

INTRODUCED: June 27, 2016

AN ORDINANCE No. 2016-193

To authorize the special use of the properties known as 5702 and 5706 Grove Avenue for the purpose of allowing the construction of buildings with features that do not meet all requirements of the applicable underlying zoning regulations, upon certain terms and conditions.

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

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

PUBLIC HEARING: JULY 25 2016 AT 6 P.M.

WHEREAS, the owner of the properties known as 5702 Grove Avenue and 5706 Grove Avenue, which are situated in the UB Urban Business District and the Grove/Libbie Parking Overlay District PO-1, desires to use such properties for the purpose of the construction of buildings the features of which, among other things, do not conform to the height restrictions set forth in section 30-433.8 of the Code of the City of Richmond (2015), 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 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

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

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

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 (2015), 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 5702 Grove Avenue and 5706 Grove Avenue and identified as Tax Parcel Nos. W020-0112/016 and W020-0112/014, respectively, in the 2016 records of the City Assessor, being more particularly shown on a survey entitled “Compiled Plat Showing 2 Parcels of Land Located at 5702 Grove Avenue, City of Richmond, Virginia,” prepared by Bruce Robertson Land Surveying, P.C., and dated December 29, 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 development of buildings and site improvements, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Westhampton on Grove, SUP Submission - Revised, Westhampton, LLC,” prepared by Glavé & Holmes Architecture and Stewart/HG, dated December 22, 2015, and revised May 31, 2016, hereinafter referred to as “the Plans,” a copy of which is 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 conform to the principal and accessory uses permitted in the UB Urban Business District, including a maximum of 12 dwelling units. Portions of the

second and third floors of the buildings may contain residential use, but no portion of the first floors of the buildings shall contain residential use.

(b) No fewer than 104 on-site parking spaces shall be provided for the Special Use. The layout of the parking area and improvements thereof shall be substantially as shown on the Plans, provided that, at the Owner's request, the Director of Planning and Development Review may approve a layout that is not substantially as shown on the Plans but that is otherwise consistent with this ordinance, including section 4(f).

(c) Signage on the Property shall be substantially as shown on the Plans, provided that, at the Owner's request, the Director of Planning and Development Review may approve signage that is not substantially as shown on the Plans but that is otherwise consistent with this ordinance, including section 4(f).

(d) All building materials, fenestration, differentiation of the building facades and site improvements, including lighting, fencing, and landscaping, shall be substantially as shown on the Plans, provided that, at the Owner's request, the Director of Planning and Development Review may approve such features that are not substantially as shown on the Plans but that are otherwise consistent with this ordinance, including section 4(f).

(e) Outdoor lighting shall be located, directed or shielded so as not to shine directly on adjoining properties or to create a traffic hazard by means of glare or similarity to or confusion with traffic signals, warning lights or lighting on emergency vehicles.

(f) Operations of the non-residential outdoor patio or dining uses open to the public shall cease by no later than 11:00 p.m. 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) Short-term bicycle parking for no fewer than 12 bicycles and secure bicycle storage for use by the dwelling units shall be provided on the Property, generally as shown on the Plans, provided that, at the Owner's request, the Director of Planning and Development Review may approve bicycle parking and storage that is not generally as shown on the Plans but that is otherwise consistent with this ordinance, including section 4(f).

(i) Prior to the issuance of any final certificate of occupancy for the buildings, landscaping shall be provided on the Property substantially as shown on the Plans, provided that, at the Owner's request, the Director of Planning and Development Review may approve landscaping that is not substantially as shown on the Plans but that is otherwise consistent with this ordinance, including section 4(f), and provided that, if the Director of Planning and Development Review determines that additional time is required for the next appropriate planting season in order to meet the requirements of this subsection, the final certificate of occupancy for the buildings may be issued before the provision of the required landscaping is complete.

(j) All building setbacks shall be substantially as shown on the Plans. The third floor of the buildings shall be stepped back from the lower floors on the buildings substantially as shown on the Plans.

(k) The height of the buildings shall not exceed three stories 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, including the feature identified on sheet A1.00 of the Plans as “encroachment for pedestrian amenity,” 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 (2015), as amended.

(e) The Owner shall make improvements to the public right-of-way, substantially as shown on the Plans, including closing the Property’s entrances to Grove Avenue; re-striping on-street parking spaces on Grove Avenue abutting the Property; modifying the Property’s entrance to Granite Avenue; the installation of a sidewalk, tree lawn, and eight street trees, subject to the approval of Virginia Electric and Power Company, or other comparable landscaping approved by the Director of Planning and Development Review, along Granite Avenue; the installation of a sidewalk along York Road; and the installation of crosswalks at York Road east of Libbie Avenue and at Granite Avenue north of Grove Avenue, 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 30-1220 of the Code of the City of Richmond (2015), 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 (2015), 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 (2015), 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 or when the Special Use of the Property as authorized by this ordinance is abandoned for a period of 730 consecutive calendar days, 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

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

## Item Request

File Number: PRE. 2016-001

RECEIVED

JUN 10 2016

OFFICE OF CITY ATTORNEY

4-5249

O & R REQUEST

JUN 1 2016

### O & R Request

Chief Administration Office  
City of Richmond

DATE: June 1, 2016

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor (Patron: Mayor, by Request)  
(This in no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

THROUGH: P. Lee Downey, Deputy Chief Administrative Officer for Economic Development and Planning

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

RE: To authorize the special use of the properties known as 5702 Grove Avenue and 5706 Grove Avenue for the purpose of a mixed-use development with nonconforming features in the UB-PO1 - Urban Business Zoning District (Grove/Libbie Parking Overlay District), upon certain terms and conditions.

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

**PURPOSE:** To authorize the special use of the properties known as 5702 Grove Avenue and 5706 Grove Avenue for the purpose of a mixed-use development with nonconforming features in the UB-PO1 - Urban Business Zoning District (Grove/Libbie Parking Overlay District), upon certain terms and conditions.

**REASON:** The applicant is proposing a mixed-use development with features that do not meet the requirements of the underlying zoning district, including setbacks and building height. A special use permit is therefore required.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its <sup>July 18</sup> ~~April 4~~, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property is located within the block bound by Grove Avenue, Granite Avenue, York Road, and Libbie Avenue in the Westhampton neighborhood of the Far West planning district (Libbie/Grove Service Area) and is comprised of a total of 1.64 acres (71,220 SF). Specifically, the subject property consists of two contiguous parcels: 1. a 0.32 acre (13,939 SF) parcel of land (5702 Grove Avenue) improved with a corner surface parking area and one-story office building, constructed in 1950, per tax assessment records, and located at the northwest corner of the intersection of Grove and Granite Avenues, and 2. a 1.315 acre (57,281 SF) parcel of land (5706 Grove Avenue) improved with an existing movie theater, constructed in 1938, per tax assessment records, and rear surface parking area, with frontage on Grove Avenue, Granite Avenue, and York Road.

The subject property is located in the UB-PO1 - Urban Business Zoning District (Grove/Libbie Parking Overlay District) that encompasses much of the shopping district at the intersection of Libbie and Grove Avenues. Properties to the north and east are located in the R-4 - Single-Family Residential Zoning District. A mix of commercial, office, and residential land uses are present in the immediate vicinity of the subject property.

According to the Zoning Ordinance, “the intent of the UB - Urban Business District is to encourage business areas with a densely developed pedestrian-oriented urban shopping character, compatible with adjacent residential neighborhoods, and with minimal disruption from vehicle-oriented land uses and features that would detract from a safe, convenient and economically viable pedestrian environment. The district is intended to promote continuity of storefront character along principal street frontages, with minimum interruption by driveways and vehicle traffic across public sidewalk areas. The regulations within the district are intended to preserve the predominant scale and character of existing urban shopping areas, promote retention of existing structures and encourage that new development be compatible with such existing areas and structures.”

