

INTRODUCED: April 22, 2019

AN ORDINANCE No. 2019-120

To authorize a Highland Grove Preliminary Community Unit Plan permitting the development of a residential community of up to 155 dwelling units on approximately 40 acres of land located at 2651 Richmond Henrico Turnpike, 2641 Richmond Henrico Turnpike, 500 Dove Street, 509 Dove Street, and 2300 1st Avenue, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAY 28 2019 AT 6 P.M.

WHEREAS, approximately 40 acres of land comprised of the parcels (i) known as 2651 Richmond Henrico Turnpike, 2641 Richmond Henrico Turnpike, and 500 Dove Street; identified as Tax Parcel Nos. N000-0650/018, N000-0650/020, and N000-0650/015, respectively, in the 2019 records of the City Assessor; and shown on a survey entitled “Boundary and Topographic Survey of 3 Parcels of Land Lying on the Eastern Line of Richmond Henrico Turnpike and on the Northern Line of Dove Street, City of Richmond, Virginia,” prepared by H&B Surveying and Mapping, LLC, dated September 18, 2013, and last revised January 9, 2014; (ii) known as 509 Dove Street, identified as Tax Parcel No. N000-0454/003 in the 2019 records of the City

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: MAY 28 2019 REJECTED: _____ STRICKEN: _____

Assessor, and shown on a survey entitled “Topographic and Boundary Survey of Two Parcels of Land on the Southeastern Corner of Dove Street & Richmond Henrico Turnpike Together with a Portion of Land Known as East Fork Cannon Branch, City of Richmond, Virginia,” prepared by H&B Surveying and Mapping, LLC, dated October 16, 2012, and last revised November 5, 2012; and (iii) known as 2300 1st Avenue, identified as Tax Parcel No. N000-0650/001 in the 2019 records of the City Assessor, and shown on a survey entitled “Boundary Survey of Overby-Sheppard Elementary School Parcel (Containing 11.088 Acres), City of Richmond, Virginia,” prepared by H&B Surveying and Mapping, LLC, dated September 4, 2018, and last revised September 13, 2018, all of which parcels together are hereinafter referred to as the “Property”; and

WHEREAS, the owner of the Property has submitted to the City Planning Commission a plan to develop a residential community of up to 155 dwelling units on the Property (the “Project”); and

WHEREAS, the City Planning Commission, after holding a public hearing on the proposed community unit plan, approved that plan as a Preliminary Community Unit Plan, based upon written findings of fact as set out in a resolution, which has been transmitted to the City Council as required by section 30-456.5 of the Code of the City of Richmond (2015), as amended; and

WHEREAS, the City Council concurs in the findings of fact made by the City Planning Commission;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That pursuant to section 17.10(g) of the Charter of the City of Richmond (2018), as amended, and Chapter 30, Article IV, Division 30 of the Code of the City of Richmond (2015), as amended, the development and use of the Property, generally in accordance with a plan entitled “Highland Grove Redevelopment, Community Unit Plan – Preliminary Plan, Richmond, Virginia,” prepared by Urban Design Associates, and dated April, 2019, (the “Preliminary Plan”), a copy of which plan is attached to and made a part of this ordinance, is hereby approved and permitted as the Preliminary Community Unit Plan for the Property, subject to the following standards, terms, and conditions:

I. DEVELOPMENT CONCEPT:

A. The Preliminary Community Unit Plan for development of the Property is depicted on the Preliminary Plan. The Preliminary Plan generally depicts the locations of single-family detached dwelling lots, single-family attached dwelling lots, community common areas, public street and alley network, open space, and a public school campus. Because each component of the public school campus is subject to the location, character, and extent review requirements of section 17.07 of the Charter of the City of Richmond (2018), such components are not required to be shown on the Final Plan.

B. Where specific standards are set forth in this ordinance that exceed or modify standards for features shown on the Preliminary Plan, this ordinance shall prevail. Any tentative approval of a subdivision plat depicting the final lot layout for any single-family detached dwellings or single-family attached dwellings, community common areas, open space, and adjacent roads for one or more phases of the subdivision shall be deemed for purposes of this ordinance to be a Community Unit Plan Final Plan approval for such improvements. Any Community Unit Plan Final Plan with respect to the Property, including any tentative subdivision

plat for any portion of the Property, is referred to herein as a “Final Plan.” Any Final Plan submitted for approval shall include as much detail as necessary to show compliance with all development concepts and standards either shown on the Preliminary Plan or included in this ordinance.

II. MAXIMUM RESIDENTIAL DENSITY: Residential use of the Property shall be limited to a maximum of 155 dwelling units, developed as single-family attached dwellings and single-family detached dwellings generally as depicted on the Preliminary Plan, provided that the mix of single-family attached and single-family detached dwellings as depicted on the Preliminary Plan may change during development of the Project.

