

INTRODUCED: July 26, 2021

AN ORDINANCE No. 2021-216

To authorize the special use of the property known as 1505 West Main Street for the purpose of a mixed-use building containing commercial uses and up to six multifamily dwelling units, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 13 2021 AT 6 P.M.

WHEREAS, the owner of the property known as 1505 West Main Street, which is situated in a UB Urban Business District and the Main Street/Uptown Parking Overlay District PO-3, desires to use such property for the purpose of a mixed-use building containing commercial uses and up to six multifamily dwelling units, which use, among other things, is not currently allowed by sections 30-433.8, concerning height limit, and 30-910.3, concerning the requirements of the Main Street/Uptown Parking Overlay District PO-3, 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

AYES: 8 NOES: 0 AB0STAIN: _____

ADOPTED: SEPT 13 2021 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 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 1505 West Main Street and identified as Tax Parcel No.W000-0604/013 in the 2021 records of the City Assessor, being more particularly shown on a survey entitled “Physical Improvement Survey, 1505 W. Main Street, Richmond, Virginia,” prepared by Parker Design Group, and dated April 27, 2020, 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 containing commercial uses and up to six multifamily dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “New Mixed Used Building, 1505 West Main Street, Richmond, Virginia,” prepared by Irby Architects, and dated April 12, 2021, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. Special Terms and Conditions. This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as a mixed-use building containing commercial uses and up to six multifamily dwelling units, substantially as shown on the Plans.

(b) Uses permitted in the UB Urban Business District pursuant to Chapter 30, Article IV, Division 18 of the Code of the City of Richmond (2020), as amended, shall be permitted on the Property.

(c) The height of the Special Use shall not exceed the height as shown on the Plans.

(d) A minimum of five off-street parking spaces shall be required for the Special Use, substantially as shown on the Plans.

§ 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 substantially as shown on the Plans, including removal of the curb cut and concrete sidewalk along the West

Main Street frontage, installation of new granite curb and herringbone brick pavers in place of the removed curb cut and concrete sidewalk to tie into brick paver sidewalk to the east, and re-establishment of the tree well in such new sidewalk along the West Main Street frontage, 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.

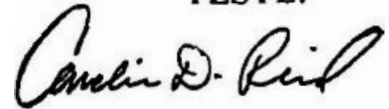
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property 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 1,826 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 "Carlin D. Reed". The signature is written in a cursive style with a large initial "C".

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.2021.731

O & R Request

DATE: June 28, 2021

EDITION: 1

TO: The Honorable Members of City Council

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



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



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



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



RE: To authorize the special use of the property known as 1505 West Main Street for the purpose of a mixed-use building, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the property known as 1505 West Main Street for the purpose of a mixed-use building, upon certain terms and conditions.

REASON: The applicant is requesting a special use permit to allow for the construction of a three-story mixed-use building. The proposed uses within the buildings are permitted under the UB Urban Business District, however, the proposed height of the new mixed-use building (34') exceeds the height allowed under the UB District (which is 28'). While the applicant intends to meet the parking requirements of the PO3 (Main Street/Uptown Parking Overlay District), the ordinance provides flexibility should the proposed commercial uses differ from what is preliminarily contemplated.

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 August 16, 2021, meeting.

BACKGROUND: The subject property consists of a 5,624 square foot (0.13) acre parcel that is improved with a surface parking area. The property is located in The Fan neighborhood.

The subject property is located within the UB Urban Business District and the PO3 Main Street/Uptown Parking Overlay District. The proposed height of the new mixed-use building (34') exceeds what is permitted under the UB Urban Business District (28'). While the applicant intends to meet the parking requirements of the PO3 (Main Street/Uptown Parking Overlay) District, the ordinance provides flexibility should the proposed commercial uses differ from what is preliminarily contemplated.

The Richmond 300 Master Plan recommends a future land use of "Community Mixed-Use" for the property. The development style recommended for Community Mixed-Use is development that generally complements the existing context with continuance or enhancement of the gridded street pattern to increase connectivity. The intensity recommended for Community Mixed-Use is two to six story buildings, 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 historic buildings should stepback from the build-to line after matching the height of the predominant cornice line of the block. Ground floor uses should engage and enliven the street, with windows, doors, storefronts and other features that allow transparency and interaction between the building and the street. The primary uses recommended for Community Mixed-Use are retail/office/personal service, multi-family residential, cultural, and open space. Pedestrian, bicycle, and transit access must be prioritized and bike parking should be provided. The property is also in a location identified as a "micro node" on the Richmond 300 Nodes Map, which is a notable place in a neighborhood that provides goods and services primarily to the immediate residents but also may attract visitors.

Commercial and mixed-use buildings also front on both sides of West Main Street to the east and west of the subject property, as well as to the south of the subject property fronting on S Plum Street.

The subject property and properties to the east, west, north and south are located within the UB Urban Business District and the PO3 Main Street/Uptown Parking Overlay District.

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: \$1,800 application fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: July 26, 2021

CITY COUNCIL PUBLIC HEARING DATE: September 13, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
August 16, 2021

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

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

STAFF: Richard Saunders, Senior Planner, Land Use Administration (Room 511), 646 4856



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: 1505 W. MAIN ST. Date: 11/10/20
 Tax Map #: W00006413 Fee: \$1,800
 Total area of affected site in acres: .129

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

Zoning

Current Zoning: UB

Existing Use: parking lot

Proposed Use

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

Existing Use: parking lot
Office, Commercial, & Residential

Is this property subject to any previous land use cases?

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

Applicant/Contact Person:

1520 W. MAIN Street / JOHN A CONRAD
 Company: 1520 W. MAIN Street, LLC
 Mailing Address: 1520 W. MAIN ST.
 City: Richmond State: VA Zip Code: 23220
 Telephone: (804) 359-6002 Fax: (804) 359-6004
 Email: john.conrad@theconradfirm.com

Property Owner:

1520 W. MAIN Street, LLC
 If Business Entity, name and title of authorized signee: By John A Conrad, Member

(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: SAME
 City: _____ State: _____ Zip Code: _____
 Telephone: () Fax: ()
 Email: _____

Property Owner Signature:

1520 W. Main Street, LLC By John A Conrad, Member

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

SPECIAL USE PERMIT REQUEST

1505 W. Main Street (W0000604013) (.129 ac.)

**Submitted, November 10, 2020,
by Applicant,**

**1520 W Main Street, LLC
By: John A. Conrad, Managing Member
1520 W. Main Street, Suite 204
Richmond, VA 23220**

INTRODUCTION

Applicant applies for a special use permit ("SUP"), for 1505 W. Main Street ("the Property"), in order to use this Properties for any use permitted in UB Zoning Ordinance Sec. 30-433.1 et seq., and/or upon the special uses and conditions set forth herein.

DESCRIPTION OF CONFIGURATIONS AND OWNERSHIP OF PROPERTIES

This Property is currently carried in the City's records as TMP No. W0000604013. See Exhibit A (1-4).

In terms of physical configurations, the parcel known as 1505 W. Main Street actually consists of two lots, 1505 & 1507 W. Main St. For more information about the current physical configurations of lot 1505 see the most current surveys attached as Exhibits C (2).

Stonewall Jackson, LLC has owned this Property since 2005. However, its name has been changed to 1520 W Main Street, LLC. Thus, all three of these Properties are currently owned 1520 W Main Street, LLC and this LLC continues to be owned by John and Kathy Conrad.

MASTER PLAN DESIGNATION OF USES & EXISTING ZONING AND USES

The Master Plan designates this Property for "Community Commercial" use. The proposed improvements for this Property is consistent with this designation of the Master Plan. This Properties is currently zoned UB which allows all of the uses proposed by Applicants.

For more than forty years 1505 W. Main has been used as seventeen parking spaces.

SPECIAL TERMS & CONDITIONS OF SUP APPLICATION

Applicant applies for special use permit ("the SUPs") for 1505 W. Main Street in order to permit these Properties to be used pursuant to the following special uses, and/or conditions:

- (1) The City of Richmond's UB Zoning Ordinance Sec. 30-433.8, stating that no building or structure shall exceed twenty-eight feet in height, is waived in order to permit the construction, occupancy, and use of the proposed buildings located at 1505 W. Main St. at approximately thirty-six (36) feet, plus or minus, above finished grade, as set forth in the architectural plans attached as Exhibit D.
- (2) The City of Richmond's UB Zoning Ordinance Sec. 30-433.2 (2-5, 7-11, 12, 13, 16-20, 22, & 25), stating the permissible principal and accessory retail, commercial, office, and residential uses in the UB Zoning, permits on the first and second floors of 1505 W. Main St., retail, office, commercial, or residential uses

and residential uses on the third floor, as set forth in the architectural plans, Sheets A-2 and A-3 attached in Exhibit D, or, alternatively, on the same first and second floors, retail, office, or commercial uses, and residential uses on the third floor, as set forth in the architectural plans Sheets, A-2 Alternative and A-3 Alternative, attached as Exhibit D.

- (3) No uses or conditions granted by the City as a part of this special use permit shall prohibit any other uses of the Properties not set forth in Exhibit D that are permitted pursuant to the provisions of the UB Zoning Ordinance so long as those uses are also permitted pursuant to all requirements of all codes and regulations of the City of Richmond.

1505 W. Main St.

This building is 7,455 SF. As set forth in the architectural plans attached as Exhibit D this building will be used for uses permitted under the current UB zoning, including those set forth in Exhibit D and the Conditions hereof. Five to seven parking spaces are required, depending on whether the first and second floor space designated as residential use is actually used for residential or retail, office, or commercial use, and seven parking spaces are provided.

FINDINGS OF FACT

The proposed improvements to 1505 W. Main St. have been designed with careful consideration for the provisions of Section 30-433.1 et seq. of the City of Richmond UB Zoning Code.

The proposed uses of these plans are compatible with the surrounding area and appropriate uses for this site. There are significant improvements to the health, safety, and quality of life of the neighboring properties with the addition of high quality residential units, small retail shops, and professional offices planned at 1505 W. Main St.

The intent of this request is to create high-quality improvements which address the objectives of the Master Plan. The requirements for approval of these SUP's are clearly met. This Application for special use permits will not:

- **Be detrimental to the safety, health, morals and general welfare of the community involved.** The development of the underutilized portion of the Property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc.
- **Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.** The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The traffic generation for

one additional single-family dwelling will be negligible. As such, the SUP will not create 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 overcrowd land and cause an undue concentration of population.** The two dwellings are less dense than might otherwise be permitted in the R-63 zoning. For instance, multi-family dwellings are permitted on lots of 4,000 square feet provided that 1,000 square feet of lot area is provided per unit. That would suggest a density twice what is proposed might be achieved on a similar sized lot. Those same R-63 regulations are designed with the zoning purpose in mind including preventing the overcrowding of land.
- **Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvement.** The SUP amendment 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. Applicable yard requirements would be met by the proposed dwelling and are compatible with the historic development pattern in the area.

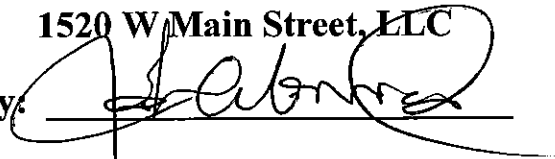
SUMMARY

The Applicant request approval of this SUP Application. This Applications represents an ideal urban infill development for this Property and the neighborhood. Approval of this SUP assures the construction of very attractive improvements which will contribute significantly to the overall vibrancy of the block and neighborhood through the provision of an appropriate uses that are not only consistent with the City's Master Plan and historic and architectural regulations, but also represent significant improvements to these Properties and the surrounding neighborhood.

