

INTRODUCED: July 28, 2025

AN ORDINANCE No. 2025-179

To authorize the special use of the property known as 1400 School Road for the purpose of student housing, containing up to three stories and up to four student housing units, that will individually house more than three unrelated persons, upon certain terms and conditions. (Third District)

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

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

PUBLIC HEARING: SEP 8 2025 AT 6 P.M.

WHEREAS, the owner of the property known 1400 School Road, which is situated in a R-53 Multifamily Residential District, desires to use such property for the purpose of student housing, containing up to three stories and up to four student housing units, that will individually house more than three unrelated persons, which use, among other things, is not currently allowed by sections 30-418.4, concerning lot area and width, 30-418.5, concerning yards, and 30-1220.33(2) concerning the definition of the term “family,” 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:            9            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:    SEP 8 2025    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 1400 School Road and identified as Tax Parcel No. N000-0946/022 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Topographic Survey on 1800 Bath Street, City of Richmond, Virginia,” prepared by Dan Carney & Associates, dated August 6, 2024, and found on sheet C-1 of the plans entitled “1400 School Road Dorms, 1400 School Road / 1800 Bath Street, Richmond, Virginia 23220,” prepared by RS Design Works, LLC, and dated March 4, 2025, 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 student housing, containing up to three stories and up to four student housing units, that will individually house more than three unrelated persons, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “1400 School Road Dorms, 1400 School Road / 1800 Bath Street, Richmond, Virginia 23220,” prepared by RS Design Works, LLC., and dated March 4, 2025, 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 student housing, containing up to three stories and up to four student housing units, that will individually house more than three unrelated persons, substantially as shown on the Plans. For the purpose of this ordinance, the term “student housing unit” shall mean a room or group of rooms within the building constituting a separate and independent unit occupied or intended for occupancy by one to twelve students and containing one kitchenette. Student housing units shall be occupied exclusively by individuals that are or have been registered, whether full-time or part-time, within the previous 12 months at a post-secondary educational institution, including, without limitation, a two-year community college, a specialty education center, a four-year public or private institution, or a post-graduate program. In no case shall the normal common area of the units, such as the living room, family room, or dining room, be used as sleeping areas or not be available on an equal or common basis to all occupants.

(b) No more than 45 total tenants shall live on the Property, substantially as shown on the Plans.

(c) No more than 12 unrelated persons or combination of related and unrelated persons shall reside within the individual student housing units.

(d) No fewer than 20 bicycle parking spaces shall be provided on the Property.

(e) All building materials, building colors, and site improvements, including landscaping, shall be substantially as shown on the Plans.

(f) The height of the Special Use shall not exceed three stories, substantially as shown on the Plans.

(g) Interior doors to bedrooms within dwelling units may contain exterior locking mechanisms.

(h) Leases of occupancy shall be 30 days or greater in length and may include separate rental agreements for different occupants of the same unit.

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

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including the installation of a new sidewalk extension along Bath Street and a new sidewalk along School Road,

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

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

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

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

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

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

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

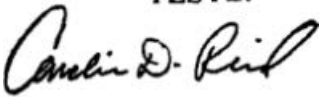
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute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

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

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If either the

application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

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

A TRUE COPY:  
TESTE:  
  
City Clerk



CITY OF RICHMOND, VA  
Department of Planning and Development Review  
Land Use Administration Division  
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT

Applicant must complete ALL items

HOME/SITE ADDRESS: 1800 Bath Street APARTMENT NO/SUITE \_\_\_\_\_  
APPLICANT'S NAME: Claudia Del Valle EMAIL ADDRESS: claudia.rscsrei@gmail.com  
BUSINESS NAME (IF APPLICABLE): RSCS Real Estate Investments, LLC  
SUBJECT PROPERTY OR PROPERTIES: 1800 Bath Street, Richmond, VA 23220

APPLICATION REQUESTED

- ☐ Plan of Development (New or Amendment)  
☐ Wireless Plan of Development (New or Amendment)  
☒ Special Use Permit (New or Amendment)  
☐ Rezoning or Conditional Rezoning  
☐ Certificate of Appropriateness (Conceptual, Administrative Approval, Final)  
☐ Community Unit Plan (Final, Preliminary, and/or Amendment)  
☐ Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER

Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: Claudia Del Valle  
PROPERTY OWNER ADDRESS: 12813 Poplar Forest Drive, Henrico VA 23233  
PROPERTY OWNER EMAIL ADDRESS: claudia.rscsrei@gmail.com  
PROPERTY OWNER PHONE NUMBER: 804-503-1592  
Property Owner Signature: Claudia Del Valle

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.



