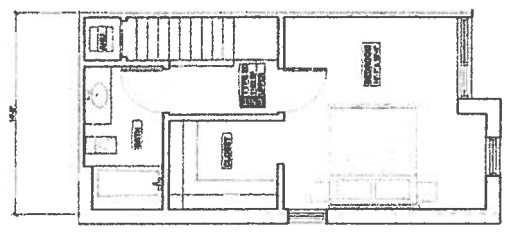
A302



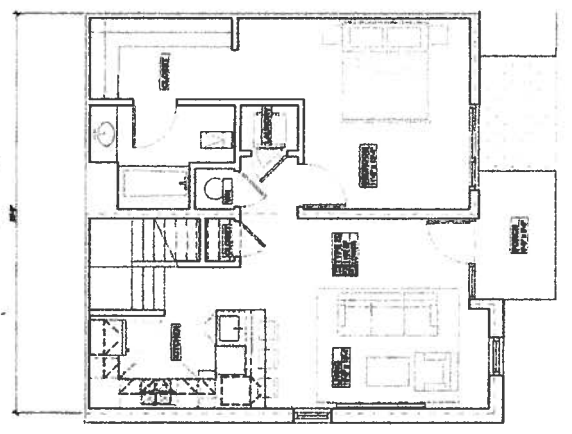
02C U UNIT TYPE 2D UPPER LEVEL
 624 sq. ft.
 per 110 sq. ft. base



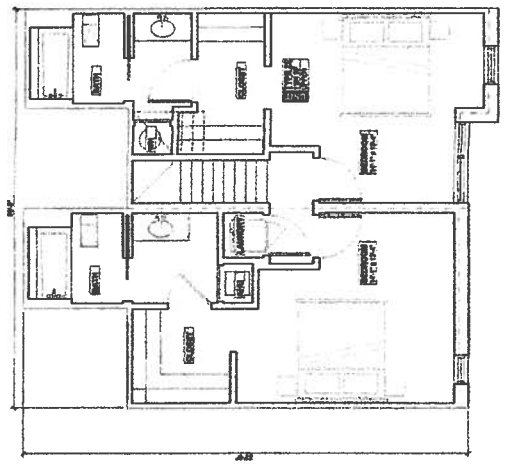
02C L UNIT TYPE 2C LOWER LEVEL
 624 sq. ft.
 per 110 sq. ft. base



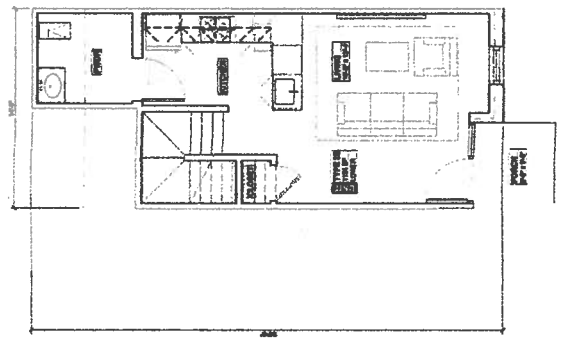
02D U UNIT TYPE 2D UPPER LEVEL
 624 sq. ft.
 per 110 sq. ft. base