November 10, 2020

Respectfully Submitted,

1520 W Main Street, LLC

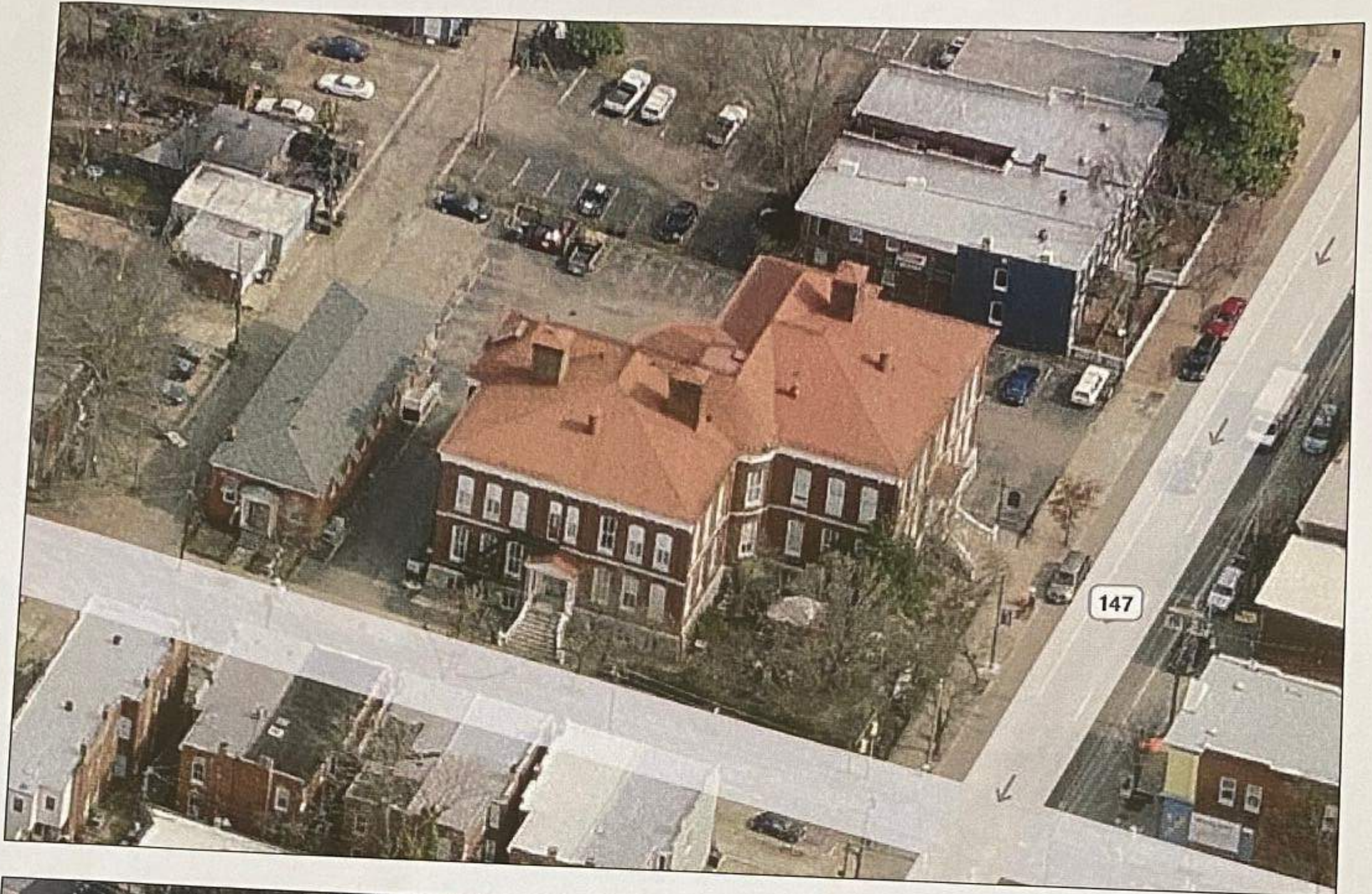
By: 

John A. Conrad

Managing Member

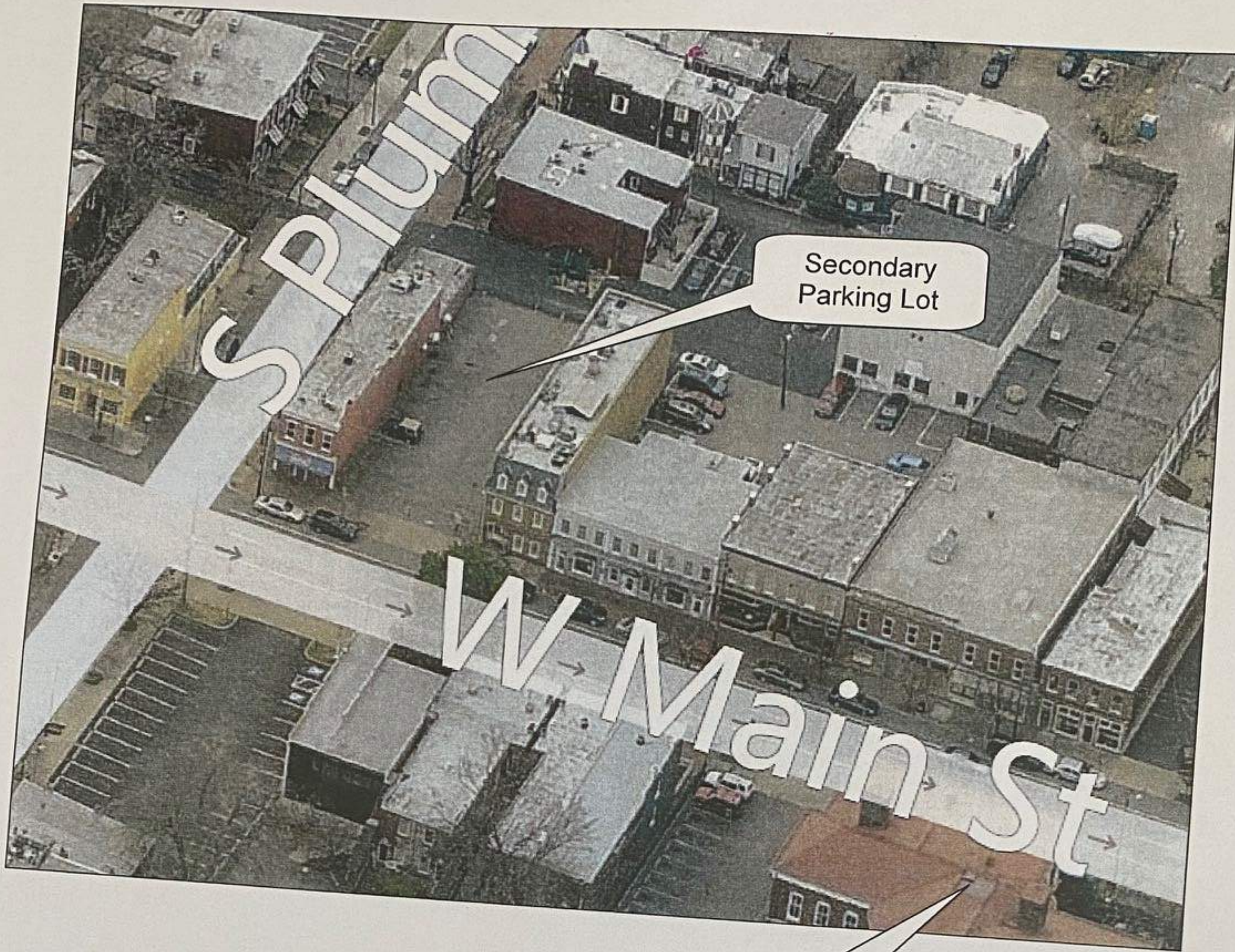
1520 W. Main Street

Richmond, VA 23220



C12/10/24

tabbles
EXHIBIT
A11



Secondary
Parking Lot

Subject Office

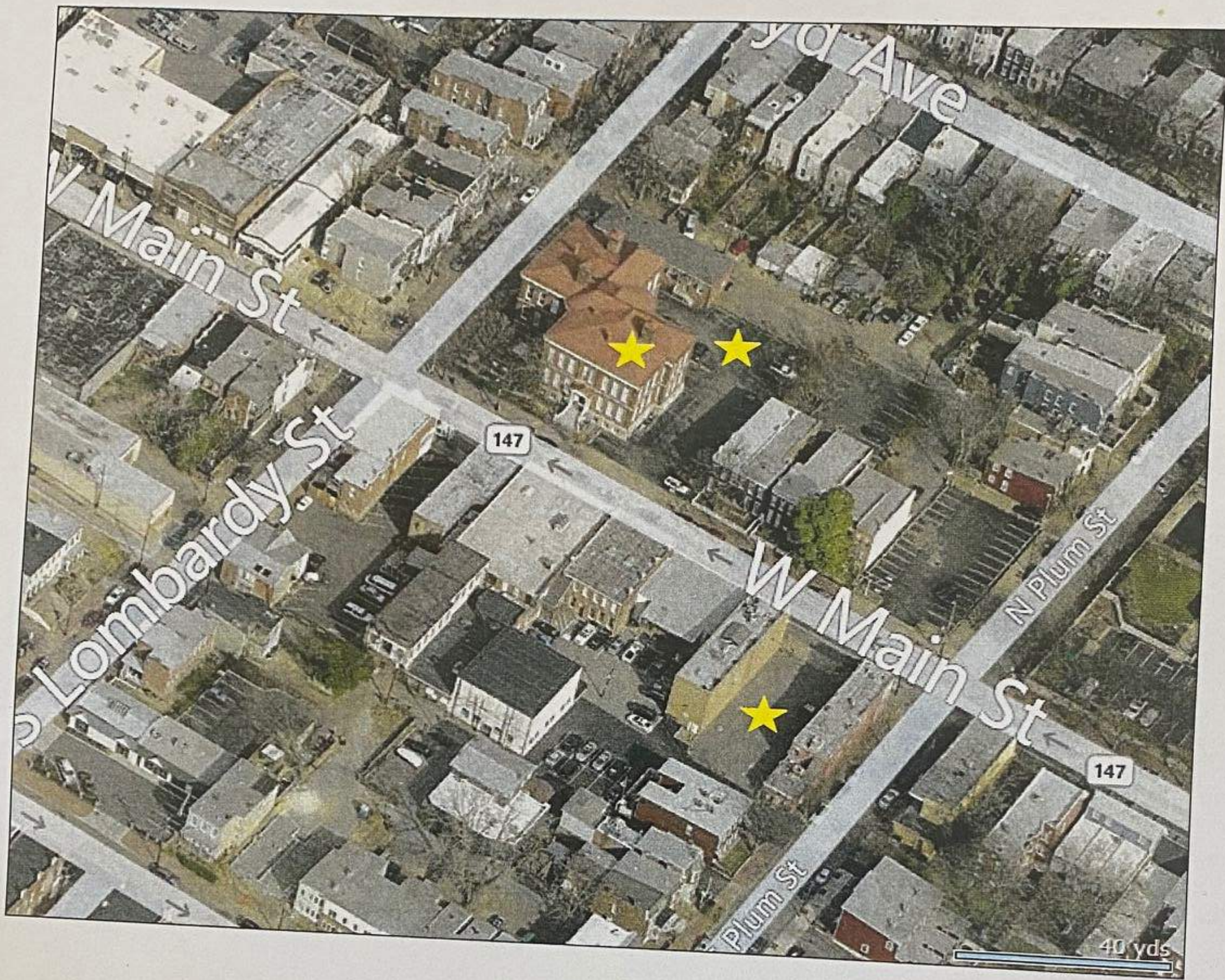
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EXHIBIT
A(2)

C1211024

MGMiller Valuations

Bird's Eye View

Stars have been placed on the subject parcels to identify them.