The City of Richmond’s Master Plan recommends Community Commercial land use for the subject property. Primary uses in this category “include office, retail, personal service and other commercial and service uses, intended to provide the shopping and service needs of residents of a number of nearby neighborhoods or a section of the City. As compared to Neighborhood Commercial, this category includes a broader range of uses of greater scale and intensity, with greater vehicular access and orientation, but that are also compatible with nearby residential areas (p. 134).

As a guiding land use principle for the Far West planning district, the Master Plan states “appropriate infill development (where possible) should be of similar density and use to what currently exists in the surrounding area” (p. 180).

In March 2010, the Department of Planning and Development Review initiated, at the request of then 1st District Council Representative Bruce Tyler, a Master Plan Amendment study with a public meeting among residents, stakeholders, and City staff to discuss the future of land use and zoning in the Libbie, Patterson, and Grove Avenue area. As a result of this meeting, a study area was established which included the subject property.

Three subsequent public meetings and two additional public hearings led to the adoption by City Council on February 13, 2012, of Ord. No. 2012-8-15 containing numerous amendments to the Master Plan for the Libbie, Patterson, and Grove Avenue corridors. While the land use recommendations

contained in the Master Plan were amended for many properties within the larger study area, the Community Commercial designation for the Libbie-Grove shopping district that includes the subject property was reaffirmed during this recent Master Plan amendment process. During the public participation process, the vast majority of residents, property owners, and business owners voiced their satisfaction regarding the current pattern of development for this area and their desire to see the character of the area as a small-scale, commercial and shopping district be maintained.

In areas designated for Community Commercial land use, the Master Plan specifically recommends B-2, UB, and UB-2 zoning districts. All three recommended zoning districts permit the type of development currently found in the Libbie-Grove Service Area. In addition, the maximum building height permitted is 35 feet in the B-2 district, 28 feet in the UB district, and three stories in the UB-2 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 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption.

**REQUESTED INTRODUCTION DATE:** June 27, 2016

**CITY COUNCIL PUBLIC HEARING DATE:** July 25, 2016

**REQUESTED AGENDA:** Regular

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, July 18, 2016

**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 and Map

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





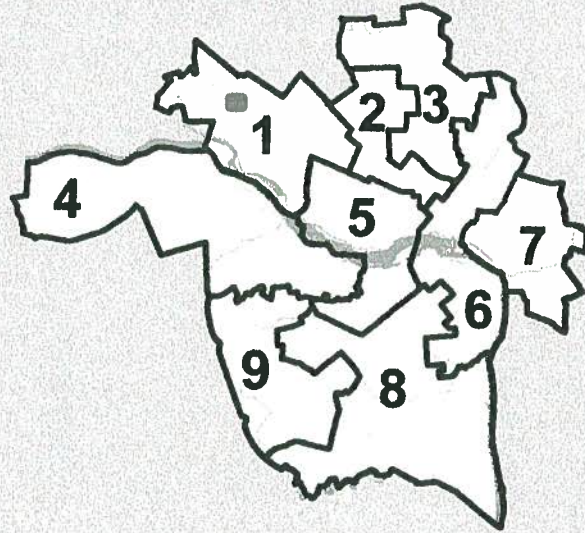
**City of Richmond  
Department of Planning  
& Development Review**

**Special Use Permit**

**LOCATION:** 5702 Grove Avenue and 5706 Grove Avenue

**COUNCIL DISTRICT:** 6

**PROPOSAL:** To authorize the special use of the properties known as 5702 Grove Avenue and 5706 Grove Avenue for the purpose of a mixed-use development with nonconforming features in the UB-PO1 - Urban Business Zoning District (Grove/Libbie Parking Overlay District), upon certain terms and conditions.



*For questions, please contact Lory Markham  
at 646-6309 or [Lory.Markham@richmondgov.com](mailto:Lory.Markham@richmondgov.com)*





9825



# 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  
DEC 23 2015  
LAND USE ADMINISTRATION

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

Project Name: Westhampton on Grove Date: December 23, 2015

Property Address: 5702 and 5706 Grove Avenue Tax Map #: W-020-0112/014 & 016

Fee: \$2,400.00 Total area of affected site in acres: 1.65 acres ±  
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

### Zoning

Current Zoning: UB-PO1

Existing Use: Theater, office and surface parking

Is this property subject to any previous land use cases?

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

### Proposed Use

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

Redevelopment of the properties pursuant to the attached plans with a mix of commercial and 9 residential units.

**Applicant/Contact Person:** Jennifer D. Mullen or Andrew M. Conclin

Company: Roth, Doner, Jackson, Gibbons, Conclin PLC

Mailing Address: 919 East Main Street, Suite 2110

City: Richmond State: VA Zip Code: 23219-4625

Telephone: ( 804 ) 977-3374 Fax: ( 804 ) 441-8438

Email: jmullen@rothdonerjackson.com

**Property Owner:** Westhampton, LLC

If Business Entity, name and title of authorized signee: J. Stefan Cametas

(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: 2301 North Parham Road, #5

City: Richmond State: VA Zip Code: 23229

Telephone: ( 804 ) 977-6551 Fax: ( )

Email: scametas@gmail.com

**Property Owner Signature:** By: J. Stefan Cametas, manager

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  
May 31, 2016

The owner of the properties located at 5702 Grove Avenue ("5702") and 5706 Grove Avenue ("5706") (collectively the "Properties") is requesting a Special Use Permit to waive certain feature requirements of the Urban Business (UB) district. These Properties are unique due to their combined large size in the primarily commercial Libbie/Grove shopping district, which have been developed over time with broken commercial frontage and an orientation to vehicular traffic. The proposed use provides a high quality mixed-use redevelopment focused on the pedestrian experience. This design encourages walkability, furthering the sense of place of the Libbie/Grove shopping district, creating its gateway from the East.

The owner proposes to redevelop the Properties anchoring the Libbie/Grove shopping district with a mixed use, pedestrian-oriented development as more particularly shown on the Plans. This redevelopment plan has been revised multiple times based on feedback and comments from over 50 community, association and individual meetings with interested and surrounding neighbors and businesses. The revised plans include reduced height and scale of the proposed development, while providing high quality materials, undulating facades, detailed fenestration and varying heights, all of which are consistent with the existing scale and character of the commercial corridor. The project includes active uses along the frontage of Grove Avenue, supporting the key aesthetics of the district with varied setbacks of the buildings and patio areas, adding to the pedestrian experience and enhancing the shopping corridor.

The applicant requests additional height of approximately 10' for the building located at 5702 and an additional height of approximately 11' for the building located at 5706. The additional height is minimized through multiple setbacks of the building located at 5706 being up to 61' from the property line, which also requires the Special Use Permit, setbacks of up to 15' on the 3<sup>rd</sup> floor of the buildings along the Grove Avenue and Granite Avenue frontages, the use of light toned materials, articulation of the building facades and variation in architectural detail.