CITY OF RICHMOND, VA  
Department of Planning and Development Review  
Land Use Administration Division  
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT  
Applicant must complete ALL items

HOME/SITE ADDRESS: 1800 Bath St APARTMENT NO/SUITE \_\_\_\_\_  
APPLICANT'S NAME: Ronald Semel EMAIL ADDRESS: ron.rscsrei@gmail.com  
BUSINESS NAME (IF APPLICABLE): RSCS Real Estate Investments, LLC  
SUBJECT PROPERTY OR PROPERTIES: 1800 Bath St, Richmond, VA 23220

APPLICATION REQUESTED

- ☐ Plan of Development (New or Amendment)  
☐ Wireless Plan of Development (New or Amendment)  
☒ Special Use Permit (New or Amendment)  
☐ Rezoning or Conditional Rezoning  
☐ Certificate of Appropriateness (Conceptual, Administrative Approval, Final)  
☐ Community Unit Plan (Final, Preliminary, and/or Amendment)  
☐ Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER  
Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: Ronald Semel  
PROPERTY OWNER ADDRESS: 9392 Wind Haven Ct. # 404, Glen Allen 23060  
PROPERTY OWNER EMAIL ADDRESS: ron.rscsrei@gmail.com  
PROPERTY OWNER PHONE NUMBER: 804-543-2269  
Property Owner Signature: [Signature]

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney.

# APPLICANT'S REPORT

March 6, 2025

Special Use Permit Request for  
**1400 School Road Dorm (formerly 1800 Bath Street),**  
**Richmond, Virginia 23220**

Map Reference Number: N000-0946-022

Submitted to: CITY OF RICHMOND  
Department of Planning and Development Review

Submitted by: RSCS Real Estate Investments, LLC  
9392 Wind Haven Court Unit 404  
Glen Allen, VA 23060

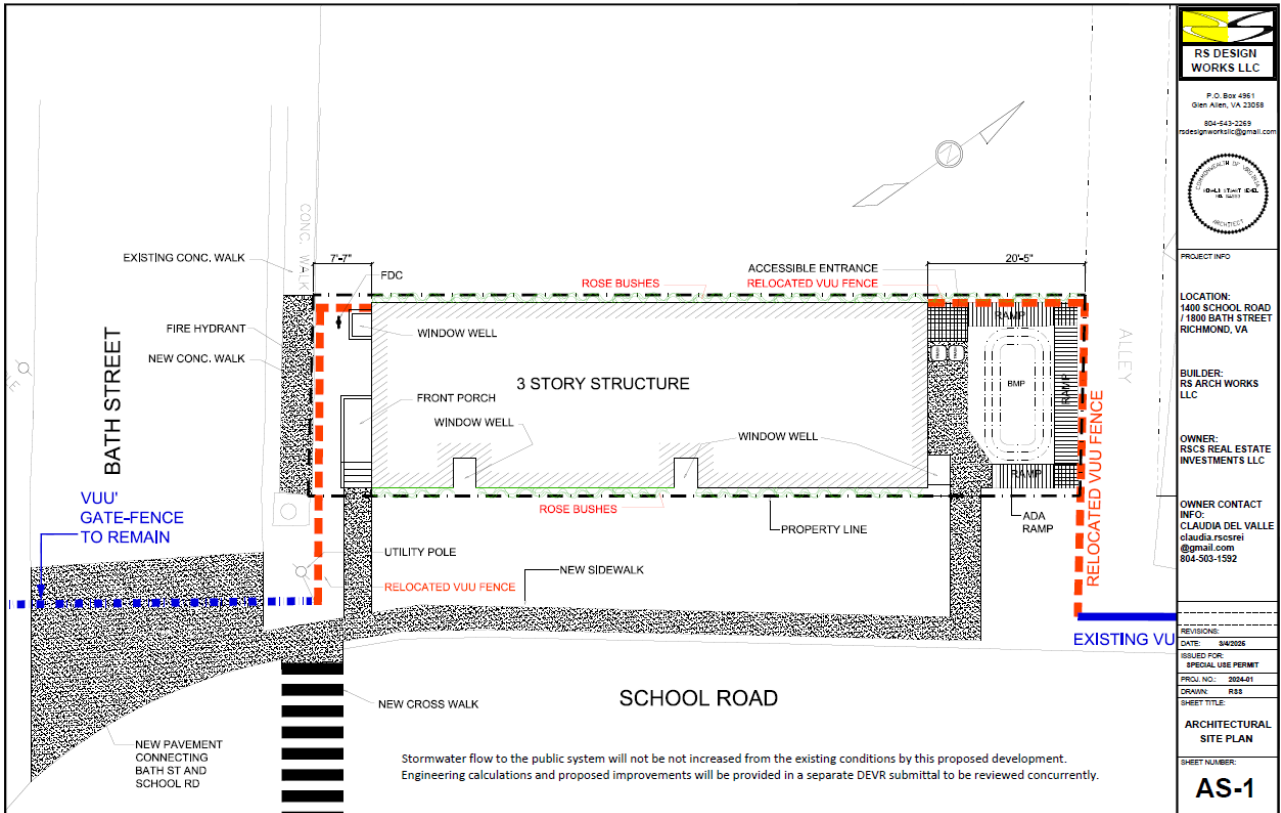
## INTRODUCTION

The applicant is requesting a special use permit (the “SUP”) for the property known as 1400 School Road (formerly 1800 Bath Street) (the “Property”). The SUP would authorize the construction of one (1) three-story dwelling with a below-ground finished basement for the purpose of providing student housing to the Virginia Union University Student body. The parcel is zoned R-53 which is designated as Multi-Family Residential. By right, it allows for Multifamily dwellings, provided that when more than one main building or more than ten dwelling units are to be located on a lot, a plan of development shall be required and will be provided as requested by the Development Review Department.