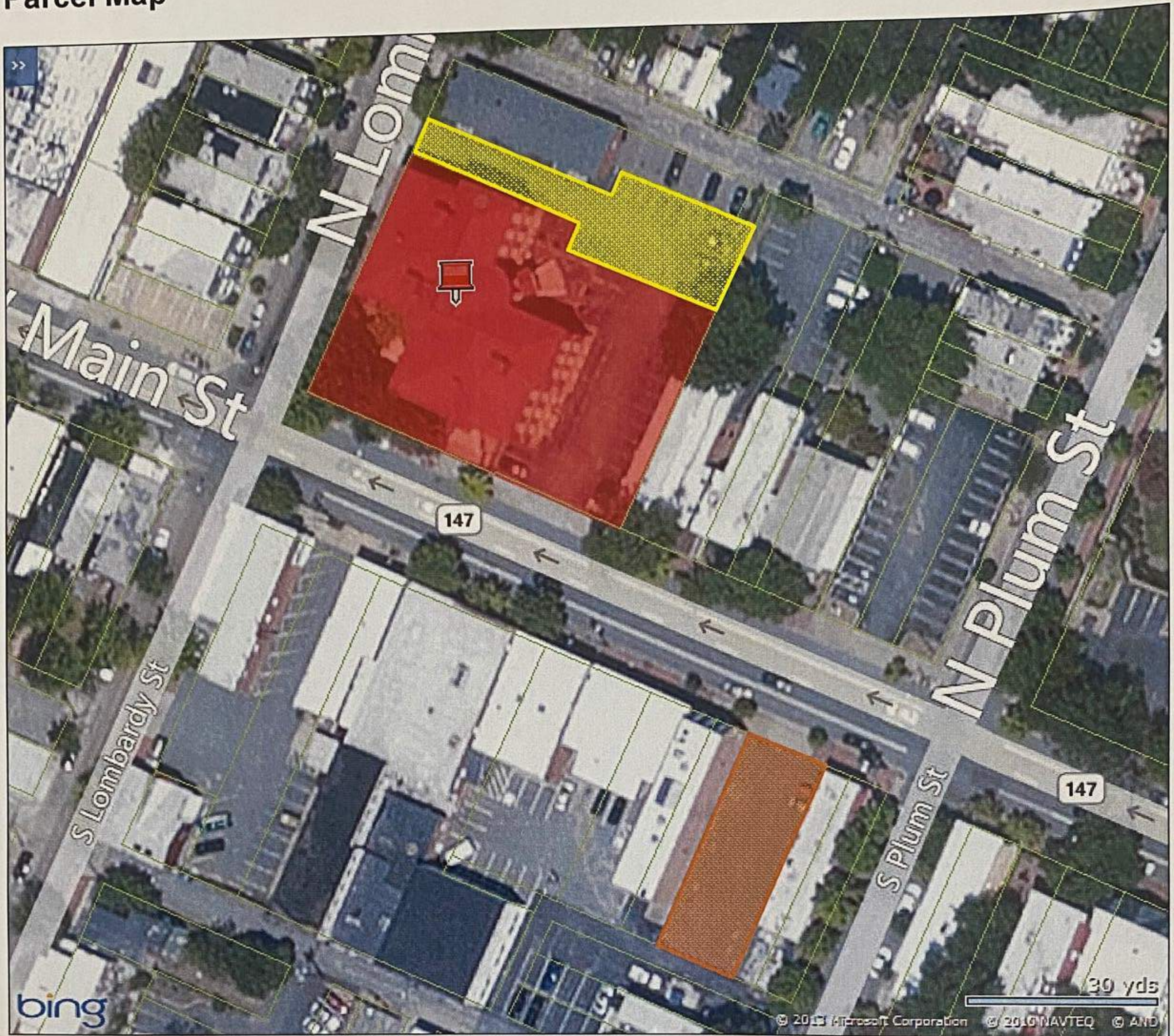
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EXHIBIT
A(3)

C1211024

McMiller Valuations

7/28

Parcel Map



The **RED** corner parcel is the office property. 1520 W. Main Street W0000607037

The **YELLOW** parcel is the adjoining parking lot. 1 N. Lombardy Street W0000607036

The **ORANGE** parcel is the independent parking lot. 1505 W. Main Street W0000604013

tabbles
EXHIBIT
A(4)

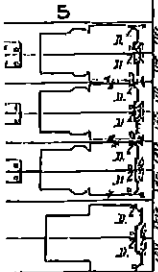
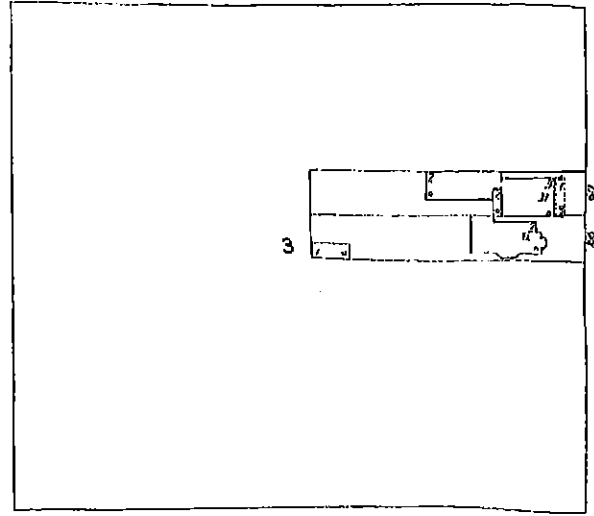
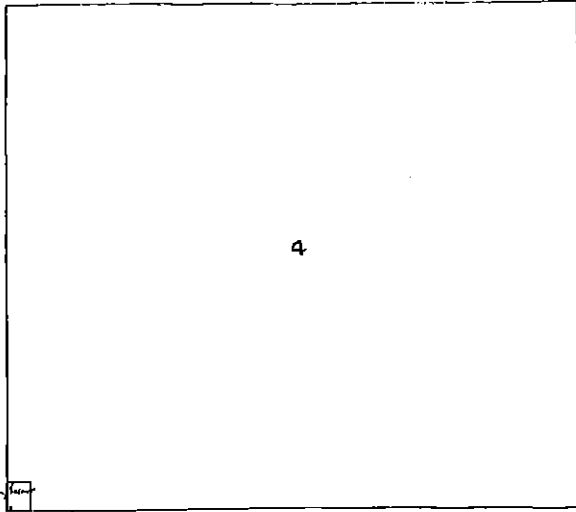
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MG Miller Valuations

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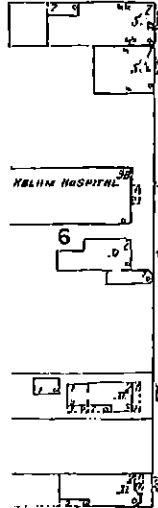
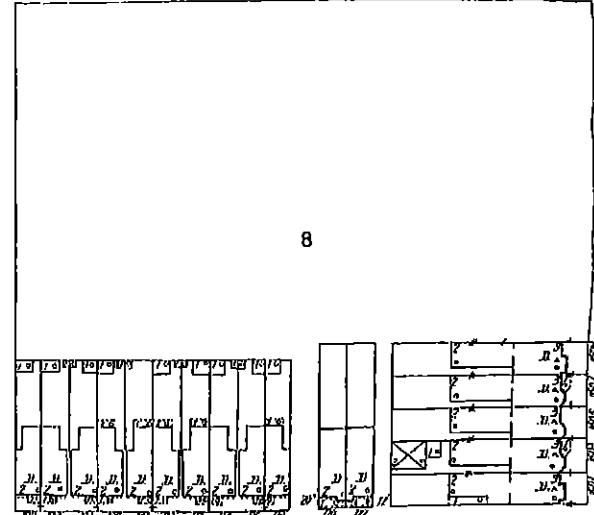
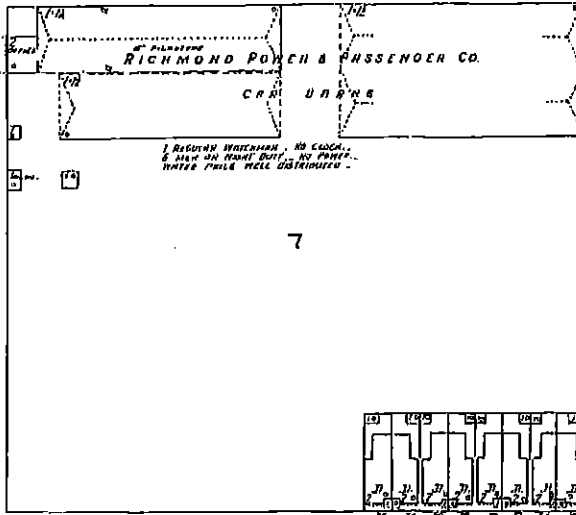
S. WALNUT ST

N. WALNUT



S. VINE

N. VINE



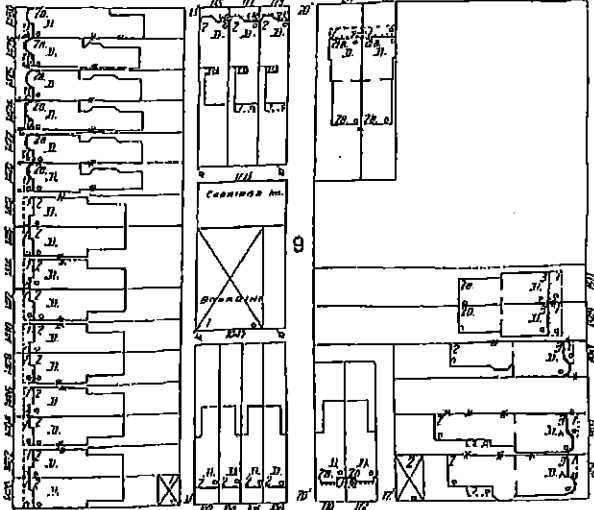
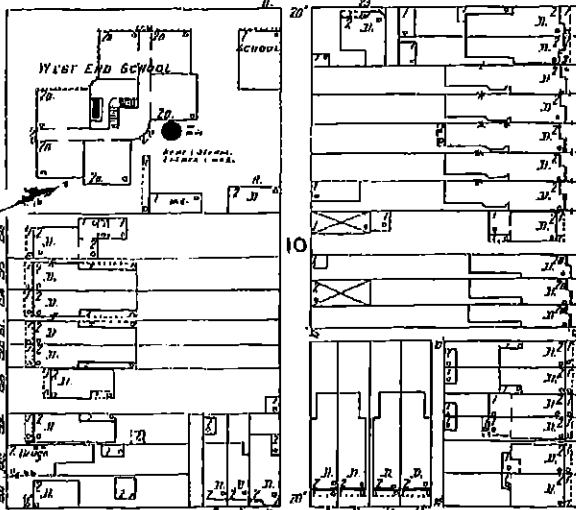
W. MAIN

FLOYD AV.

GROVE AV.

S. LOMBARDY

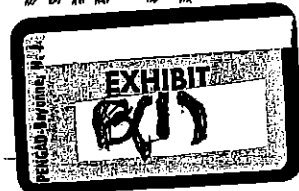
N. LOMBARDY



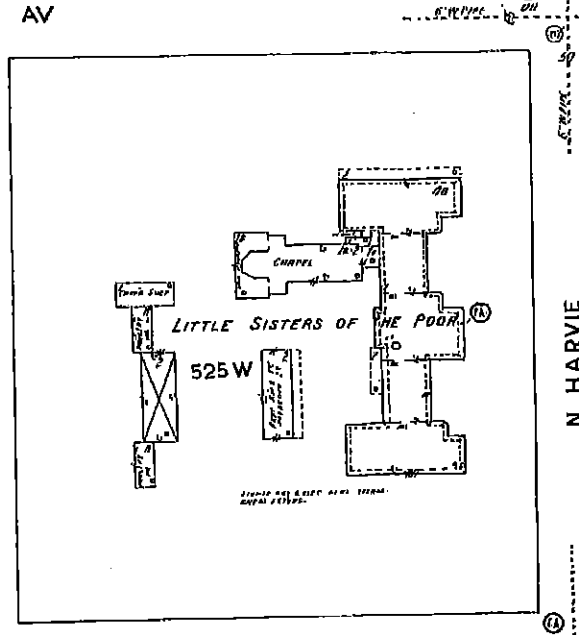
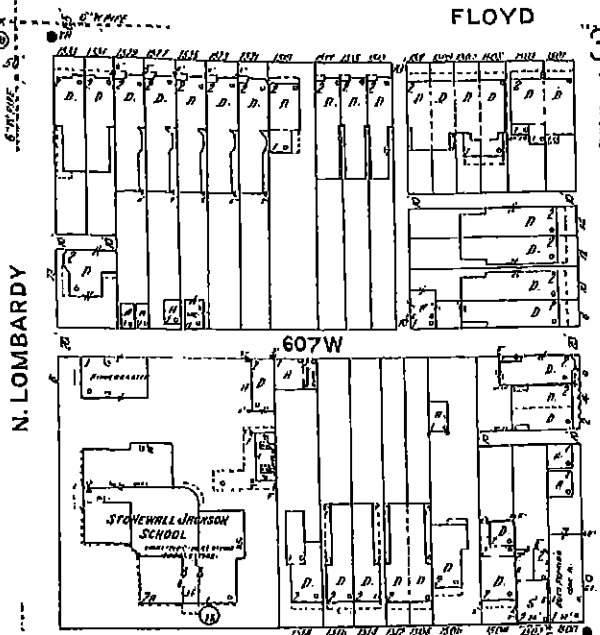
Scale of Feet