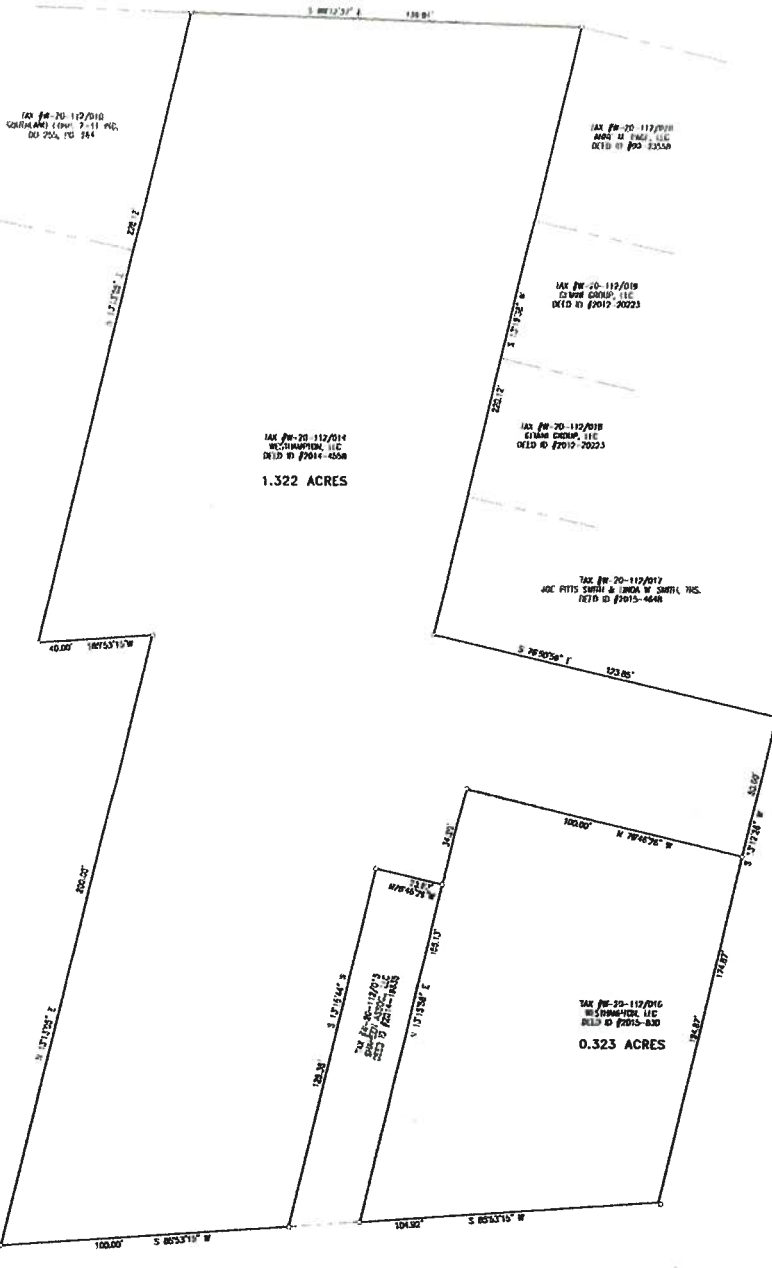
The proposed redevelopment encourages walkability, further enhancing the sense of place of the Libbie/Grove shopping district. The street wall along Grove Avenue is reestablished by removing two separate existing curb cuts and replacing them with pedestrian scale features including landscaping and lighting, as well as outdoor seating and gathering opportunities—all strengthening the pedestrian experience and interaction with the street. All uses are permitted within the UB district regulations, the redevelopment meets all parking requirements and is consistent with the goals of the UB District, the PO-1 District, as well as the Master Plan.

The proposed special use permit request for the Properties is appropriate and it meets the criteria set forth in the Charter of the City of Richmond that the special use requested 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 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.



YORK ROAD



GROVE AVENUE

THIS PLAT IS BASED ON A FIELD SURVEY BY BRUCE ROBERTSON LAND SURVEYING, P.C. ON 08/09/18. 2018.

ADJACENT OWNERS OF RECORD ARE ADVISED BY THIS SURVEY THAT ANY INTERESTS IN THIS PROPERTY ARE NOT SHOWN ON THIS SURVEY.

ADJACENT OWNERS OF RECORD ARE ADVISED THAT THIS SURVEY IS NOT A GUARANTEE OF ACCURACY AND IS NOT A GUARANTEE OF TITLE. ADJACENT OWNERS OF RECORD ARE ADVISED THAT THIS SURVEY IS NOT A GUARANTEE OF TITLE.



**COMPILED PLAT**  
**SHOWING 2 PARCELS OF LAND LOCATED AT**  
**5702 GROVE AVENUE**  
**CITY OF RICHMOND, VIRGINIA**

Date: 12/29/18

**Bruce Robertson Land Surveying, P.C.**

P.O. Box 28461, Richmond, VA 23228 Phone/Fax 804-678-4811



# Westhampton on Grove

SUP Submission - Revised

*Westhampton, LLC*

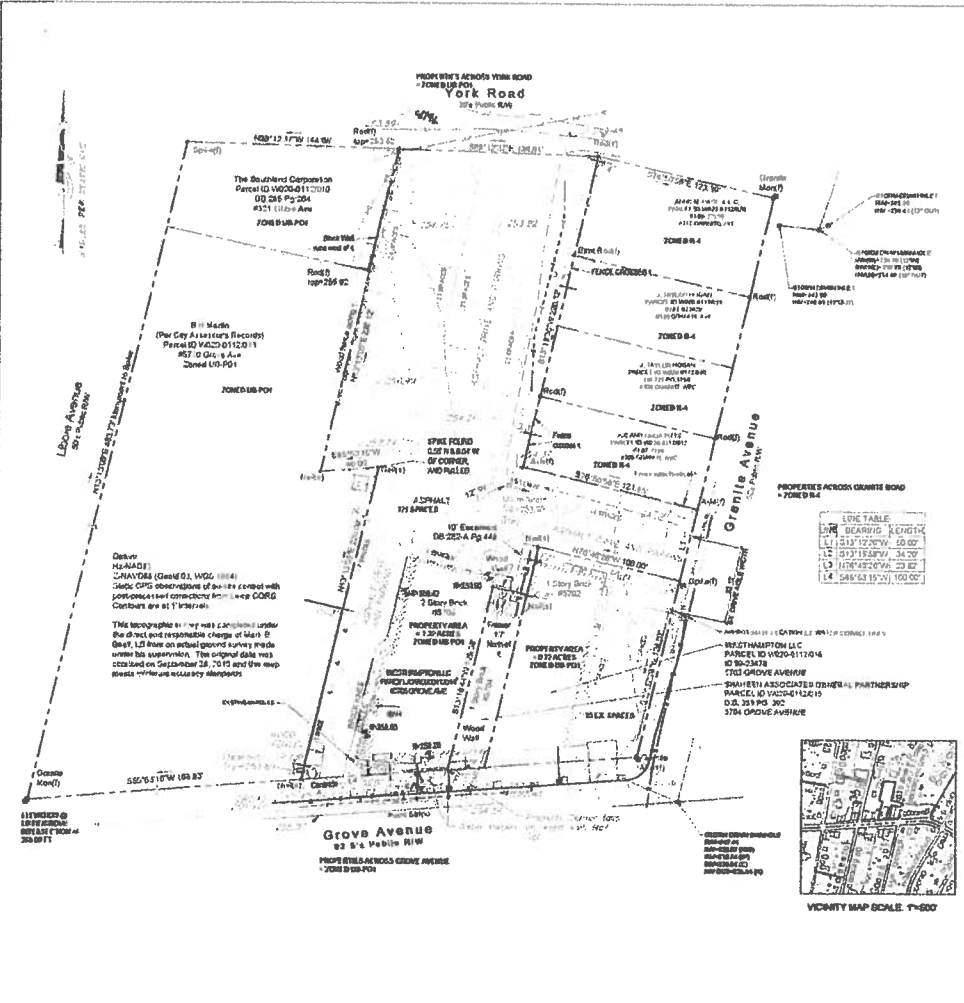
---

## Index

	Cover Sheet
C1.00	Existing Conditions Plan
C3.00	Site Plan
C3.10	Site Details
A1.00	Ground Floor Plan
A2.00	Second Floor Plan
A3.00	Third Floor Plan
A4.00	Elevations
A5.00	Elevations
A6.00	Elevations
L1.00	Landscape and Lighting Plan
L1.01	Photometric Lighting Plan
L2.00	Lighting Details



May 31, 2016  
*(Original SUP Submission December 22, 2015)*



- SURVEY NOTES**
- 1 THIS PLAN IS A REVISION TO THE PREVIOUS PLAN AND THE PREVIOUS PLAN IS HEREBY REVOKED.
  - 2 THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE INDICATED ON THIS PLAN.
  - 3 THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE INDICATED ON THIS PLAN.
  - 4 THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE INDICATED ON THIS PLAN.
  - 5 THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE INDICATED ON THIS PLAN.
  - 6 THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE INDICATED ON THIS PLAN.
  - 7 THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE INDICATED ON THIS PLAN.