## EXISTING CONDITIONS

1. **SITE DESCRIPTION AND EXISTING LAND USE** – The property is currently vacant land and is located at the intersection of Bath Street and School Road, adjacent to the VUU Campus. The parcel is approximately 100’ in depth and 26’ in width, containing roughly 2600 SF of lot area. It is flat/level in its topography.





2. **MASTER PLAN DESIGNATION** – The Richmond 300 Master Plan ( the “Master Plan”) suggests “Institutional” use for the property. The property is located in the VUU/Chamberlayne Neighborhood as per the Future Land Use Map. The designation of the Master Plan depicts the general vision and intent of the neighborhood, providing a general idea of how the area looks and feels today and also providing general guidance in how future development should look and feel. The Institutional designation is described as several buildings surrounding or owned by an institution and connected by a character which creates a campus-like environment. The proposed project at 1400 School Rd. / 1800 Bath Street will consist of a dormitory-style dwelling with the specific purpose of providing VUU students with housing. This proposed project therefore aligns with the Richmond 300 Master Plan Institutional Designation.

## PROPOSAL

1. PURPOSE OF REQUEST – The SUP would permit the construction of the Property into one (1) 3-story above ground and 1story below ground dormitory-style dwelling, providing single-resident occupancy (SRO), double-resident occupancy (DRO), and triple-resident occupancy (TRO) units housing 45 students. The new dwelling would be 24'-0" feet in width and 72'-0" feet in depth, with a lot coverage of 67% of the parcel. The dwelling does not meet the R-53 multifamily requirement of: Lot size being a minimum of 3000 square feet – (the parcel is approx. 2600 SF) ), front yard setbacks no less than 25 feet, Side yard setbacks not less than 15 feet in depth. For these reasons the SUP would be required.
2. PROJECT DETAILS/DESIGN –





## FINDINGS OF FACT

The following are factors relative to the approval of special use permits relevant to this project. The proposed SUP will not:

- Be detrimental to the safety, health, morals, and general welfare of the community involved
  - The proposed dwelling will address the student housing shortage and needs of Virginia Union University student body. Thoughtful design will include safety measures designed to provide a safe environment for the student tenants. Coordination and clear communication with Richmond City County, VUU Administration and staff, Fire Department and VUU Campus Police will facilitate and optimize student safety, health, and general welfare.
- Create congestion in the streets, roads, alleys and other public ways and places in the area involved. As per developers' meeting with the VP of Capital Projects at VUU, Mr. David Gordon, the proposed project will be integrated into the campus of VUU. Although privately owned, the project will be used for students exclusively, both for optimal safety of the students and to negate the need for parking spaces to access the dwelling. Plans for development include expansion of the existing sidewalk and to widen walkways to avoid congestion of pedestrians when accessing the building. While the elevation on Bath Street,

with its front porch, will compliment the architectural character of Bath Street, the functional entrance will be accessed from School Road, to facilitate student access. Access for disabled students will be available via an ADA-compliant ramp entrance from School Road. Bike racks will be available on-site to provide and encourage alternate transportation choices to students. These measures will facilitate flow of pedestrian traffic in the area surrounding the dwelling.

- Create hazards from fire, panic, or other dangers. – Careful design and approval by Fire Department Chief with all related measures to be taken is a requirement that will be carried out with the utmost care and compliance so as to ensure the highest level of safety. Coordination with VUU Campus Police and the use of safety measures to include outdoor cameras and other technological measures to ensure student safety will be prioritized.
- Tend to overcrowd the land and cause an undue concentration of population. – The Institutional designation suggests a campus-like feel. The proposed dwelling will integrate architectural design and elevations complementary to the buildings at VUU to further create a more seamless character in the neighborhood, allowing student access via pedestrian walkways. There will be no need for parking or motorized vehicles as the project will include full pedestrian access with expansion of sidewalks and lighting. The project also provides single-resident occupancy bedrooms, allowing for an enhanced student tenant experience.
- Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences, and improvements. – The project will positively affect the VUU student body by providing increased housing opportunities. The requirements for sanitary/sewer will be met by tying into the existing utilities after they have been inspected and determined to have met Richmond City standards.
- Interfere with adequate light and air. – The project will provide street lighting at the corner of Bath Street and School Road in addition to exterior site lighting. There will be no adverse impact by the project on air quality that is known.

## SUMMARY

In summary, we are respectfully and enthusiastically seeking approval for the construction of a three-story (plus finished basement) Mini dorm with a 45-resident capacity to serve the student housing needs of Virginia Union University. We are excited to serve the VUU community in this manner. The project aligns well with and meets the qualifications of the Richmond 300 Master Plan Institutional designation. The SUP represents an ideal use for this parcel that is mindful of the Institutional designation and which will serve both the needs of the VUU community and the vision of the Richmond 300 Master Plan. Thank you for your consideration and feedback as we seek to develop this project and become part of the revitalization in the area.