N. PLUM

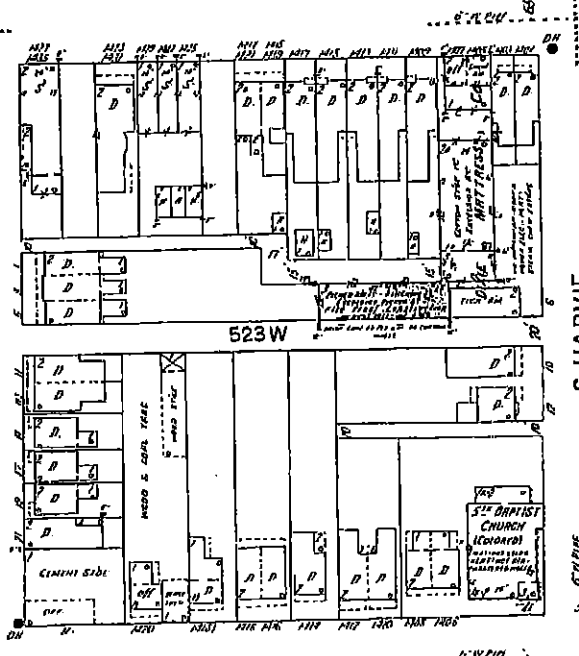
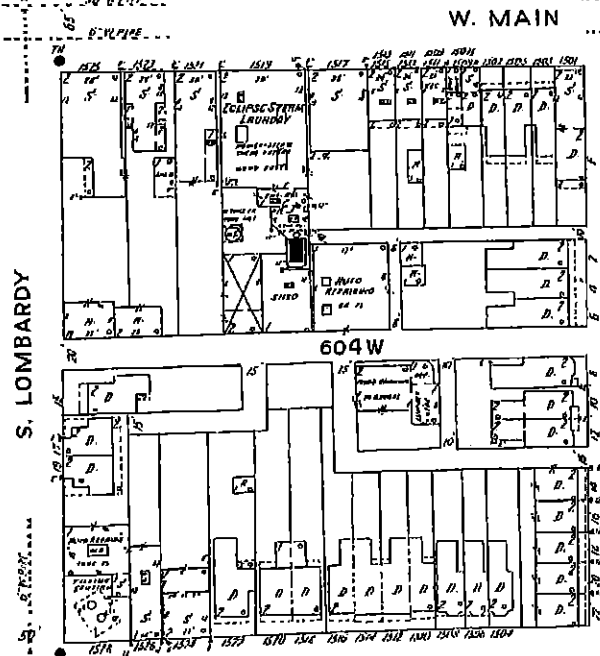
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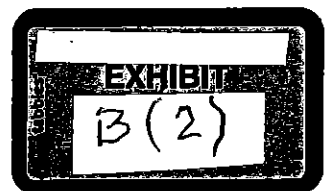
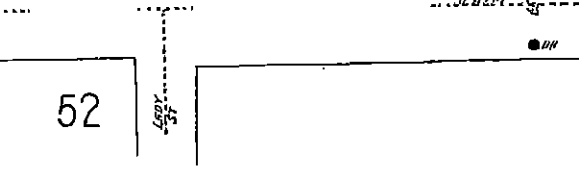
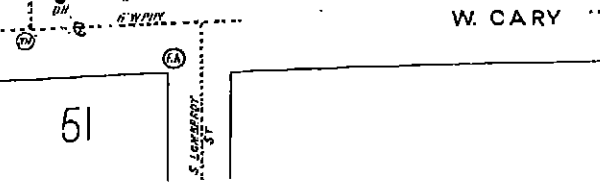
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183-93)



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1-83-99

43

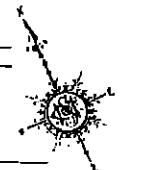
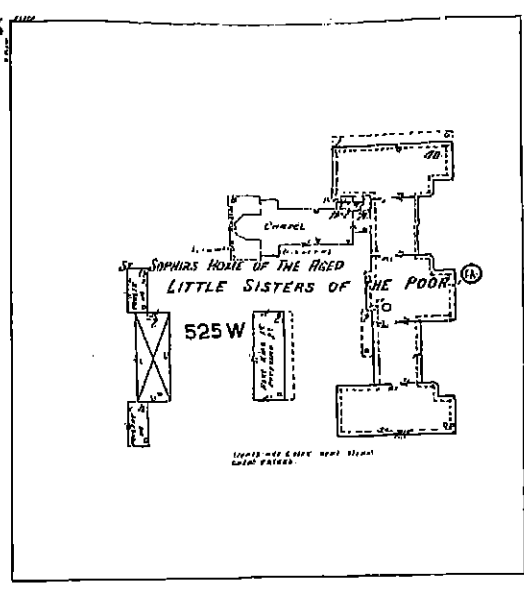
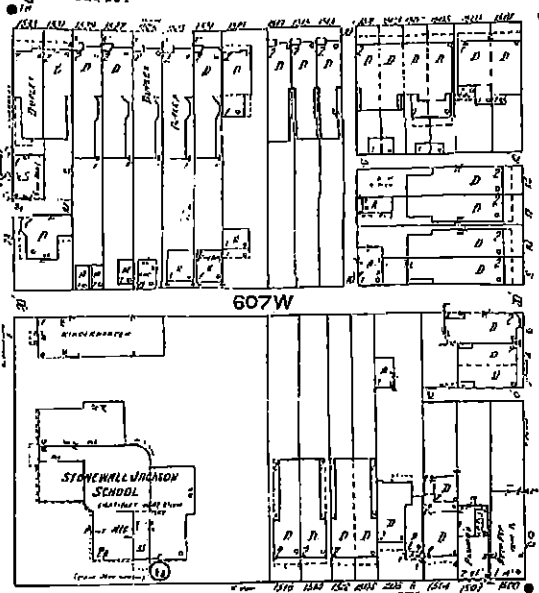
1-83-99

FLOYD AV

N. LOMBARDY

N. PLUM

N. HARVIE



42

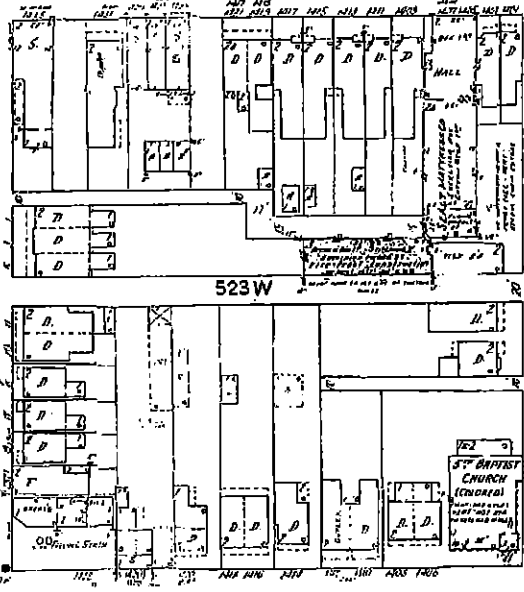
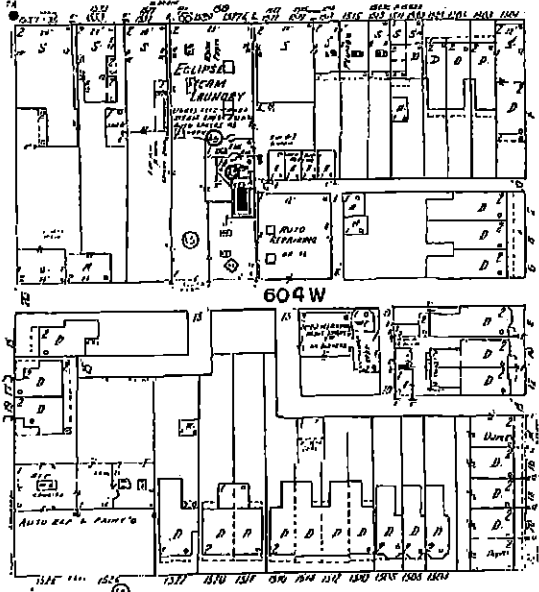
W. MAIN

44

S. LOMBARDY

S. PLUM

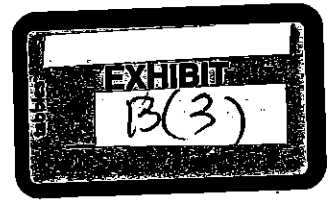
S. HARVIE



W. CARY

51

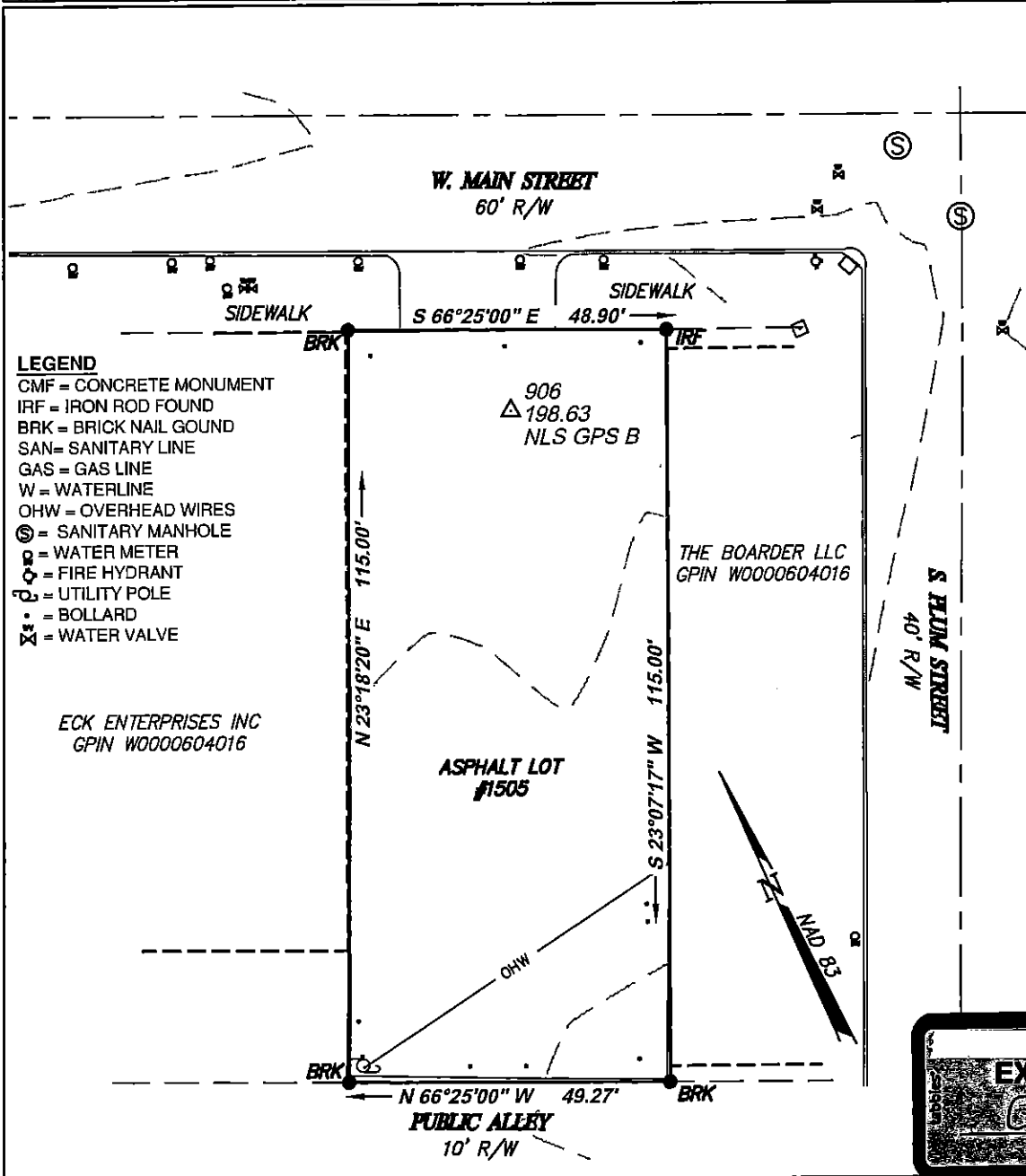
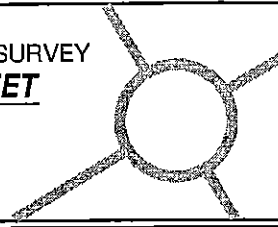
52