- EXISTING CONDITIONS LEGEND**
- EXISTING BOUNDARY
  - EXISTING SURVEY POINT
  - EXISTING SURVEY POINT
  - EXISTING SURVEY POINT
  - EXISTING SURVEY POINT
  - EXISTING SURVEY POINT
  - EXISTING SURVEY POINT
  - EXISTING SURVEY POINT
  - EXISTING SURVEY POINT

EDGE TABLE

LINE	BEARING	LENGTH
1	N 27° 12' 30" W	100.00'
2	S 55° 15' 15" E	200.00'
3	N 27° 12' 30" W	100.00'
4	S 55° 15' 15" E	200.00'



**STEWART / HC**

STEWART & HECHT, INC.

1100 EAST GARDEN AVENUE, SUITE 100, WESTHAMPTON, OHIO 44895

PH: 419-235-2000

FAX: 419-235-2001

WWW.STEWARTANDHECHT.COM

---

**WESTHAMPTON ON GROVE**

DATE: 08/13/2008

PROJECT: SPECIAL USE PERMIT

SCALE: 1"=200'

DATE: 08/13/2008

PROJECT: SPECIAL USE PERMIT

SCALE: 1"=200'

---

**EXISTING CONDITIONS PLAN**

Prepared by: [Name]

Checked by: [Name]

Drawn by: [Name]

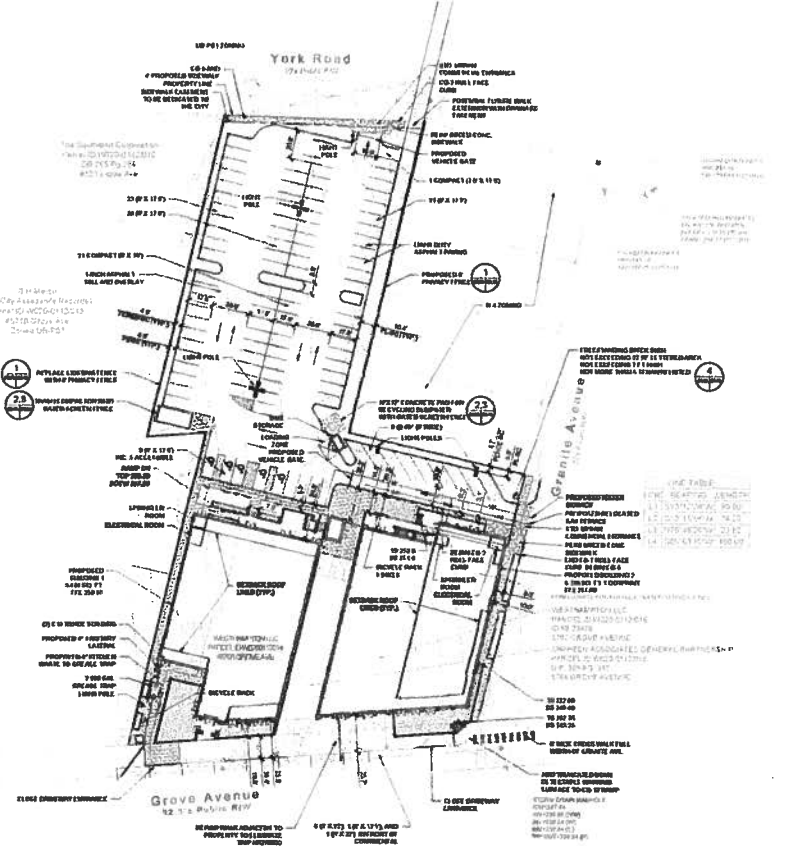
Date: 08/13/2008

Project: SPECIAL USE PERMIT

Scale: 1"=200'

Sheet: C1.00

4000+ Avenue  
577400+ 000



**SITE LEGEND**

- [Symbol] PROPOSED BUILDING
- [Symbol] PROPOSED CONCRETE WALKWAY
- [Symbol] PROPOSED FULL DECK ASPHALT DRIVE
- [Symbol] PROPOSED CLAMP A DRIVE IN PAVEMENT DRIVE
- [Symbol] PROPOSED MAIN PAVING DRIVE
- [Symbol] PROPOSED SIDE DRIVE
- [Symbol] PROPOSED SIDE WALK
- [Symbol] PROPOSED SIDE LAWN
- [Symbol] PROPOSED SIDE BARK

**TOTAL SITE AREA** 1.65 AC

**DECKED PARKING** 111 SPACES  
1 SPACES PER 100 SQ FT OF BUILDING FLOOR AREA EXCLUDING DRIVE AREAS AND DRIVEWAYS

**PERKINS PARKING** 111 SPACES  
1 SPACE PER 100 SQ FT OF DRIVEWAY

**1 DAY TRUCK RAMP** 30 FT<sup>2</sup>  
**PROPOSED DRIVEWAY AREA** 30 FT<sup>2</sup>

**NOTES:**  
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

**STEWART / HG**

1100 GALE ST. SUITE 100  
HOUSTON, TEXAS 77058  
713.860.4444  
www.stewart-hg.com

WESTHAMPTON L.L.C.  
4000+ AVENUE, SUITE 100  
HOUSTON, TEXAS 77058  
CONTRACT NO. WESTAM-D-10-100

**WESTHAMPTON ON GROVE**

Project Name: \_\_\_\_\_

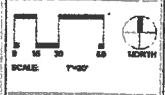
Meeting Date: \_\_\_\_\_

Date: \_\_\_\_\_

FOR CONSTRUCTION

**SPECIAL USE PERMIT**

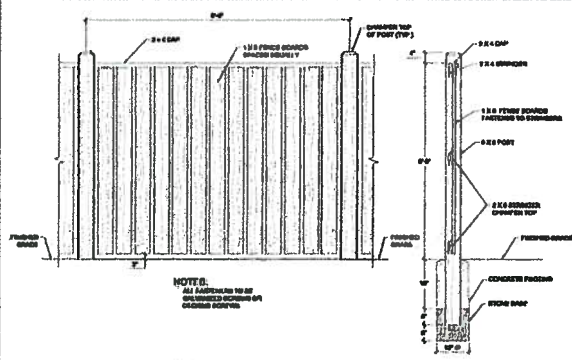
No.	Date	Description



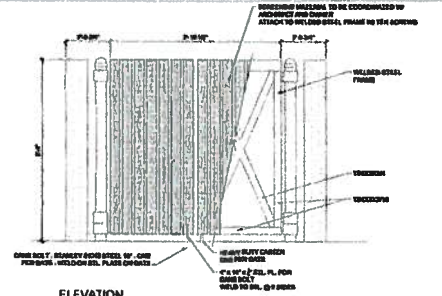
**SITE PLAN**

Prepared by: [Name] Date: 01.11.2010  
Reviewed by: [Name] Date: 01.11.2010

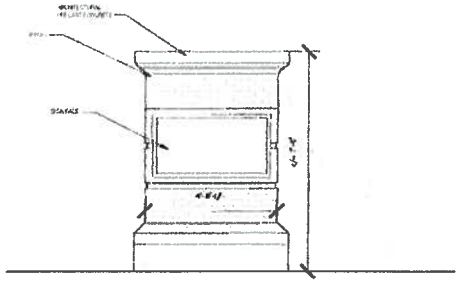
**C3.00**



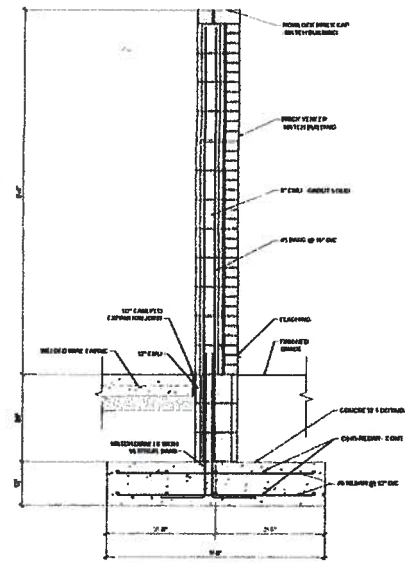
**1** ELEVATION  
PRIVACY FENCE  
SCALE 3/4" = 1'-0"