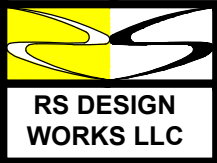
# 1400 School Road Dorms

1400 School Road / 1800 Bath Street  
Richmond, Virginia 23220

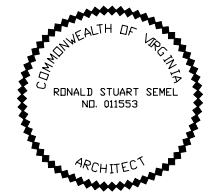
Drawing Index:  
T-1: Cover Sheet  
C-1: Civil / Survey  
AM-1: Area Map  
AS-1: Architectural Site Plan  
A-1: Floor Plans  
A-2: Elevations

Issued to:  
The City of Richmond  
Department of Planning and Development Review

In order to develop this land for its highest and best use, owner is working directly with VUU administration to provide student housing in the form of a mini-dorm. VUU has expressed interest and support in seeing this project completed, as it will directly serve the needs of their student community.



P.O. Box 4961  
Glen Allen, VA 23058  
804-543-2269  
rsdesignworksllc@gmail.com



PROJECT INFO  
  
LOCATION:  
1400 SCHOOL ROAD  
/ 1800 BATH STREET  
RICHMOND, VA

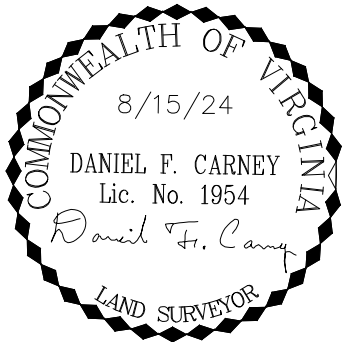
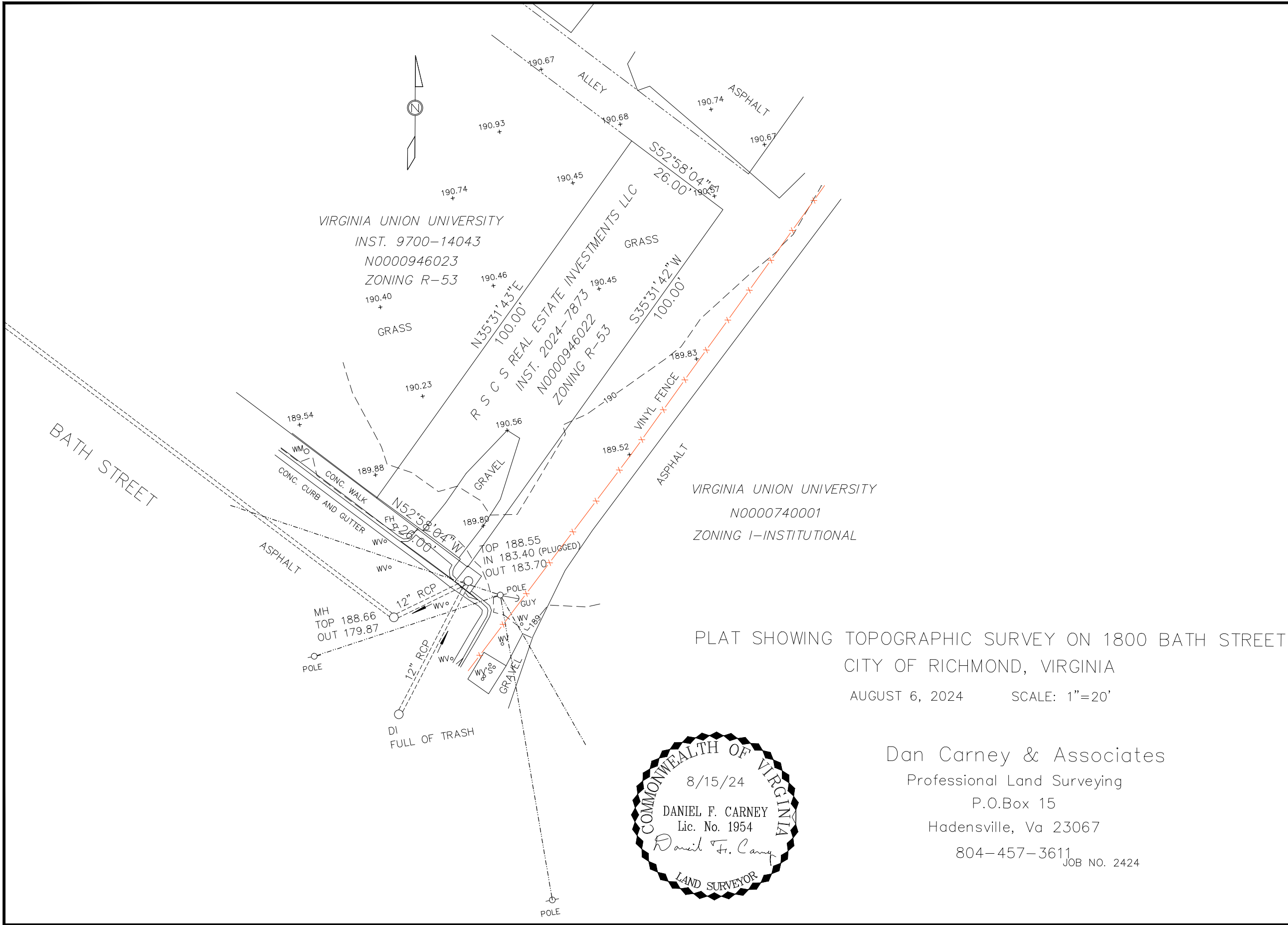
BUILDER:  
RS ARCH WORKS  
LLC  
  