TAX # : W0000604013
 ADDRESS : 1505 W. MAIN ST
 OWNER : STONEWALL JACKSON LLC
 LEGAL REF. : INST. 050006265
 DRAWN BY :MGM
 CHECKED :JCG
 W.O. # :20-5036
 SCALE : 1" = 20'
 DATE :27 APRIL 2020

PHYSICAL IMPROVEMENT SURVEY
1505 W. MAIN STREET

RICHMOND, VIRGINIA



LEGEND

- CMF = CONCRETE MONUMENT
- IRF = IRON ROD FOUND
- BRK = BRICK NAIL GOUND
- SAN= SANITARY LINE
- GAS = GAS LINE
- W = WATERLINE
- OHW = OVERHEAD WIRES
- ⊙ = SANITARY MANHOLE
- ⊙ = WATER METER
- ⊙ = FIRE HYDRANT
- ⊙ = UTILITY POLE
- = BOLLARD
- X = WATER VALVE

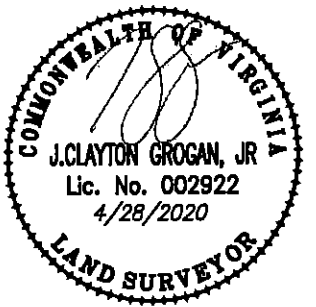
ECK ENTERPRISES INC
 GPIN W0000604016

ASPHALT LOT
 #1505

THE BOARDER LLC
 GPIN W0000604016

S HILL STREET
 40' R/W

PUBLIC ALLEY
 10' R/W



GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF FLOOD ZONE "X" AS SHOWN ON THE FEMA F.I.R.M. #5101290037D WITH AN EFFECTIVE DATE OF APRIL 2, 2009. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.



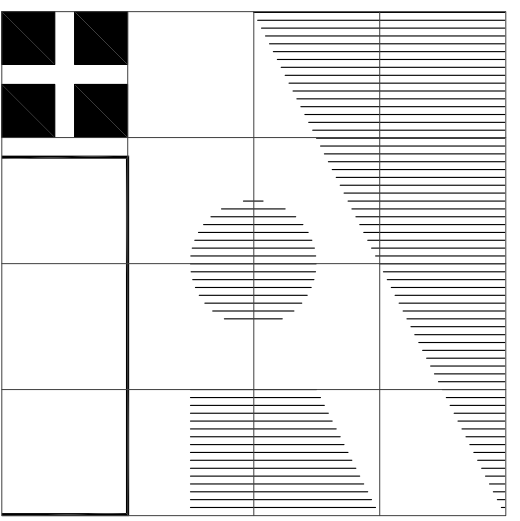
parker
 DESIGN GROUP

ENGINEERS • SURVEYORS
 PLANNERS • LANDSCAPE ARCHITECTS

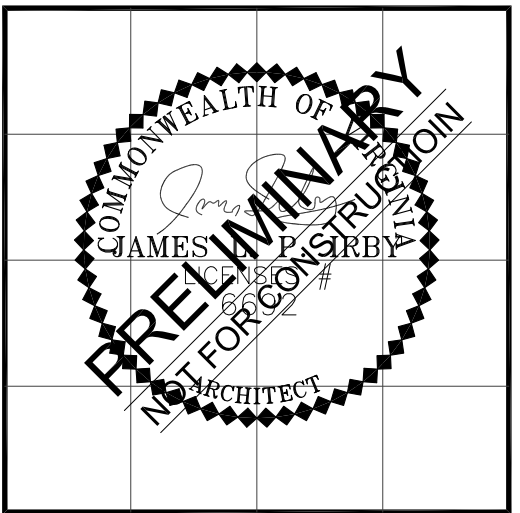
2122 Carolina Ave, SW
 Roanoke, VA 24014
 Ph: 540-387-1153

www.parkerdg.com

1915-B W. Cary Street
 Richmond, VA 23220
 Phone: 804-358-2947



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 FAX 804/359-9645
 EMAIL JIM@IRBYARCHITECTS.COM

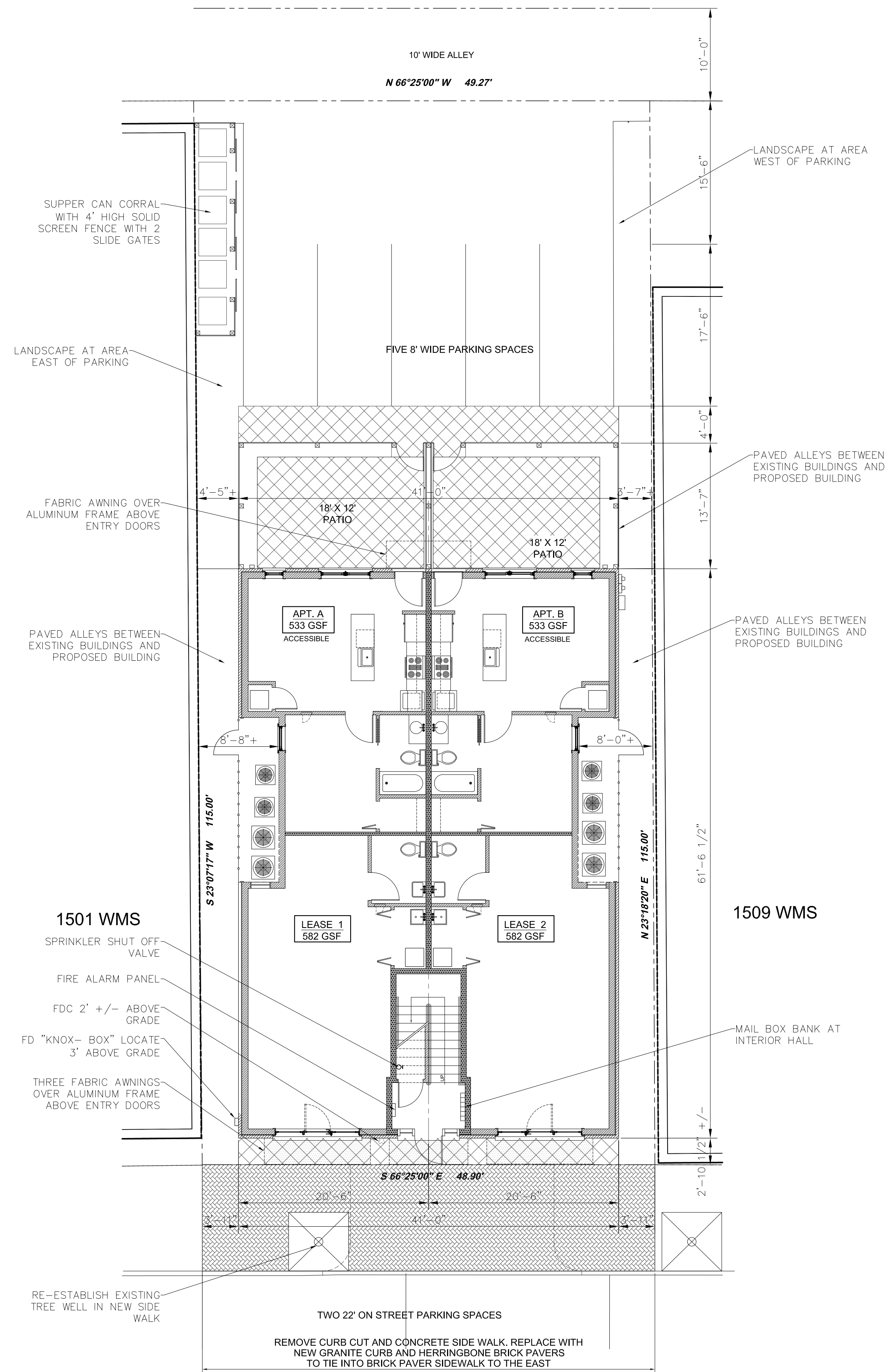


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NEW MIXED USED BUILDING
 1505 WEST MAIN STREET
 RICHMOND, VIRGINIA

REVISIONS:

SHEET
A.1
DRAWN BY: IRBY ISSUE: SUP SUBMITTA DATE: 12 APR 2021



WEST MAIN STREET

2372 GSF/FLOOR
SITE PLAN
 1/8" = 1'-0"

1
 A.1

BASE DESIGN
 FIRST FLOOR
 TWO 533 DWELLINGS
 TWO 582 GSF LEASE SPACES

SECOND FLOOR
 TWO 1115 GSF DWELLINGS

THIRD FLOOR
 TWO 1115 GSF DWELLINGS

TOTAL DWELLINGS 6
 TOTAL COMMERCIAL LEASE SPACE 1164 GSF
 REQUIRED PARKING: 2 RESIDENTIAL, 3 COMMERCIAL

PARKING PROVIDED
 ON SITE SPACES 5
 ON STREET SPACES 2
 TOTAL SPACES 7

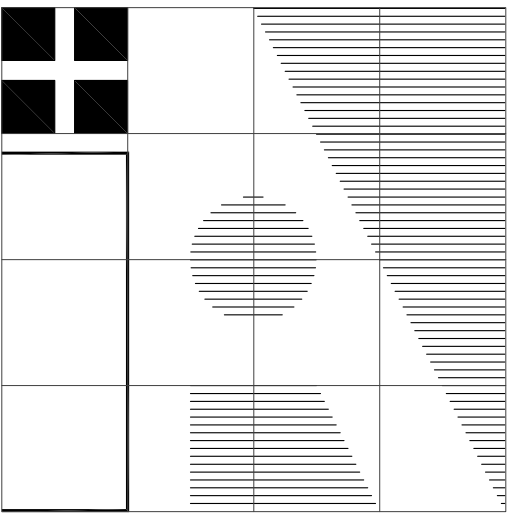
ALTERNATE DESIGN
 FIRST FLOOR
 TWO 1115 GSF LEASE SPACES