**2** ELEVATION  
DUMPSTER AND COMPACTOR ENCLOSURE  
SCALE 1/2" = 1'-0"



**4** ELEVATION  
PROJECT MONUMENT COLUMN  
SCALE 1/8" = 1'-0"



**3** SECTION  
DUMPSTER AND COMPACTOR ENCLOSURE  
SCALE 1/4" = 1'-0"

**STEWART / HG**  
 ARCHITECTS  
 1000 WESTHAMPTON AVENUE  
 WESTHAMPTON, NY 11791  
 TEL: 516-534-1100  
 FAX: 516-534-1101  
 WWW.STEWARTHG.COM

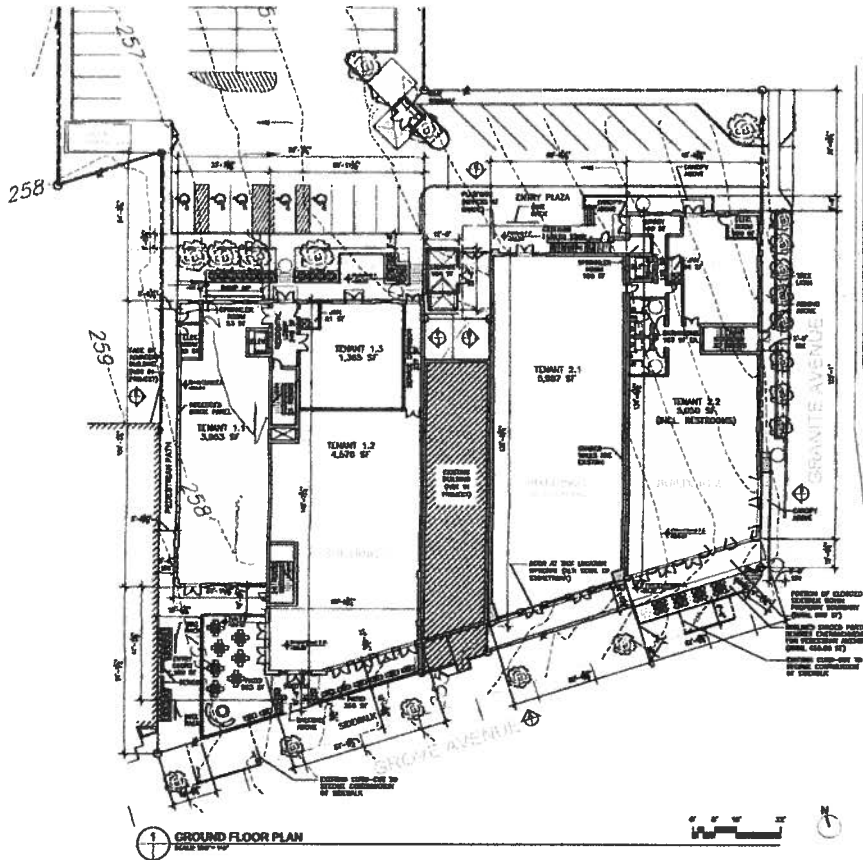
PROJECT: WESTHAMPTON ON GROVE

DATE: 08/21/2012

SCALE: AS NOTED

SITE DETAILS

PROJECT NUMBER: 080203  
 DATE: 08/21/2012  
 DRAWING: C3.10



**GROSS BUILDING AREA BY USE AND REQUIRED PARKING TABLE**

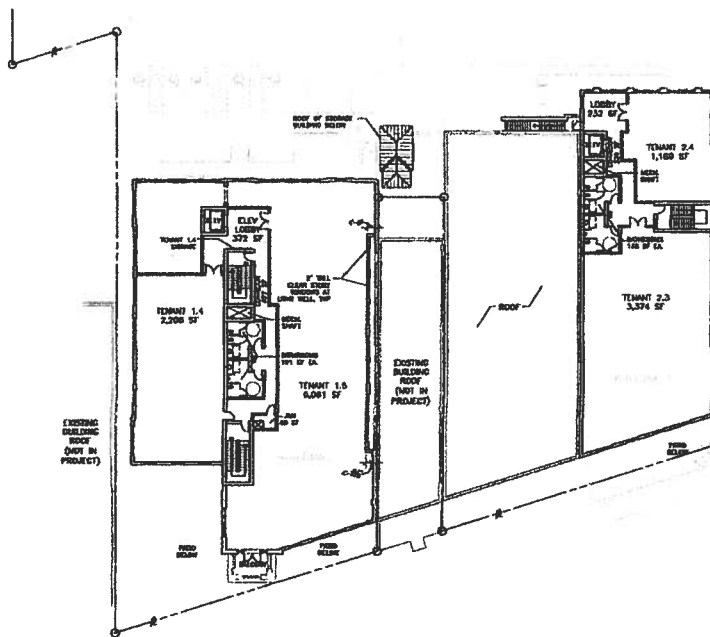
USE	OCCUPANCY	GROSS AREA (SQ FT)	PARKING FACTOR	SPACES REQUIRED
RESIDENTIAL	R	14,643	2.00	42
COMMERCIAL	A	4,470	2.00	20
RESIDENTIAL	R	6,867	1 per 4 Units	2
<b>TOTAL BUILDING 1</b>		<b>26,980</b>		<b>64</b>
USE	OCCUPANCY	GROSS AREA (SQ FT)	PARKING FACTOR	SPACES REQUIRED
COMMERCIAL	C	14,643	2.00	29
COMMERCIAL	C	4,470	1 per 4 Units	1
<b>TOTAL BUILDING 2</b>		<b>19,113</b>		<b>30</b>
<b>TOTAL</b>		<b>46,093</b>		<b>94</b>

NOTE: OCCUPANCY CATEGORIES INCLUDE RESIDENTIAL AND COMMERCIAL. PARKING CALCULATED BASED ON SHOPPING CENTER DESIGNATION.