OWNER:  
RSCS REAL ESTATE  
INVESTMENTS LLC

OWNER CONTACT  
INFO:  
CLAUDIA DEL VALLE  
claudia.rscsrei  
@gmail.com  
804-503-1592

REVISIONS:  
DATE: 3/4/2025  
ISSUED FOR:  
SPECIAL USE PERMIT  
PROJ. NO.: 2024-01  
DRAWN: RSS  
SHEET TITLE:

COVER SHEET

SHEET NUMBER:  
  
T-1

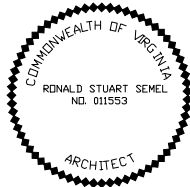


Dan Carney & Associates  
Professional Land Surveying  
P.O.Box 15  
Hadensville, Va 23067  
804-457-3611  
JOB NO. 2424



RS DESIGN  
WORKS LLC

P.O. Box 4961  
Glen Allen, VA 23058  
804-543-2269  
rsdesignworksllc@gmail.com



PROJECT INFO

LOCATION:  
1400 SCHOOL ROAD  
/ 1800 BATH STREET  
RICHMOND, VA

BUILDER:  
RS ARCH WORKS  
LLC

OWNER:  
RSCS REAL ESTATE  
INVESTMENTS LLC

OWNER CONTACT  
INFO:  
CLAUDIA DEL VALLE  
claudia.rscsrei  
@gmail.com  
804-503-1592

REVISIONS:

DATE: 3/4/2025

ISSUED FOR:  
SPECIAL USE PERMIT

PROJ. NO.: 2024-01

DRAWN:

SHEET TITLE:

SURVEY

SHEET NUMBER:

C-1

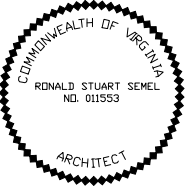




**RS DESIGN  
WORKS LLC**

P.O. Box 4961  
Glen Allen, VA 23058

804-543-2269  
rsdesignworksllc@gmail.com



PROJECT INFO

**LOCATION:**  
1400 SCHOOL ROAD  
/ 1800 BATH STREET  
RICHMOND, VA

**BUILDER:**  
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LLC

**OWNER:**  
RSCS REAL ESTATE  
INVESTMENTS LLC

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@gmail.com  
804-503-1592

REVISIONS:

DATE: 3/4/2025

ISSUED FOR:  
SPECIAL USE PERMIT

PROJ. NO.: 2024-01

DRAWN: RSS

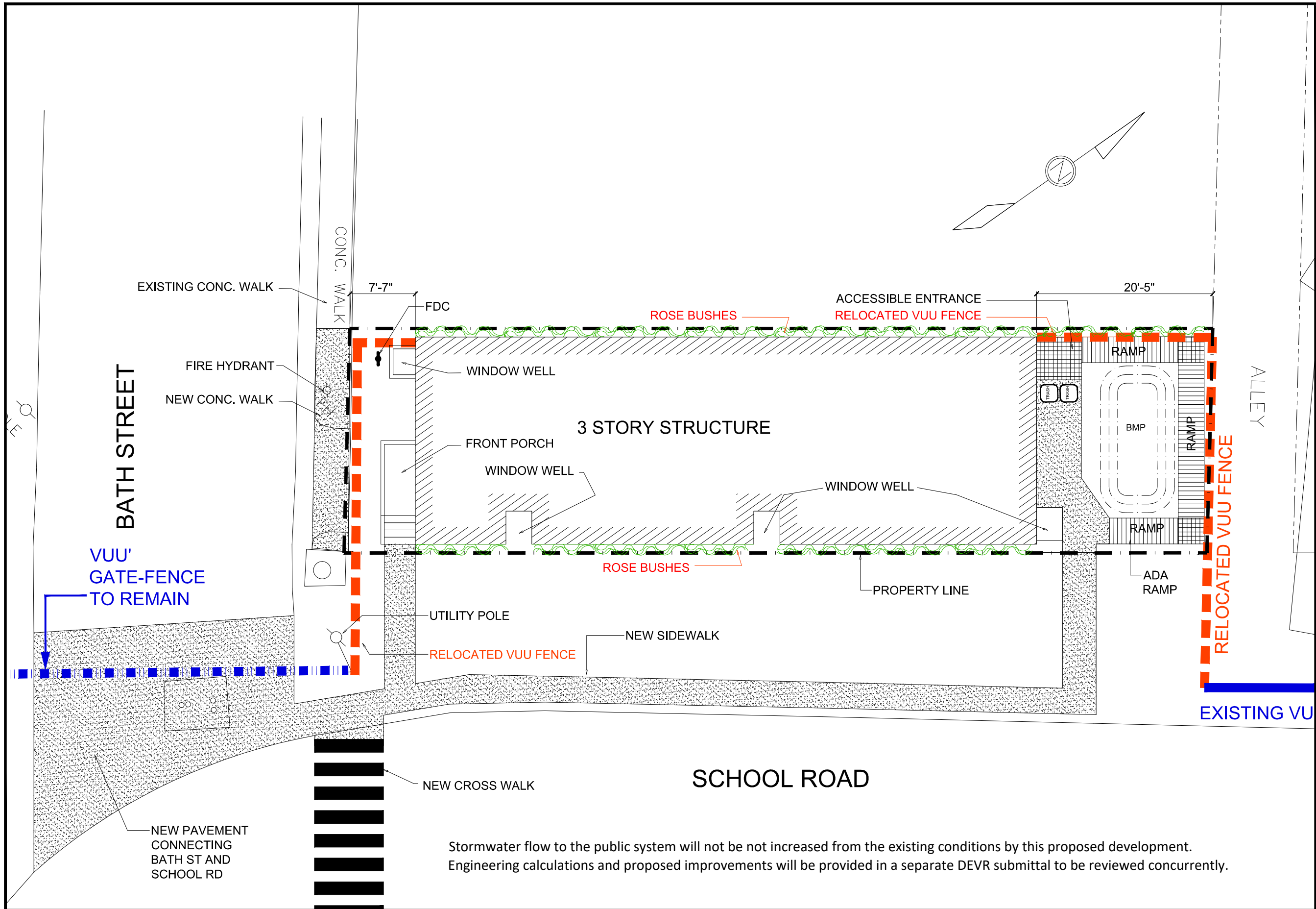
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**AREA MAP**