SECOND FLOOR
 TWO 1115 GSF LEASE SPACES

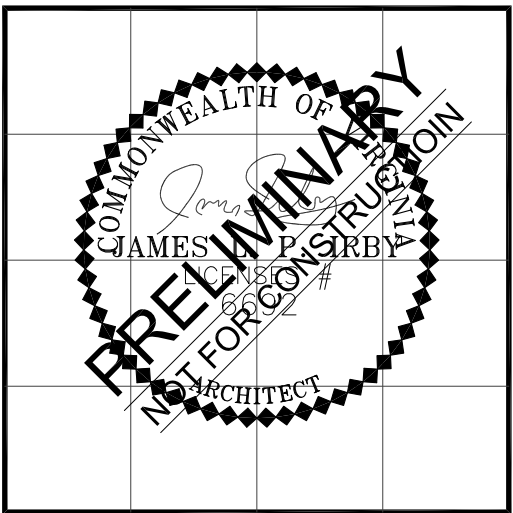
THIRD FLOOR
 TWO 1115 GSF DWELLINGS

TOTAL DWELLINGS 2
 TOTAL COMMERCIAL LEASE SPACE 4460 GSF
 REQUIRED PARKING: 0 RESIDENTIAL, 6 COMMERCIAL

PARKING PROVIDED
 ON SITE SPACES 5
 ON STREET SPACES 2
 TOTAL SPACES 7



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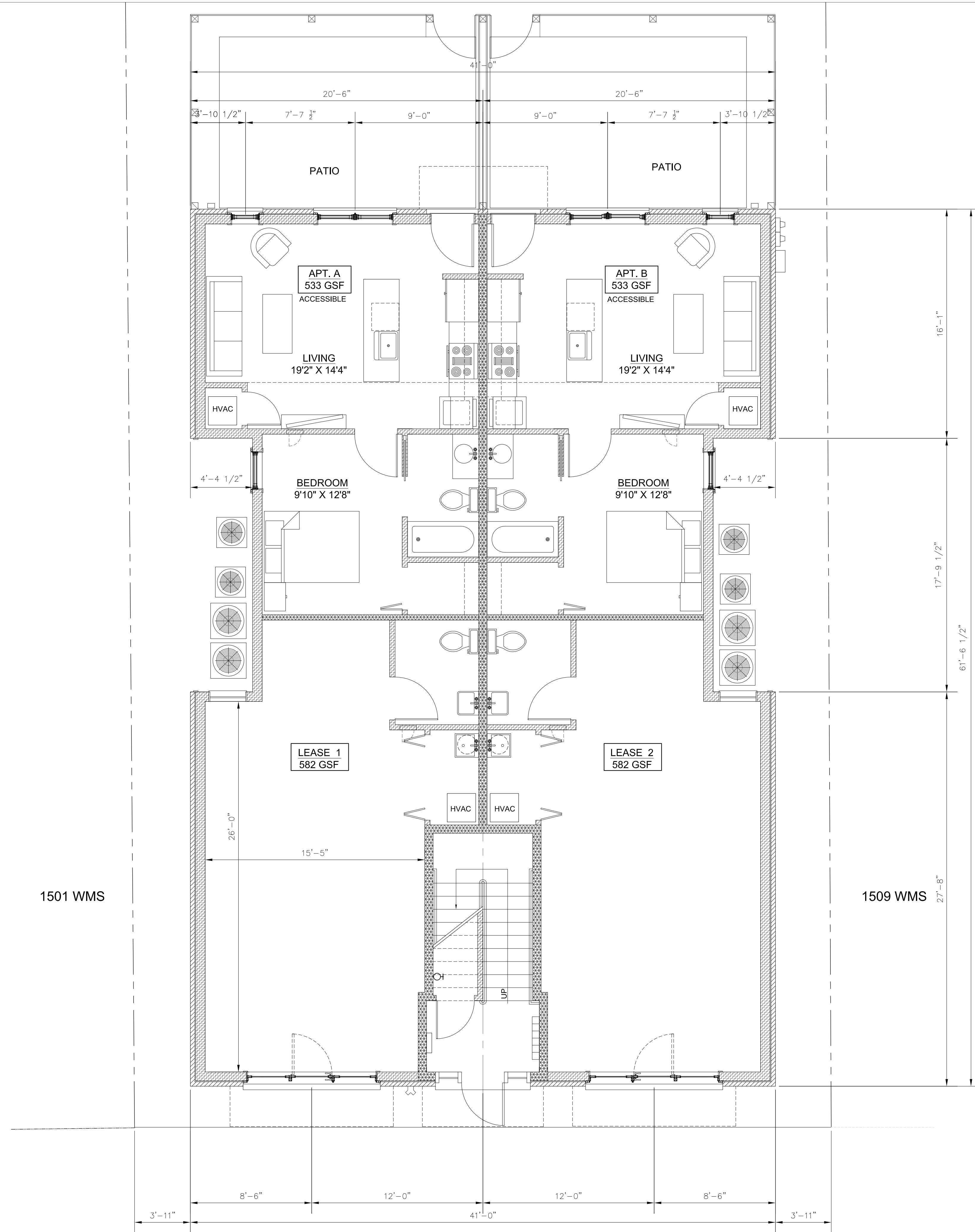
NEW MIXED USED BUILDING
 1505 WEST MAIN STREET
 RICHMOND, VIRGINIA

REVISIONS:

SHEET
A.2

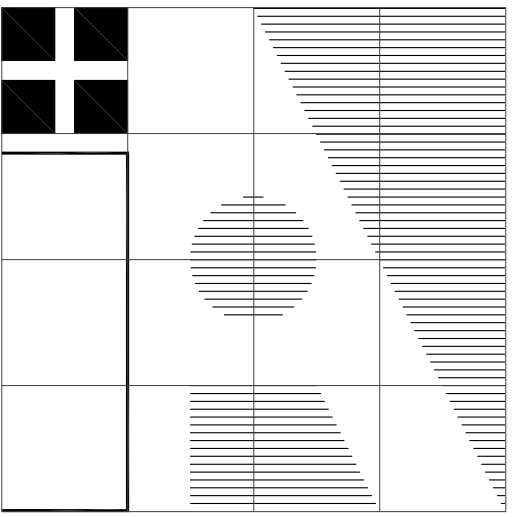
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 ISSUE: SUP SUBMITTA
 DATE: 12 APR 2021

Jim Irby, Irby Architects, PC/13/2021 9:35 AM/1516 VCS.dwg

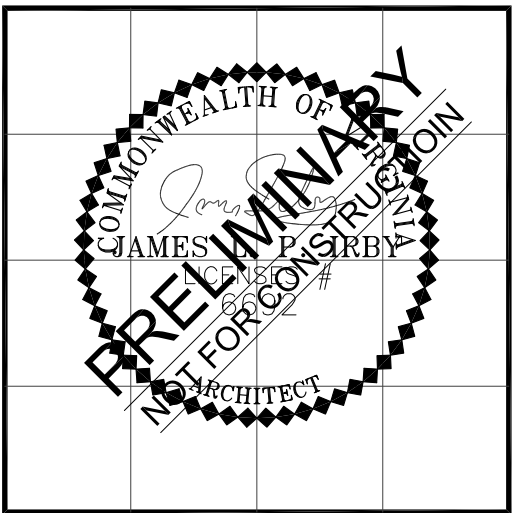


2372 GSF/FLOOR
FIRST FLOOR PLAN
 1/4" = 1'-0"

1
 A.2



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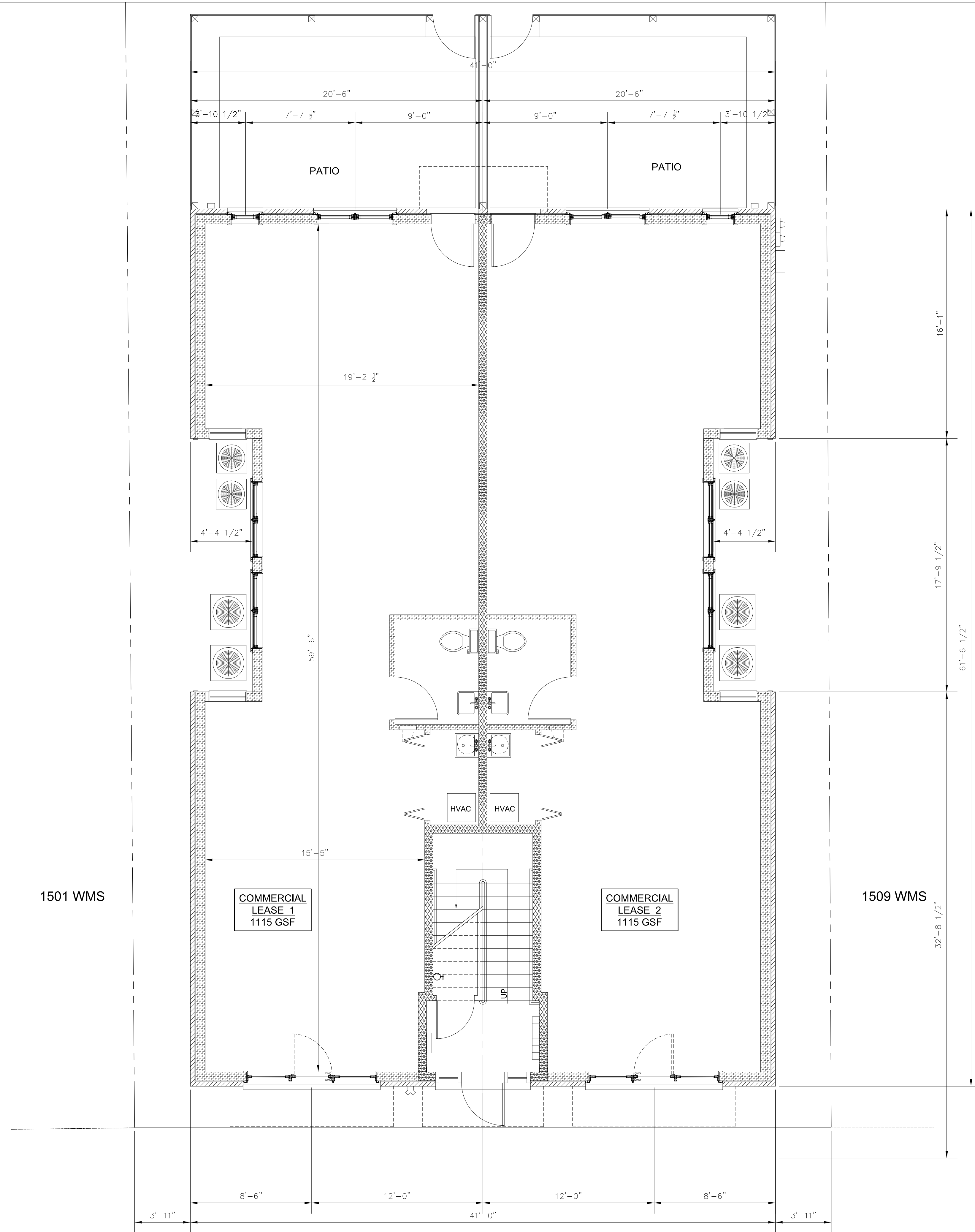


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 1505 WEST MAIN STREET
 RICHMOND, VIRGINIA

REVISIONS:

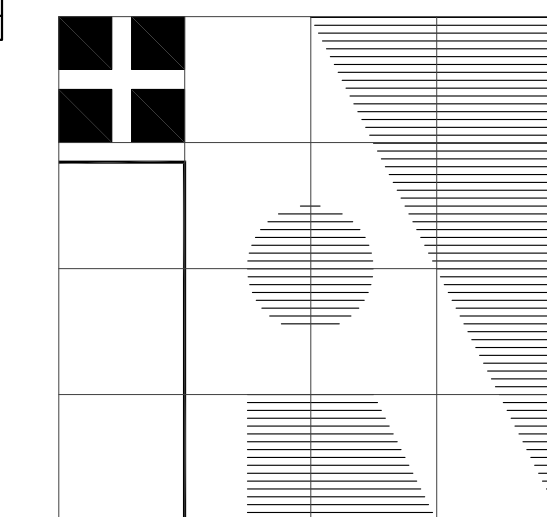
SHEET
A.2
 ALTERNATE
 DRAWN BY: IRBY
 ISSUE: SUP SUBMITTA
 DATE: 12 APR 2021



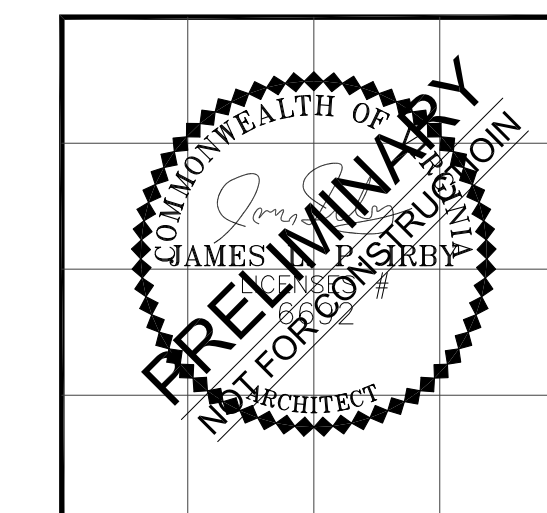
2372 GSF/FLOOR
FIRST FLOOR PLAN
 1/4" = 1'-0"