A1.00  
2016 May 31

**Westhampton on Grove**  
SUP Submission - Revised  
Westhampton, LLC





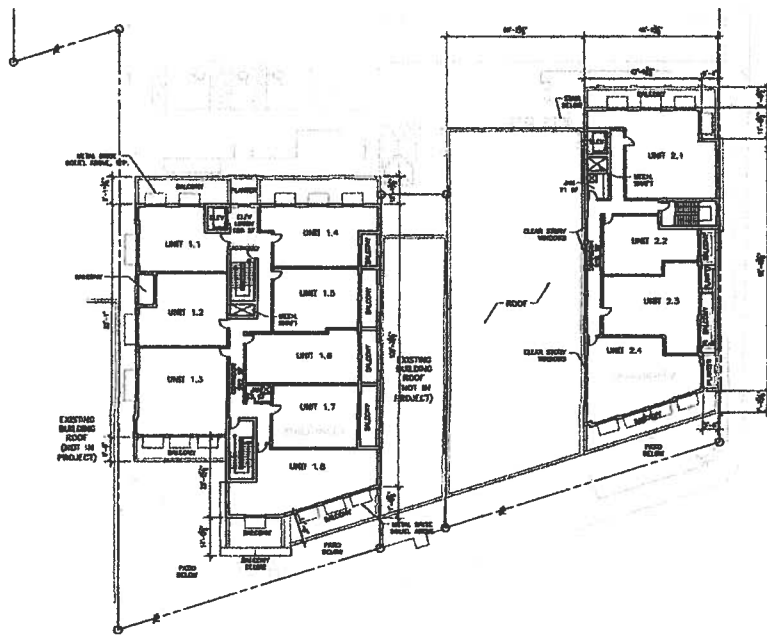
2 SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"



A2.00  
2016 May 31

Westhampton on Grove  
SUP Submission - Revised  
Westhampton, LLC





3 THIRD FLOOR PLAN  
SCALE 1/8" = 1'-0"

NOTES: DIMENSIONS BY APPROXIMATE SHOWN ACCESS SHOULD BE RE-VERIFIED

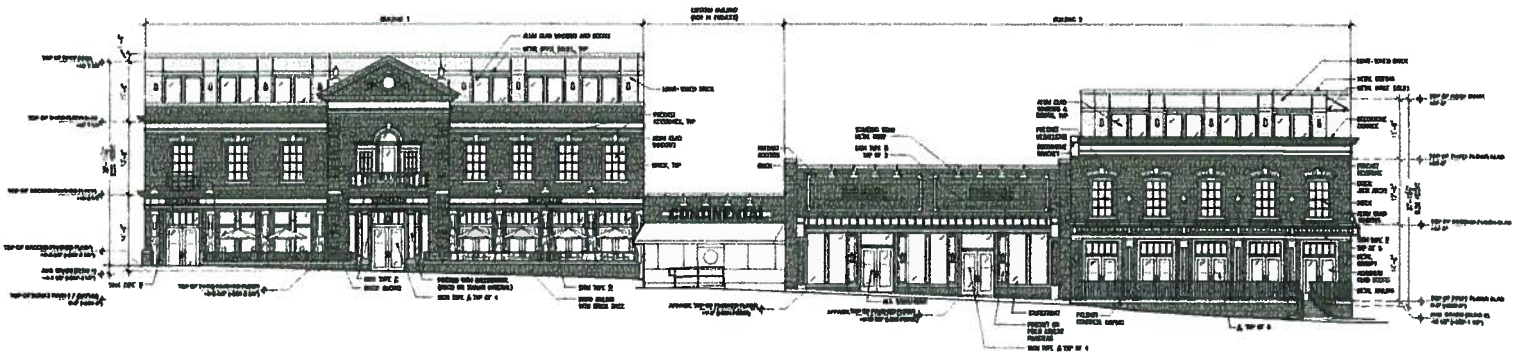


A3.00  
2016 May 31

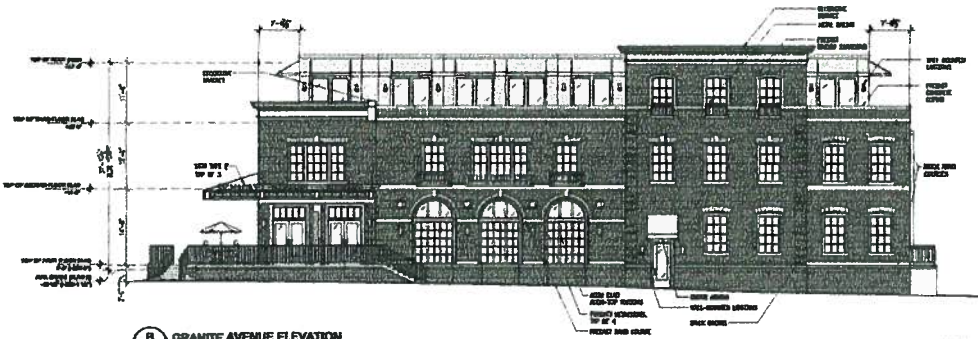
Westhampton on Grove  
SUP Submission - Revised  
Westhampton, LLC







**A GROVE AVENUE ELEVATION**  
SCALE 1/8" = 1'-0"



**B GRANITE AVENUE ELEVATION**  
SCALE 1/8" = 1'-0"

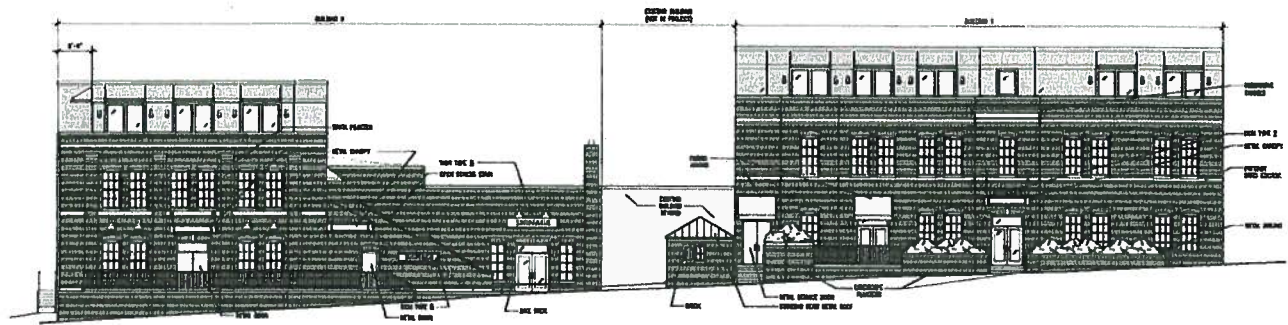
**SIGNAGE ALLOTMENT SCHEDULE**

PROJECT	SIGN TYPE	ALLOTMENT DIMENSIONS	ALLOTMENT AREA (sq ft)	NOTES	TOTAL ALLOTMENT AREA (sq ft)
A	GLASS SIGN	2'0" x 2'0"	4.00	GLASS SIGN	34
B	WOOD PANEL	6'0" x 2'0"	12.00	WOOD PANEL	3
C	WOOD PANEL	6'0" x 2'0"	12.00	WOOD PANEL	3
D	WOOD PANEL	2'0" x 2'0"	4.00	WOOD PANEL	3
E	WOOD PANEL, ALUMINUM	2'0" x 2'0"	4.00	WOOD PANEL	3
F	METAL CANOPY	6'0" x 2'0"	12.00	CANOPY SUPPORTED	3
G	WOOD PANEL	2'0" x 2'0"	4.00	WOOD PANEL	3
H	WOOD PANEL	2'0" x 2'0"	4.00	WOOD PANEL	3
					108