02D L UNIT TYPE 2D LOWER LEVEL
 624 sq. ft.
 per 110 sq. ft. base



02E U UNIT TYPE 2E UPPER LEVEL
 624 sq. ft.
 per 110 sq. ft. base



02E L UNIT TYPE 2E LOWER LEVEL
 624 sq. ft.
 per 110 sq. ft. base

SPECIAL USE PERMIT SET
 REVISIONS TO COMMENTS
 08-14-2016



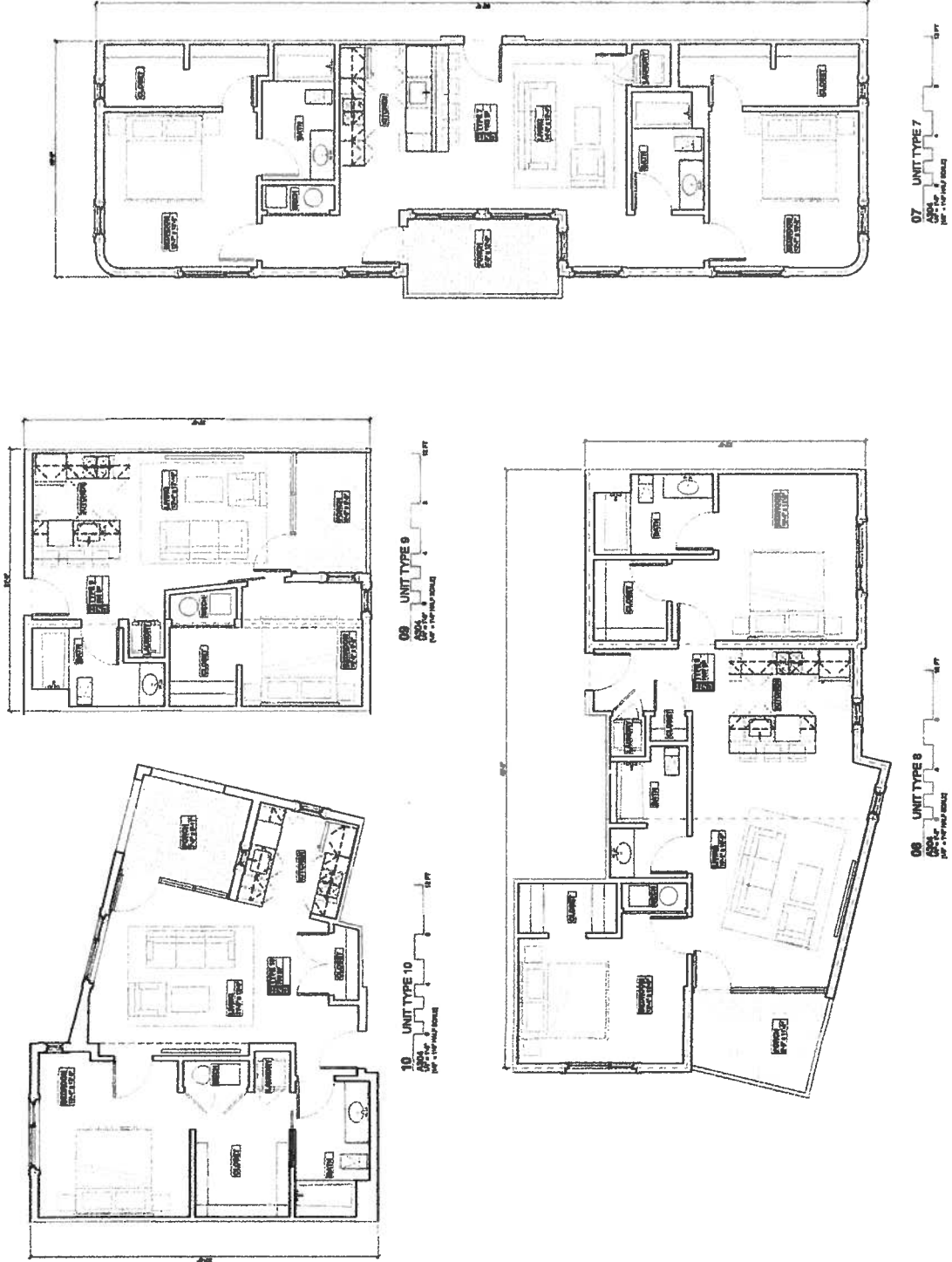
ARCHITECT
 ARCHITECTURE Group, LLC
 100 S. Main Street
 Suite 200
 Charlottesville, VA 22902
 (804) 973-7331

CIVIL ENGINEER
 ABE CONSULTING ENGINEERS
 10000 Highway 101
 Richmond, VA 23238
 (804) 281-8900

SPY ROCK
 1542 EAST HURLOCK
**SYMBOL MATRESS
 REDEVELOPMENT**
 1800, 1814 & 1815 HIGH POINT AVE
 ALTS: 1813 HIGH POINT AVE &
 1801 MACTAVISH AVE
 RICHMOND, VIRGINIA