1
 A.2

Jim Irby, Irby Architects, PC/13/2021 9:35 AM/15.6 VCS.dwg



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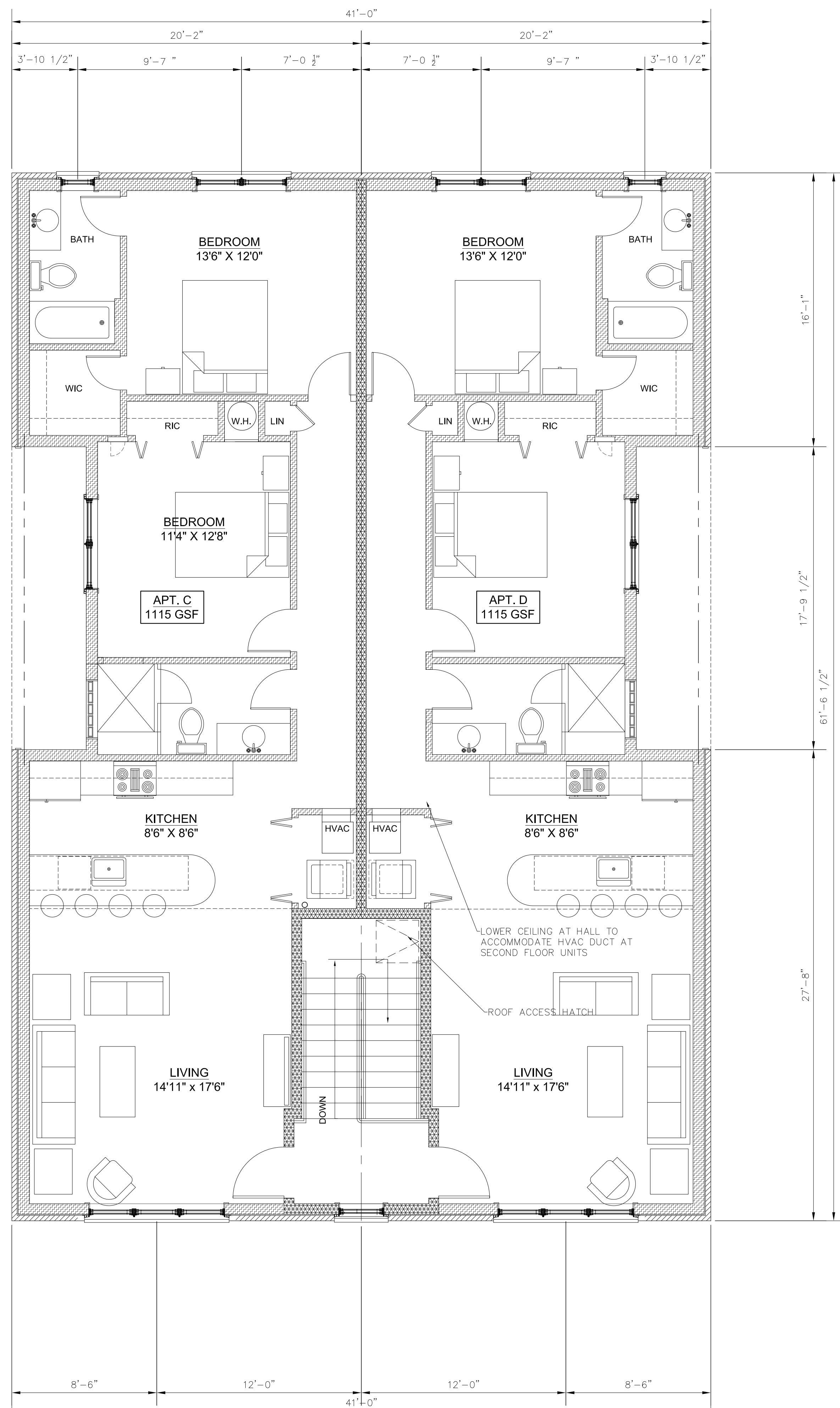


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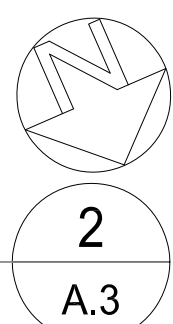
NEW MIXED USED BUILDING
 1505 WEST MAIN STREET
 RICHMOND, VIRGINIA

REVISIONS:

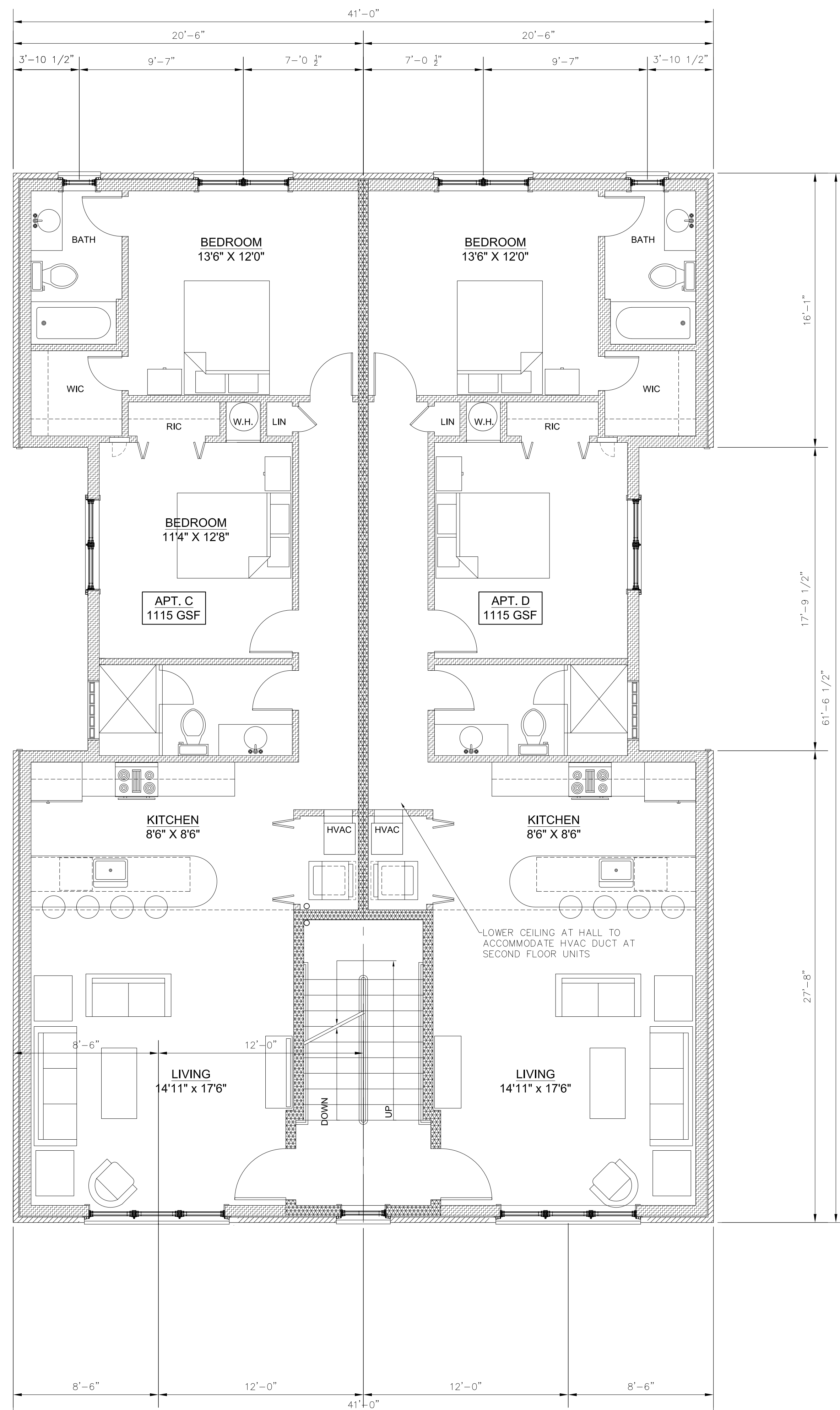
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A.3
 DRAWN BY: IRBY
 ISSUE: SUP SUBMITTA
 DATE: 12 APR 2021



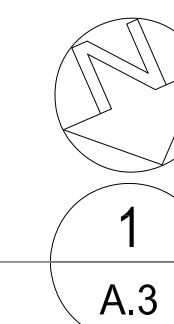
2372 GSF/FLOOR
THIRD FLOOR PLAN
 1/4" = 1'-0"



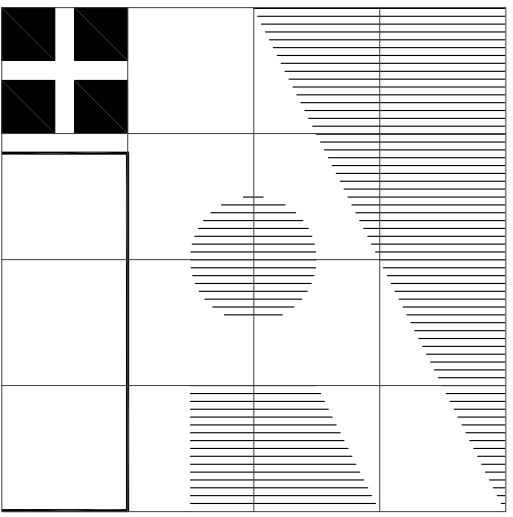
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 A.3



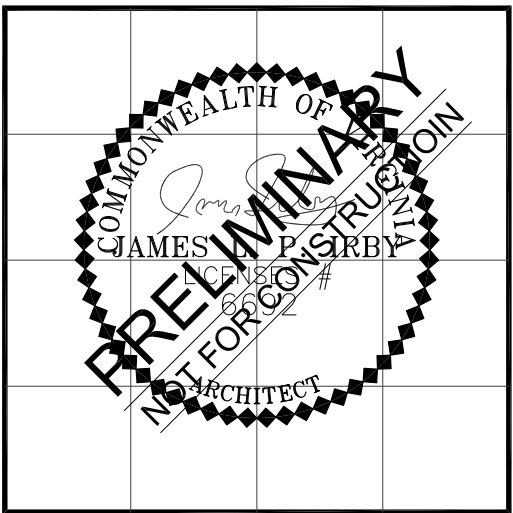
2372 GSF/FLOOR
SECOND FLOOR PLAN
 1/4" = 1'-0"



1
 A.3



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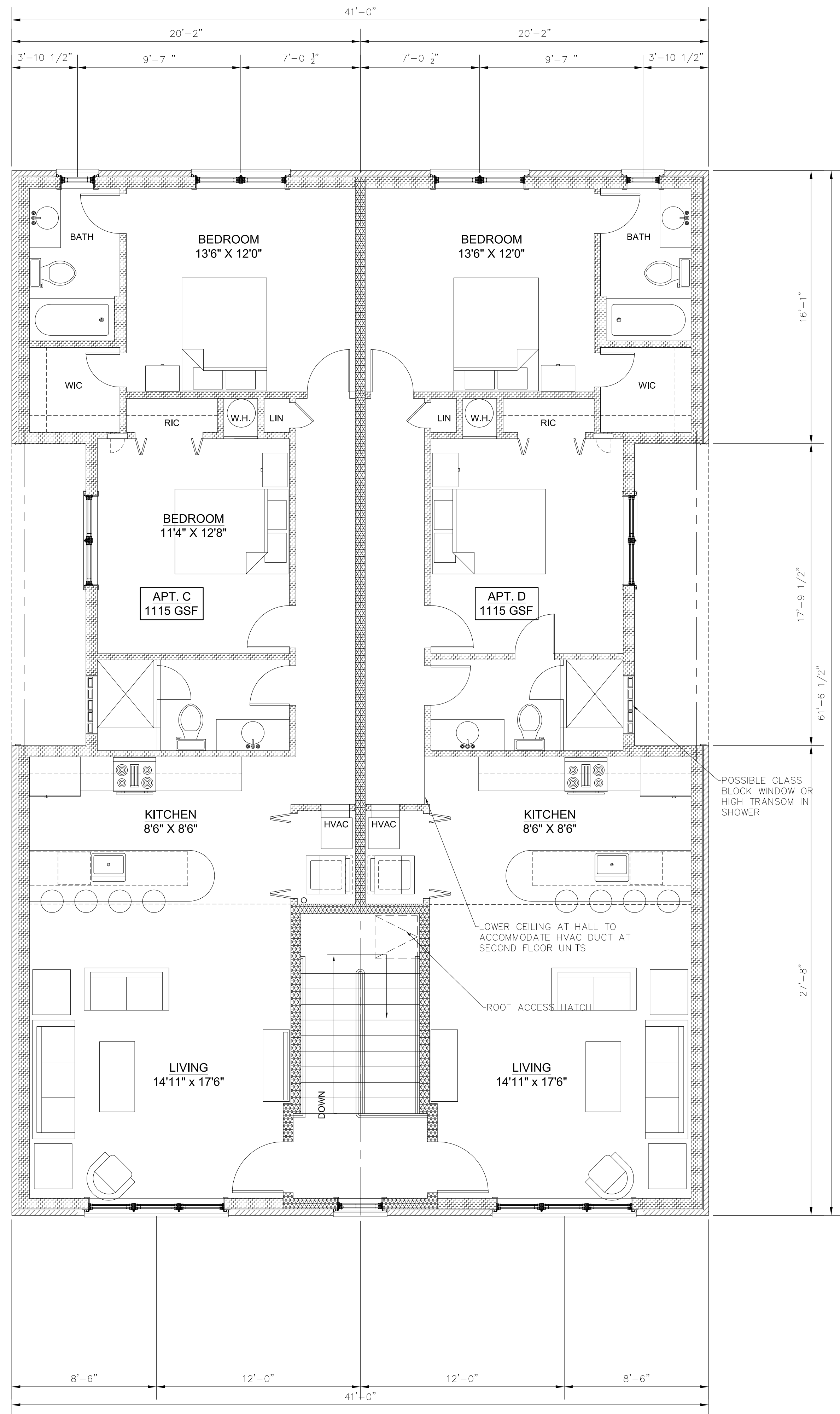
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 1505 WEST MAIN STREET
 RICHMOND, VIRGINIA