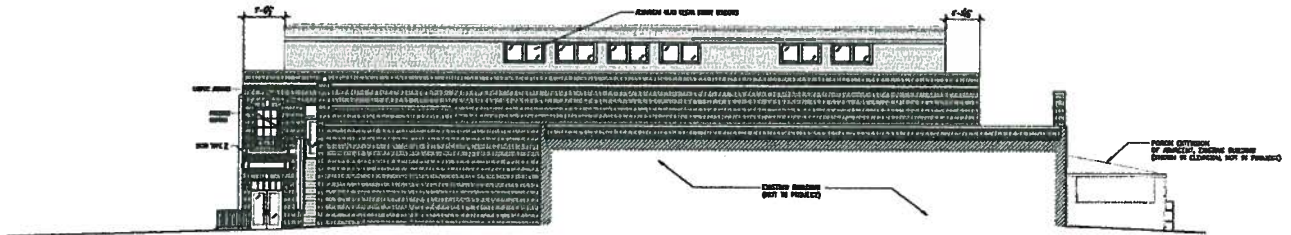
A4.00  
2016 May 31

**Westhampton on Grove**  
SUP Submission - Revised  
Westhampton, LLC





C REAR ELEVATION  
1/24/17 1/24/17



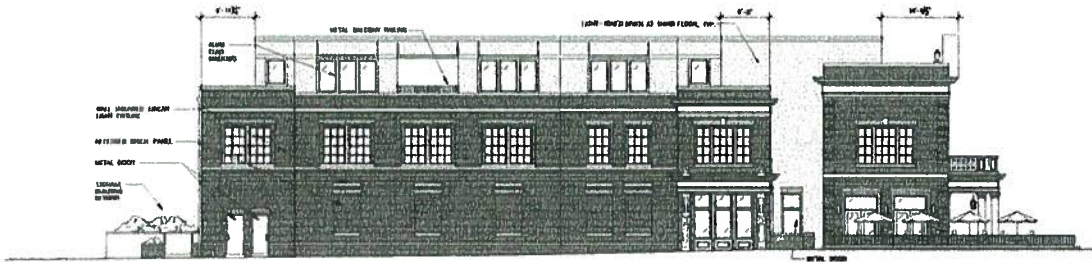
D BUILDING 2 - SIDE ELEVATION  
1/24/17 1/24/17



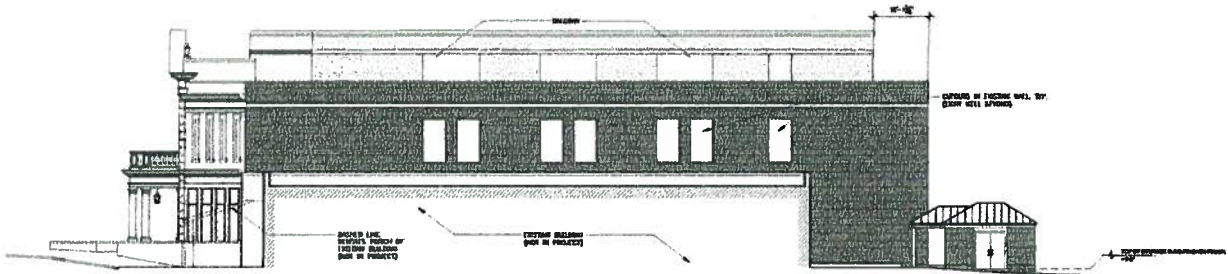
A5.00  
2016 May 31

Westhampton on Grove  
SUP Submission - Revised  
Westhampton, LLC





**E** BUILDING 1 - PEDESTRIAN PATH ELEVATION  
SCALE 1/4" = 1'-0"



**F** BUILDING 1 - SIDE ELEVATION  
SCALE 1/4" = 1'-0"

A6.00  
2016 May 31

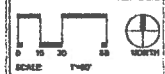
Westhampton on Grove  
SUP Submission - Revised  
Westhampton, LLC