DWELLING UNIT
 ENLARGED FLOOR PLANS
 REVISIONS TO COMMENTS
 12/16/14 12/03/15
 ARCHITECT
 000000

A304



SPECIAL USE PERMIT SET
 FOR USE TO COMMENTS
 06-14-2015

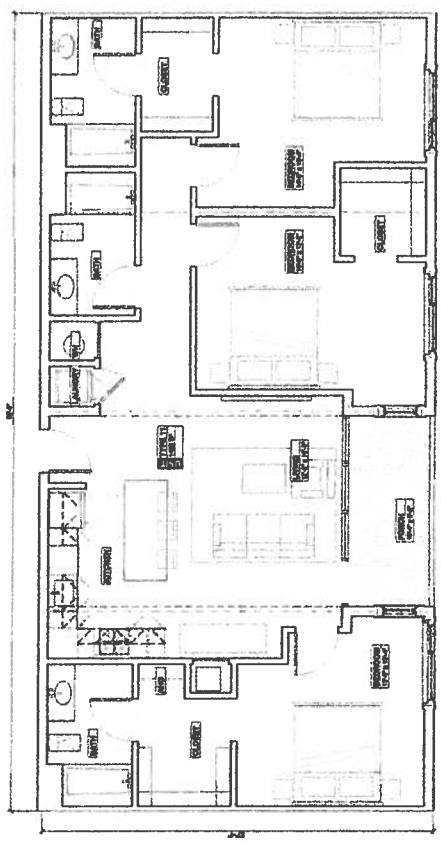


ADDRESS:
 Architecture Camp Office
 100 E. Main Street
 Suite 100
 Richmond, VA 23219
 TEL: 804.771.1111
 FAX: 804.771.1112

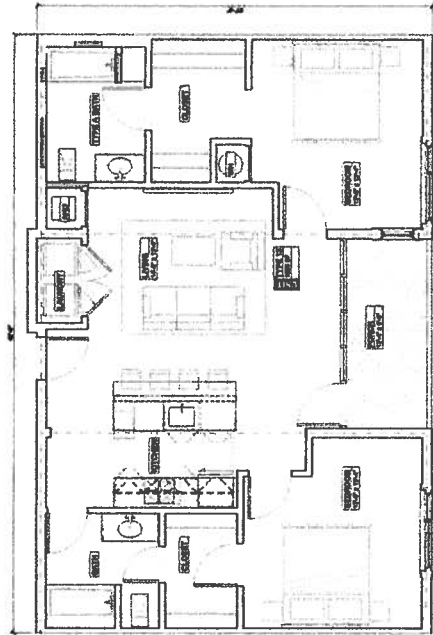
CIVIL ENGINEER:
 AND CONSULTING ENGINEERS
 1801 MACTAVISH AVE
 RICHMOND, VA 23220
 TEL: 804.771.1111

SPY ROCK
 1641 5137th 092019
**SYMBOL MATTRESS
 REDEVELOPMENT**
 1801 1814 & 1815 HIGH POINT AVE
 ALYS: 1813 HIGH POINT AVE A
 1801 MACTAVISH AVE
 RICHMOND, VIRGINIA

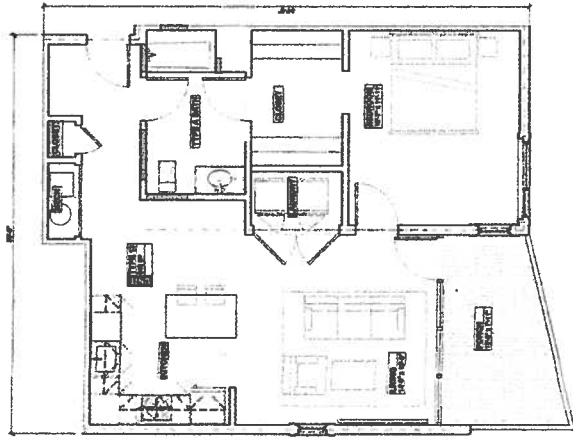
DWELLING UNIT
 ENLARGED FLOOR PLANS
 PROJECT NUMBER: 150103
 150104 150105
 APPROVED: 06/14/2015
 SOCIAL
A305