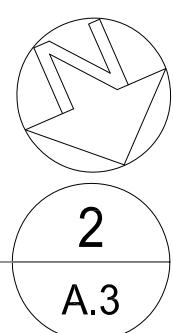
REVISIONS:

SHEET
A.3
 ALTERNATE

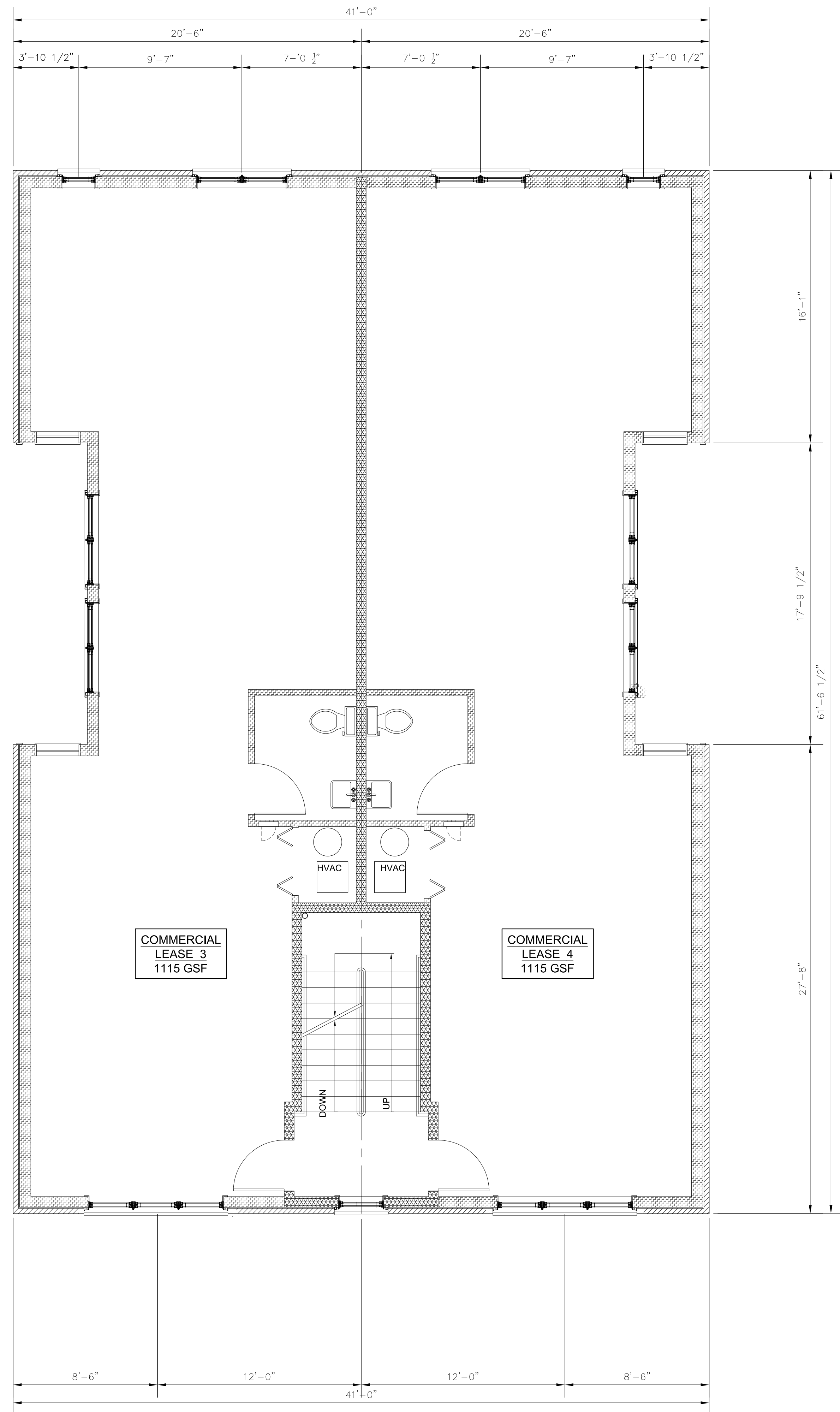
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DATE:	12 APR 2021



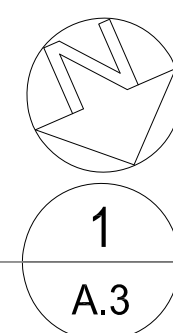
2372 GSF/FLOOR
THIRD FLOOR PLAN
 1/4" = 1'-0"



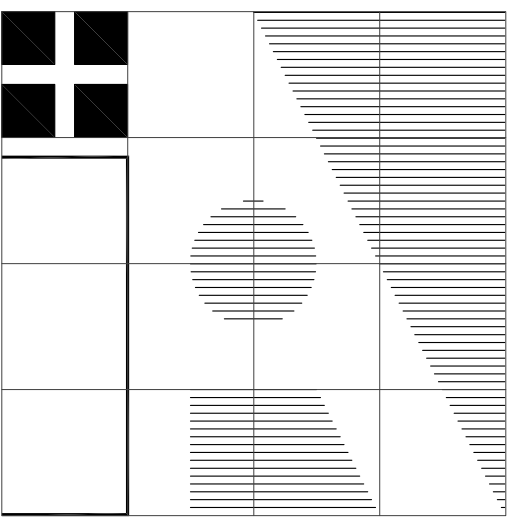
2
 A.3



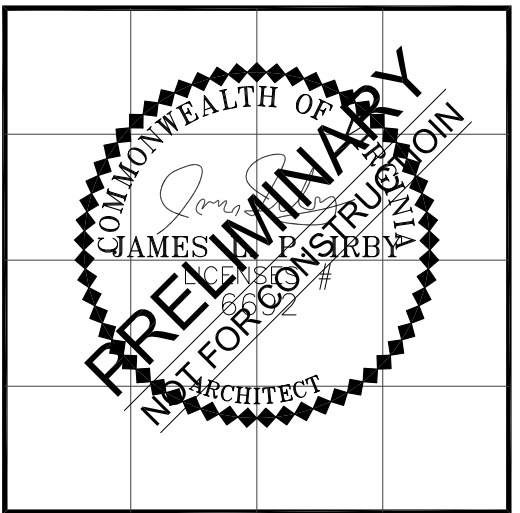
2372 GSF/FLOOR
SECOND FLOOR PLAN
 1/4" = 1'-0"



1
 A.3



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REVISIONS:

SHEET

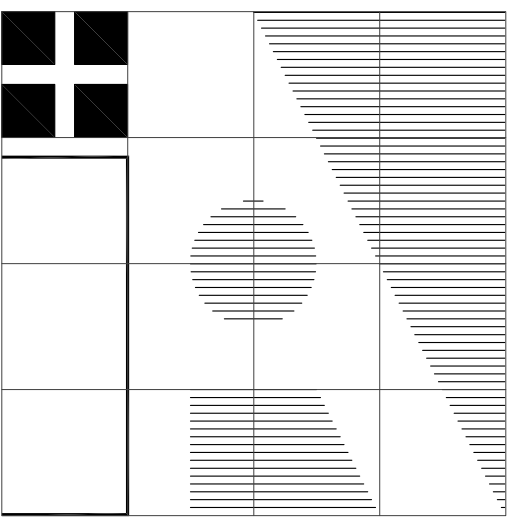
A.5

1

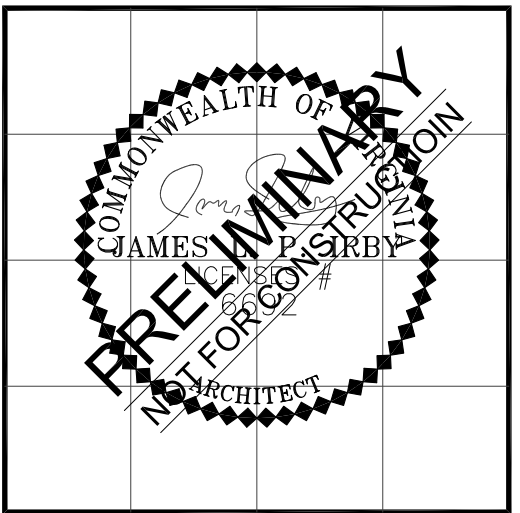
1/4" = 1'-0"

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FRONT NORTH - ELEVATION



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EAST ELEVATION

1/4" = 1'-0"

2

A.6



WEST ELEVATION

1/4" = 1'-0"

1

A.6

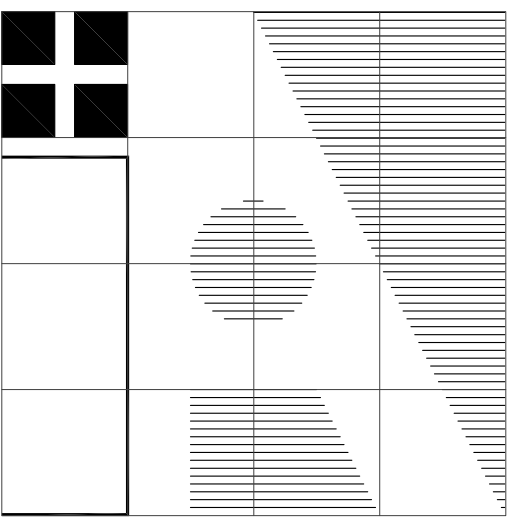
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 RICHMOND, VIRGINIA

REVISIONS:

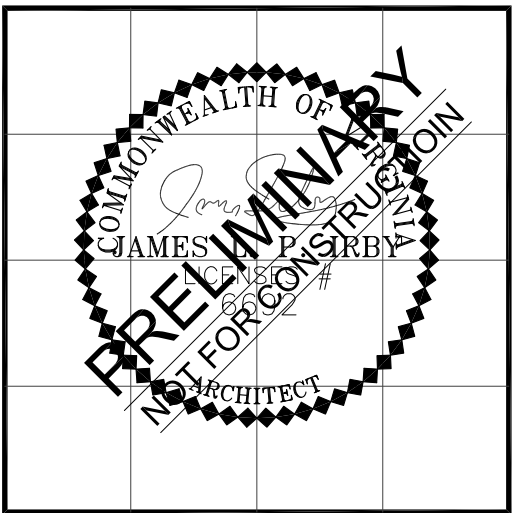
SHEET

A.6

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ALUMINUM CLAD DOUBLE HUNG WINDOWS, 1 LIGHT OVER 1 LIGHT

THIRD CEILING LINE

STANDARD SIZE NATURAL BRICK VENEER LAID IN A RUNNING BOND, WITH SOLDIER COURSE HEADERS AND ROWLOCK COURSE SILLS.

THIRD FLOOR LINE

SECOND FLOOR LINE

6" HIGH PRIVACY FENCE WITH GATES AT PATIOS FOR GROUND LEVEL UNITS

FIRST FLOOR LINE

1509 WEST MAIN STREET (REAR)

1505 WEST MAIN STREET

1501 WEST MAIN STREET (REAR)

REAR- SOUTH ELEVATION 2
 1/4" = 1'-0" A.7

NEW MIXED USED BUILDING
 1505 WEST MAIN STREET
 RICHMOND, VIRGINIA

REVISIONS:

SHEET
A.7
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