WESTHAMPTON ON GROVE  
 100% FOR CONSTRUCTION

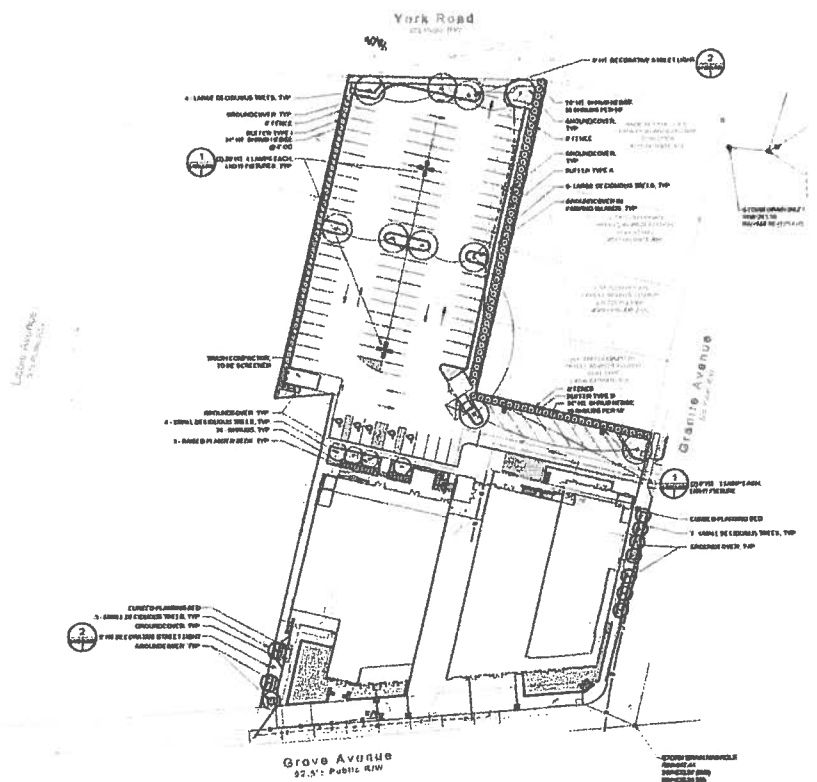
**SPECIAL USE PERMIT**

No.	Date	Description



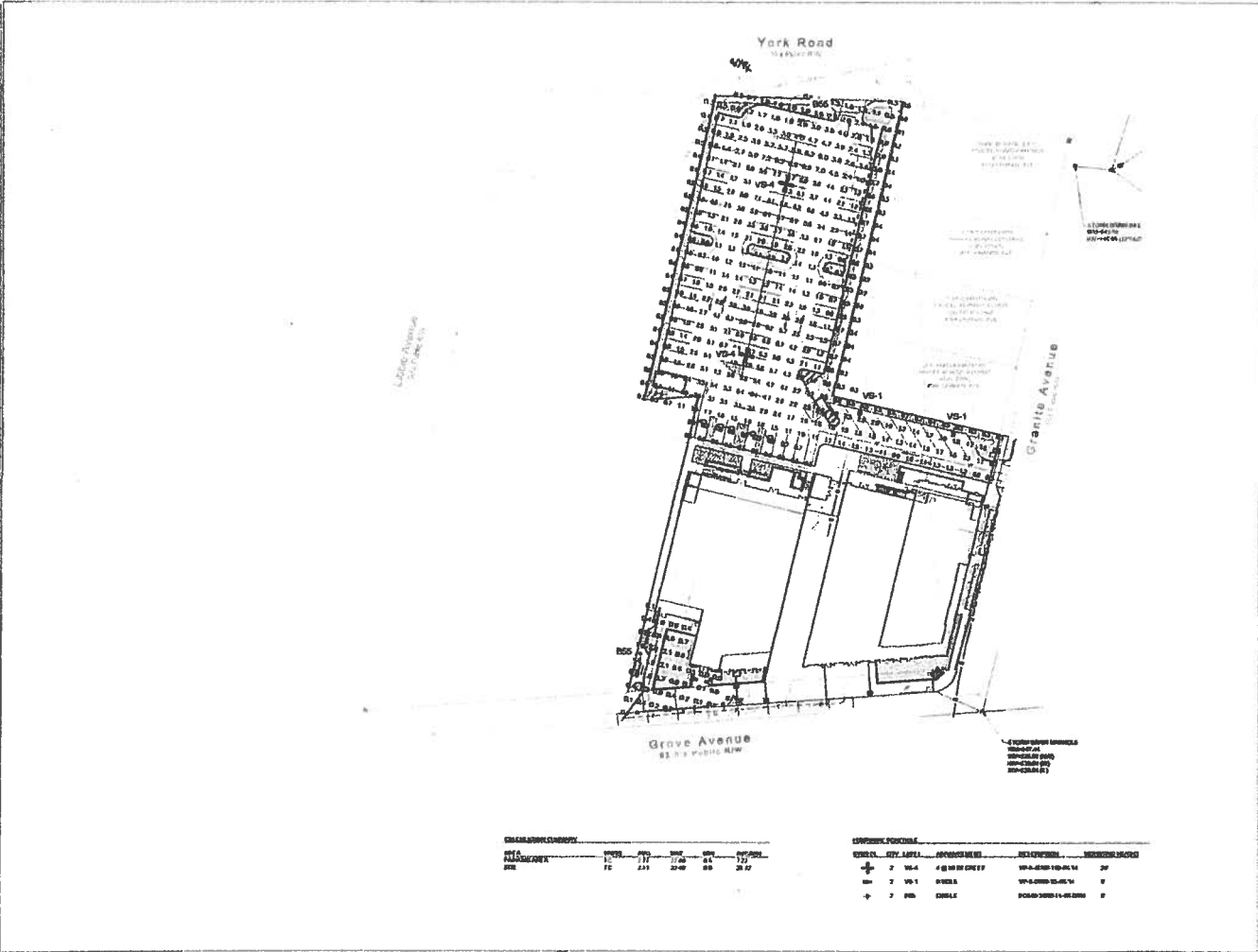
**LANDSCAPE AND LIGHTING PLAN**

Project number: 1000000  
 Date: 01/10/2010  
 Drawn by: CDB  
 Approved by: WCB  
**L1.00**



**PLANT MATERIAL SCHEDULE**

DESCRIPTION	QUANTITY	SIZE	TYPE	REMARKS
1 LARGE OR CHINA TREES, TOP	1	12\"/>		

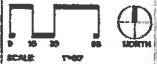


**STEWART / HG**  
 ARCHITECTS & ENGINEERS  
 100 WESTHAMPTON AVENUE  
 WESTHAMPTON, NY 11991

**WESTHAMPTON ON GROVE**

**WESTHAMPTON ON GROVE**

**SPECIAL USE PERMIT**



**PHOTOMETRIC LIGHTING PLAN**

ITEM	QTY	WATT	FOOT CANDLE	FOOT CANDLE	FOOT CANDLE
1. 100W PAR38	12	100	17.0	24	12
2. 150W PAR38	12	150	25.5	36	18

SYMBOL	TYPE	FOOT CANDLE	FOOT CANDLE	FOOT CANDLE
+	2. 100W PAR38	17.0	24	12
○	2. 150W PAR38	25.5	36	18
+	2. 100W PAR38	17.0	24	12

Project Number: 100000  
 Date: 04/12/00  
 Drawing: 470  
 Revision: 000  
**L1.01**



**VIPER S**  
BY REFR

**REMARKS:**

1. Viper S is a decorative outdoor lighting fixture. It is designed to be used in wet locations. The fixture is made of die-cast aluminum and is finished with a powder coat. It is available in two finishes: black and bronze. The fixture is available in two sizes: 20" and 30". The fixture is available in two mounting options: wall mount and pole mount. The fixture is available in two beam spread options: 15° and 30°. The fixture is available in two wattage options: 150W and 200W. The fixture is available in two voltage options: 120V and 277V. The fixture is available in two dimming options: non-dimmable and dimmable. The fixture is available in two color temperature options: 3000K and 5000K. The fixture is available in two beam spread options: 15° and 30°. The fixture is available in two wattage options: 150W and 200W. The fixture is available in two voltage options: 120V and 277V. The fixture is available in two dimming options: non-dimmable and dimmable. The fixture is available in two color temperature options: 3000K and 5000K.

Item	Qty	Description
1	1	20" Decorative Light Fixture (VS-4 & VS-1)
2	1	30" Decorative Light Fixture (VS-4 & VS-1)
3	1	150W LED Light Source
4	1	200W LED Light Source
5	1	120V LED Light Source
6	1	277V LED Light Source
7	1	Non-dimmable LED Light Source
8	1	Dimmable LED Light Source
9	1	3000K LED Light Source
10	1	5000K LED Light Source
11	1	15° Beam Spread LED Light Source
12	1	30° Beam Spread LED Light Source

**BEACON**

**REMARKS:**

1. Beacon is a decorative outdoor lighting fixture. It is designed to be used in wet locations. The fixture is made of die-cast aluminum and is finished with a powder coat. It is available in two finishes: black and bronze. The fixture is available in two sizes: 20" and 30". The fixture is available in two mounting options: wall mount and pole mount. The fixture is available in two beam spread options: 15° and 30°. The fixture is available in two wattage options: 150W and 200W. The fixture is available in two voltage options: 120V and 277V. The fixture is available in two dimming options: non-dimmable and dimmable. The fixture is available in two color temperature options: 3000K and 5000K. The fixture is available in two beam spread options: 15° and 30°. The fixture is available in two wattage options: 150W and 200W. The fixture is available in two voltage options: 120V and 277V. The fixture is available in two dimming options: non-dimmable and dimmable. The fixture is available in two color temperature options: 3000K and 5000K.

**20" DECORATIVE LIGHT FIXTURE (VS-4 & VS-1)**

**REMARKS:**

1. This is a technical drawing of a 20" decorative light fixture. It shows the fixture from multiple angles, including side and front views. The drawing includes dimensions and material specifications. The fixture is made of die-cast aluminum and is finished with a powder coat. It is available in two finishes: black and bronze. The fixture is available in two mounting options: wall mount and pole mount. The fixture is available in two beam spread options: 15° and 30°. The fixture is available in two wattage options: 150W and 200W. The fixture is available in two voltage options: 120V and 277V. The fixture is available in two dimming options: non-dimmable and dimmable. The fixture is available in two color temperature options: 3000K and 5000K.

Item	Qty	Description
1	1	20" Decorative Light Fixture (VS-4 & VS-1)
2	1	30" Decorative Light Fixture (VS-4 & VS-1)
3	1	150W LED Light Source
4	1	200W LED Light Source
5	1	120V LED Light Source
6	1	277V LED Light Source
7	1	Non-dimmable LED Light Source
8	1	Dimmable LED Light Source
9	1	3000K LED Light Source
10	1	5000K LED Light Source
11	1	15° Beam Spread LED Light Source
12	1	30° Beam Spread LED Light Source

**BEACON**

**REMARKS:**

1. Beacon is a decorative outdoor lighting fixture. It is designed to be used in wet locations. The fixture is made of die-cast aluminum and is finished with a powder coat. It is available in two finishes: black and bronze. The fixture is available in two sizes: 20" and 30". The fixture is available in two mounting options: wall mount and pole mount. The fixture is available in two beam spread options: 15° and 30°. The fixture is available in two wattage options: 150W and 200W. The fixture is available in two voltage options: 120V and 277V. The fixture is available in two dimming options: non-dimmable and dimmable. The fixture is available in two color temperature options: 3000K and 5000K. The fixture is available in two beam spread options: 15° and 30°. The fixture is available in two wattage options: 150W and 200W. The fixture is available in two voltage options: 120V and 277V. The fixture is available in two dimming options: non-dimmable and dimmable. The fixture is available in two color temperature options: 3000K and 5000K.

**STEWART / HG**

ILLUMINATED BY DESIGN

WESTHAMPTON ON GROVE

**SPECIAL USE PERMIT**

**LIGHTING DETAILS**

Project: WESTHAMPTON ON GROVE

Client: WESTHAMPTON ON GROVE

Contract: WESTHAMPTON ON GROVE

Scale: WESTHAMPTON ON GROVE

Author: WESTHAMPTON ON GROVE

Checker: WESTHAMPTON ON GROVE

Approver: WESTHAMPTON ON GROVE

Date: WESTHAMPTON ON GROVE

1 20" DECORATIVE LIGHT FIXTURE (VS-4 & VS-1)

2 30" DECORATIVE LIGHT FIXTURE (B55)