11 UNIT TYPE 11
 AREA: 1,100 SF
 UNIT: 1-10-10-10-10-10



12 UNIT TYPE 12 - TYPE A
 AREA: 1,100 SF
 UNIT: 1-10-10-10-10-10



13 UNIT TYPE 13 - TYPE A
 AREA: 1,100 SF
 UNIT: 1-10-10-10-10-10

- BLDG ELEVATION MATERIAL KEYNOTES**
- 1) CONCRETE WALLS: LIGHT GRAY CONCRETE
 - 2) CONCRETE WALLS: DARK GRAY CONCRETE
 - 3) CONCRETE WALLS: MEDIUM GRAY CONCRETE
 - 4) CONCRETE WALLS: LIGHT GRAY CONCRETE WITH HORIZONTAL LINE
 - 5) CONCRETE WALLS: DARK GRAY CONCRETE WITH HORIZONTAL LINE
 - 6) CONCRETE WALLS: MEDIUM GRAY CONCRETE WITH HORIZONTAL LINE
 - 7) CONCRETE WALLS: LIGHT GRAY CONCRETE WITH HORIZONTAL LINE AND DOTS
 - 8) CONCRETE WALLS: DARK GRAY CONCRETE WITH HORIZONTAL LINE AND DOTS
 - 9) CONCRETE WALLS: MEDIUM GRAY CONCRETE WITH HORIZONTAL LINE AND DOTS
 - 10) CONCRETE WALLS: LIGHT GRAY CONCRETE WITH HORIZONTAL LINE AND DOTS AND BRICK
 - 11) CONCRETE WALLS: DARK GRAY CONCRETE WITH HORIZONTAL LINE AND DOTS AND BRICK
 - 12) CONCRETE WALLS: MEDIUM GRAY CONCRETE WITH HORIZONTAL LINE AND DOTS AND BRICK
 - 13) CONCRETE WALLS: LIGHT GRAY CONCRETE WITH HORIZONTAL LINE AND DOTS AND BRICK AND STONE
 - 14) CONCRETE WALLS: DARK GRAY CONCRETE WITH HORIZONTAL LINE AND DOTS AND BRICK AND STONE
 - 15) CONCRETE WALLS: MEDIUM GRAY CONCRETE WITH HORIZONTAL LINE AND DOTS AND BRICK AND STONE
 - 16) CONCRETE WALLS: LIGHT GRAY CONCRETE WITH HORIZONTAL LINE AND DOTS AND BRICK AND STONE AND METAL PANELS
 - 17) CONCRETE WALLS: DARK GRAY CONCRETE WITH HORIZONTAL LINE AND DOTS AND BRICK AND STONE AND METAL PANELS
 - 18) CONCRETE WALLS: MEDIUM GRAY CONCRETE WITH HORIZONTAL LINE AND DOTS AND BRICK AND STONE AND METAL PANELS
 - 19) CONCRETE WALLS: LIGHT GRAY CONCRETE WITH HORIZONTAL LINE AND DOTS AND BRICK AND STONE AND METAL PANELS AND GLASS
 - 20) CONCRETE WALLS: DARK GRAY CONCRETE WITH HORIZONTAL LINE AND DOTS AND BRICK AND STONE AND METAL PANELS AND GLASS
 - 21) CONCRETE WALLS: MEDIUM GRAY CONCRETE WITH HORIZONTAL LINE AND DOTS AND BRICK AND STONE AND METAL PANELS AND GLASS
 - 22) CONCRETE WALLS: LIGHT GRAY CONCRETE WITH HORIZONTAL LINE AND DOTS AND BRICK AND STONE AND METAL PANELS AND GLASS AND BRICK
 - 23) CONCRETE WALLS: DARK GRAY CONCRETE WITH HORIZONTAL LINE AND DOTS AND BRICK AND STONE AND METAL PANELS AND GLASS AND BRICK
 - 24) CONCRETE WALLS: MEDIUM GRAY CONCRETE WITH HORIZONTAL LINE AND DOTS AND BRICK AND STONE AND METAL PANELS AND GLASS AND BRICK
 - 25) CONCRETE WALLS: LIGHT GRAY CONCRETE WITH HORIZONTAL LINE AND DOTS AND BRICK AND STONE AND METAL PANELS AND GLASS AND BRICK AND STONE
 - 26) CONCRETE WALLS: DARK GRAY CONCRETE WITH HORIZONTAL LINE AND DOTS AND BRICK AND STONE AND METAL PANELS AND GLASS AND BRICK AND STONE
 - 27) CONCRETE WALLS: MEDIUM GRAY CONCRETE WITH HORIZONTAL LINE AND DOTS AND BRICK AND STONE AND METAL PANELS AND GLASS AND BRICK AND STONE
 - 28) CONCRETE WALLS: LIGHT GRAY CONCRETE WITH HORIZONTAL LINE AND DOTS AND BRICK AND STONE AND METAL PANELS AND GLASS AND BRICK AND STONE AND METAL PANELS
 - 29) CONCRETE WALLS: DARK GRAY CONCRETE WITH HORIZONTAL LINE AND DOTS AND BRICK AND STONE AND METAL PANELS AND GLASS AND BRICK AND STONE AND METAL PANELS
 - 30) CONCRETE WALLS: MEDIUM GRAY CONCRETE WITH HORIZONTAL LINE AND DOTS AND BRICK AND STONE AND METAL PANELS AND GLASS AND BRICK AND STONE AND METAL PANELS