NOT TO SCALE

SHEET NUMBER:

**AM-1**

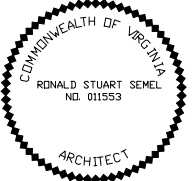




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Glen Allen, VA 23058

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rsdesignworksllc@gmail.com



COMMONWEALTH OF VIRGINIA  
RONALD STUART SEMEL  
NO. 011553  
ARCHITECT

PROJECT INFO

**LOCATION:**  
1400 SCHOOL ROAD  
/ 1800 BATH STREET  
RICHMOND, VA

**BUILDER:**  
RS ARCH WORKS  
LLC

**OWNER:**  
RSCS REAL ESTATE  
INVESTMENTS LLC

**OWNER CONTACT  
INFO:**  
CLAUDIA DEL VALLE  
claudia.rscsrei@gmail.com  
804-503-1592

REVISIONS:

|              |                    |
|--------------|--------------------|
| DATE:        | 3/4/2025           |
| ISSUED FOR:  | SPECIAL USE PERMIT |
| PROJ. NO.:   | 2024-01            |
| DRAWN:       | RSS                |
| SHEET TITLE: |                    |

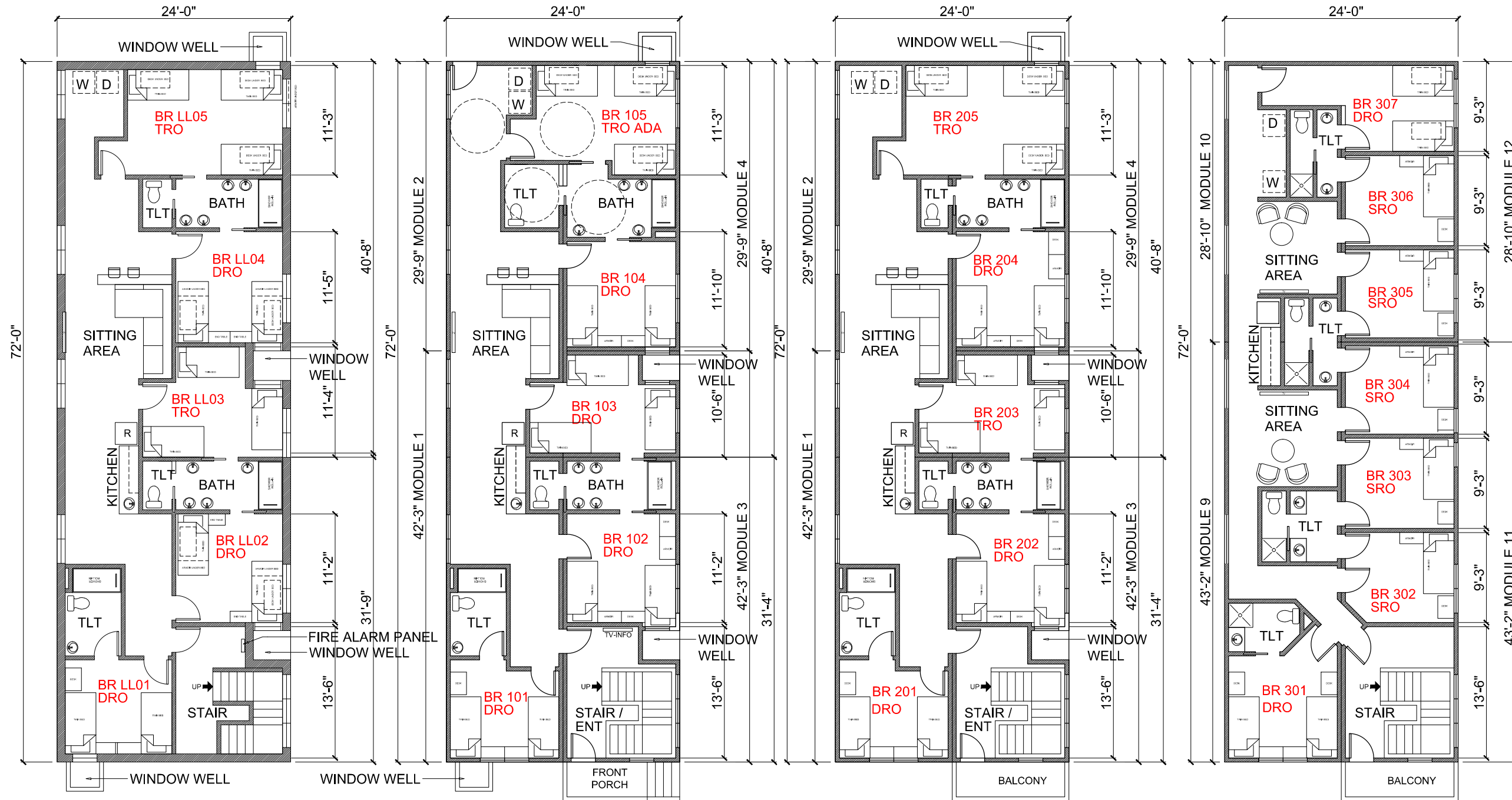
**ARCHITECTURAL  
SITE PLAN**

SHEET NUMBER:

**AS-1**

Stormwater flow to the public system will not be not increased from the existing conditions by this proposed development.  
Engineering calculations and proposed improvements will be provided in a separate DEVR submittal to be reviewed concurrently.

LEGEND:  
SRO - SINGLE ROOM OCCUPANCY  
DRO - DOUBLE ROOM OCCUPANCY  
TRO - TRIPLE ROOM OCCUPANCY



LEVEL 1  
12 BEDS  
1,725 GSF 144 SF PER BED

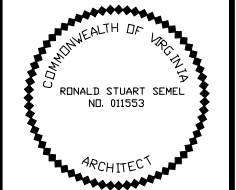
LEVEL 3  
12 BEDS  
1,725 GSF, 144 SF PER BED

LEVEL 3  
12 BEDS  
1,725 GSF, 144 SF PER BED

LEVEL 4  
9 BEDS  
1,725 GSF, 191 SF PER BED



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804-543-2269  
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1400 SCHOOL ROAD  
/ 1800 BATH STREET  
RICHMOND, VA

**BUILDER:**  
RS ARCH WORKS  
LLC

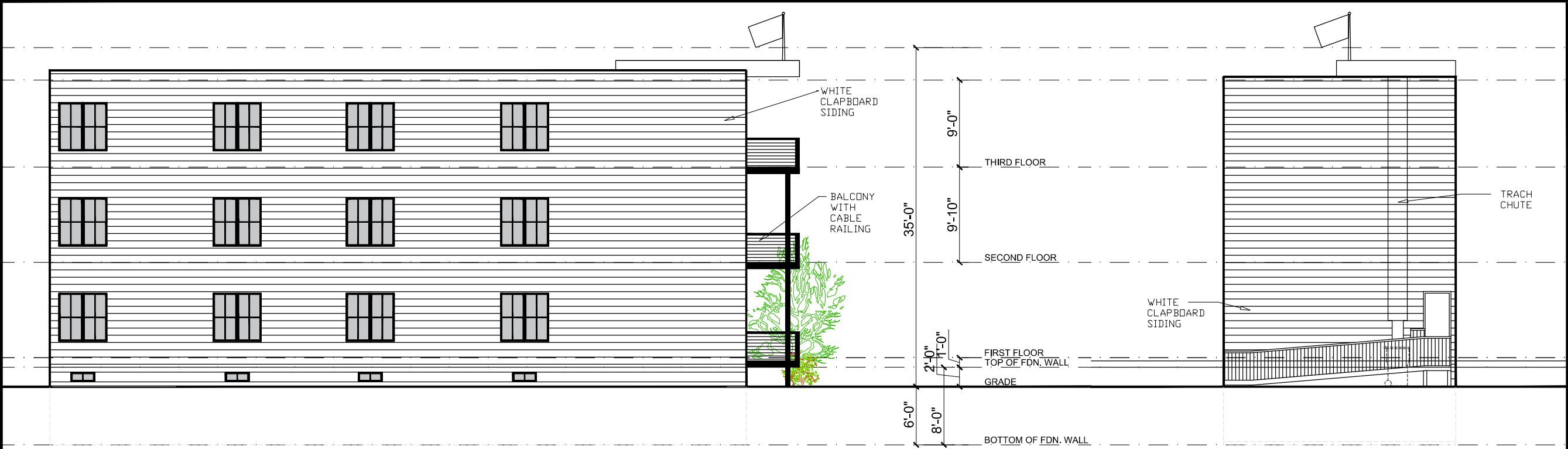
**OWNER:**  
RSCS REAL ESTATE  
INVESTMENTS LLC

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DATE: 3/4/2025  
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DRAWN: RSS  
SHEET TITLE:

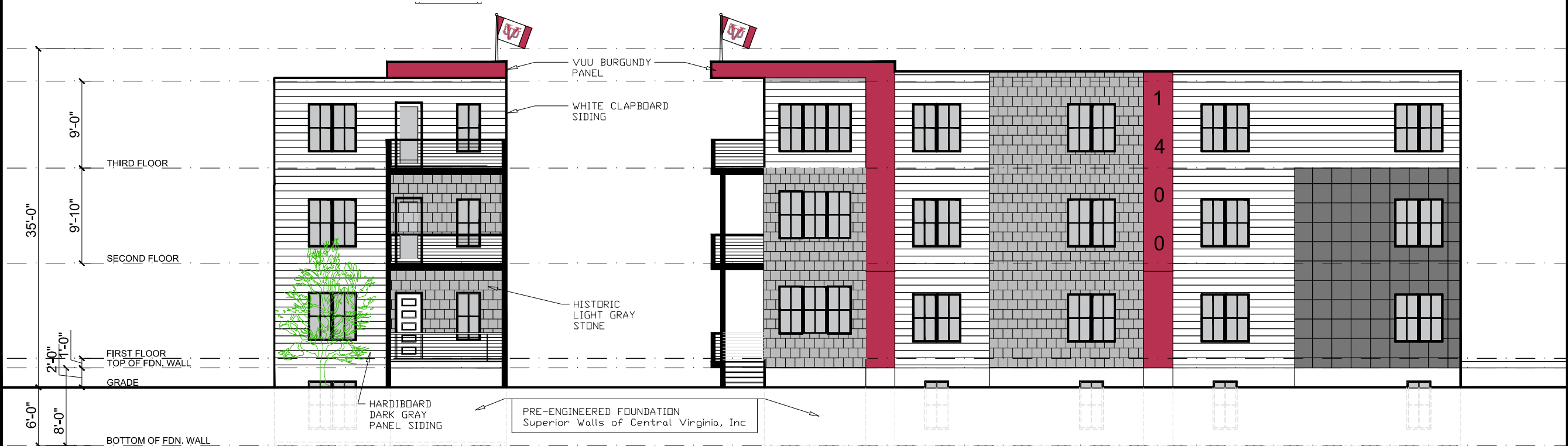
FLOOR PLANS

SHEET NUMBER:  
**A-1**



NORTHWEST ELEVATION

NORTHEAST ELEVATION

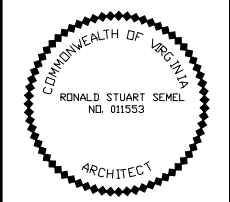


SOUTHWEST ELEVATION  
(BATH ST)

SOUTHEAST ELEVATION  
(SCHOOL RD)



P.O. Box 4961  
Glen Allen, VA 23058  
804-543-2269  
rsdesignworksllc@gmail.com



PROJECT INFO

LOCATION:  
1400 SCHOOL ROAD  
/ 1800 BATH STREET  
RICHMOND, VA

BUILDER:  
RS ARCH WORKS  
LLC

OWNER:  
RSCS REAL ESTATE  
INVESTMENTS LLC

OWNER CONTACT  
INFO:  
CLAUDIA DEL VALLE  
claudia.rscsrei  
@gmail.com  
804-503-1592

|              |                    |
|--------------|--------------------|
| REVISIONS:   |                    |
| DATE:        | 3/4/2025           |
| ISSUED FOR:  | SPECIAL USE PERMIT |
| PROJ. NO.:   | 2024-01            |
| DRAWN:       | RSS                |
| SHEET TITLE: |                    |

ELEVATIONS

SHEET NUMBER:

A-2

**DATE:** May 28, 2025

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

**THROUGH:** The Honorable Dr. Danny Avula, Mayor (by request)

(This in no way reflects a recommendation on behalf of the Mayor)

**THROUGH:** Sharon L. Ebert, Interim Chief Administrative Officer

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

**RE:** To authorize the special use of the property known as 1400 School Road for the purpose of student housing, containing up to three stories and up to four student housing units, that will individually house more than three unrelated persons, upon certain terms and conditions.

**ORD. OR RES. No.** \_\_\_\_\_

**PURPOSE:** The applicant is requesting a Special Use Permit to authorize the construction of one three-story student housing building. The current parcel cannot meet underlying zoning codes regarding lot area and width, and the definition of family therefore, an SUP is required.

**BACKGROUND:** The property is located in the Virginia Union neighborhood on the corner of Bath Street and School Road, in an R-53 Multi-family Residential zoning district. The future land use designation is Institutional, which is defined as, “Public and quasi-public entities, such as local, state, and federal government, hospitals, universities, schools, and religions institutions. Development Style: Several buildings owned by an institution are often connected by an engaging character that creates a campus-like environment.... Primary Uses: Institutional, cultural, government, and open space.

Secondary Uses: Retail/office/personal service and multi-family.” The surrounding neighborhood is zoned R-53, with mainly single-family homes and the Virginia Union University Campus.

**COMMUNITY ENGAGEMENT:** The Edgehill Chamberlayne Court Civic Association was notified. Additional community notification will take place after staff introduction.

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

**FISCAL IMPACT:** \$2400 application fee.

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** July 28, 2025

**CITY COUNCIL PUBLIC HEARING DATE:** September 8, 2025

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** Planning Commission, August 19, 2025

**AFFECTED AGENCIES:** Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

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

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

**STAFF:**

Madison Wilson, Planner, Land Use Administration (Room 511) 646-5734