SPECIAL USE PERMIT SET
RESPONSE TO COMMENTS
08-14-2015



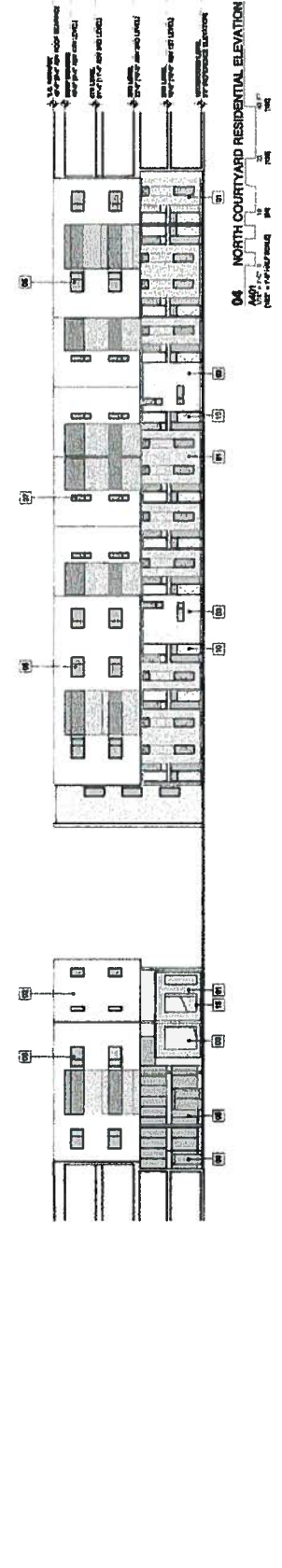
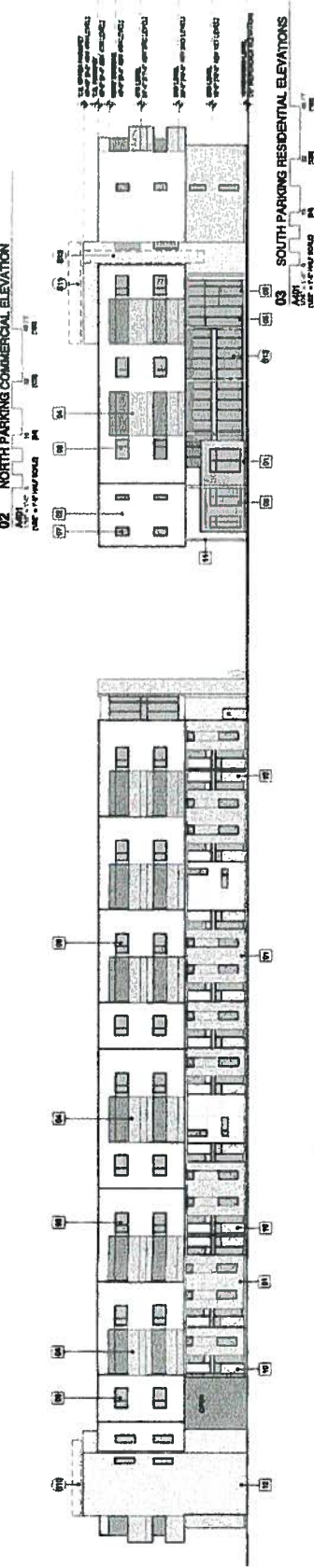
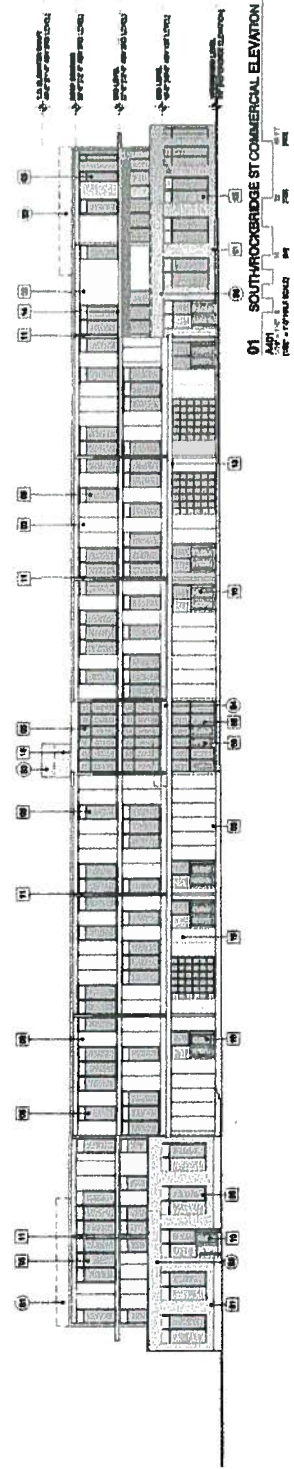
ARCHITECT:
AD ARCHITECTURE GROUP, INC.
1000 COMMONWEALTH BLVD, SUITE 200
FALLS CHURCH, VA 22046
TEL: 703.441.1000
WWW.ADARCHITECTURE.COM

CIVIL ENGINEER:
AD CONSULTING ENGINEERS
1000 COMMONWEALTH BLVD, SUITE 200
FALLS CHURCH, VA 22046
TEL: 703.441.1000
WWW.ADCONCONSULTING.COM



SYMBOL MATTRRESS REDEVELOPMENT
1800, 1814 & 1815 HIGH POINT AVE
ALTS: 1813 HIGH POINT AVE & 1801 MACTAVISH AVE
RICHMOND, VIRGINIA

BUILDING ELEVATIONS
REVISED DRAWING
181814 180003
DATE PLOTTED: 08/14/15
DWG: 0102





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

Special Use Permit

LOCATION: 1800, 1814, and 1815 Highpoint Avenue

COUNCIL DISTRICT: 2

APPLICANT: Andrew Basham

EXISTING USE: Vacant Warehouse

PROPOSED USE: To authorize the special use of the property known as 1800 Highpoint Avenue, 1814 Highpoint Avenue, and 1815 Highpoint Avenue, for the purpose of a mixed-use development that includes multifamily residential use and uses permitted in the B-6 Mixed-Use Business District, upon certain terms and conditions.

For questions, please contact Lory Markham at 646-6309 or Lory.Markham@richmondgov.com