III. PHASING: Residential construction on the Property may be developed in phases.

IV. DWELLING UNIT DEVELOPMENT STANDARDS:

A. **GENERALLY:** The dwellings on the Property shall be configured, designed, and constructed generally in conformance with the Preliminary Plan and shall adhere to the following standards:

1. *Single-family detached dwellings.* Single-family detached dwellings shall be located on lots of not less than 3,200 square feet in area with a width of not less than 36 feet and a depth of not less than 90 feet. There shall be a front yard with a depth of not less than 15 feet and not greater than 25 feet. In the case of corner lots, the front yard will be required only on one street frontage substantially as shown on the Preliminary Plan. In all instances, there shall be side yards of not less than six feet in width, including, but not limited to, side yards on corner lots. There shall be a rear yard with a depth of not less than five feet. Lot coverage shall not exceed 60 percent of the area of the lot.

2. *Single-family attached dwellings.* Single-family attached dwellings shall be located on lots of not less than 1,100 square feet in area. Lot width shall be not less than 16 feet, and depth shall be not less than 70 feet. There shall be a front yard with a depth of not less than 15 feet and not greater than 25 feet. In the case of corner lots, the front yard will be required only on one street frontage substantially as shown on the Preliminary Plan. There shall be side yards of not less than six feet in width except where buildings are attached, including, but not limited to, corner lots. There shall be a rear yard with a depth of not less than five feet, except for accessory uses and structures. Lot coverage shall not exceed 80 percent of the area of the lot.

3. *Street Frontage.* Single-family lots may front on common courts when public alley access is available, as generally shown on the Preliminary Plan, and when the means of access to each lot is approved by the Director of Public Works, the Chief of Police, and the Chief of Fire and Emergency Services and when appropriate right-of-way, easements, agreements or covenants approved as to form by the City Attorney provide for permanent public access and continued maintenance.

B. ACCESSORY USES:

1. Accessory structures that are customarily incidental and clearly subordinate to the dwelling uses permitted by this ordinance and do not exceed 12 feet in height are permitted and may be located within a required rear yard or the portion of a required side yard situated within 30 feet of the rear lot line but shall not be located within two feet of a property line, except where such accessory structure is attached or used for parking.

2. Neither accessory buildings and structures that are customarily incidental and clearly subordinate to the single-family detached dwellings and single-family attached dwellings nor additions to the single-family detached dwellings and single-family attached dwellings shall be subject to Final Plan approval.

3. Garages shall be side or rear loaded where an alley is accessible. For garages not served by alleys, the front of a garage shall be set back at least 18 feet from the front façade of the dwelling unit.

C. BUILDING HEIGHT: No building or structure shall exceed three stories in height. Story height for the dwelling units shall be not less than 9.5 feet and not greater than 14 feet. Dwelling units shall not exceed a height of 35 feet.

D. EXTERIOR BUILDING MATERIALS: The exteriors of the single-family detached dwellings, the single-family attached dwellings, and the accessory structures shall be constructed with brick, stone, cementitious siding, wood, solid vinyl (with a minimum wall thickness of 0.044 inches), or an equivalent material as may be approved as part of the Final Plan. Secondary materials shall be restricted to three coat smooth finish stucco, wood siding, vinyl cladding, or aluminum cladding, and these materials may be used for exterior trim, windows, and soffits only. Roofing materials shall consist of architectural asphalt shingles or an equivalent material.

E. ELEVATIONS: The single-family detached dwellings and single-family attached dwellings shall be substantially compatible in architectural style with the elevations shown in the Preliminary Plan or an equivalent alternative architectural style and the overall development shall include a variety of exterior building materials as permitted pursuant to subsection (IV)(D),

all substantially consistent with design guidelines filed with the Director of Planning and Development Review prior to the issuance of the initial building permit.

F. **PORCHES:** All porches or stoops fronting on the street shall have a minimum depth of six feet. Porches or stoops, including, without limitation, covered porches, may encroach ten feet into a front yard and within one foot of the property line of a side yard.

G. **DOORS:** Each dwelling unit shall have a secondary egress door to the side yard or rear yard of the lot.

H. **HVAC.** All heating, ventilation, and air conditioning equipment serving individual lots shall be located or screened so as not to be visible from any public right-of-way.

I. **LANDSCAPING.** Any landscaping and hardscaping on a lot shall be generally consistent with the Preliminary Plan.

V. PUBLIC IMPROVEMENTS: The improvements as depicted on the Preliminary Plan shall be provided for the development phase within which the improvements are located. Equivalent alternatives may be approved as part of a Final Plan.

A. **STREETS:** All streets shall be dedicated public right-of-way and shall be configured substantially as shown on the Preliminary Plan, including, but not limited to, utilizing reduced road centerline radii, intersection spacing, and alternative street sections.

B. **ALLEYS:** Alleys shall be dedicated public right-of-way with a minimum of 18 feet in width and with pavement a minimum of 16 feet in width, substantially as shown on the Preliminary Plan, including, but not limited to, reduced alley centerline radii, intersection spacing, and alternative turnarounds.

C. SIDEWALKS: Sidewalks shall be provided on both sides of all new streets, except sidewalks shall only be provided on one side of new streets where a multipurpose trail is provided on the opposite side of such street, substantially as shown on the Preliminary Plan.

D. LIGHTING: New ornamental pedestrian street light fixtures as approved by the Department of Public Utilities shall be installed along all the streets within the right-of-way. New cobra head light fixtures shall not be permitted except within public alleys. Existing cobra head light fixtures may be maintained and replaced in kind as necessary to meet the lighting standards of the Director of Public Utilities.

E. STREET TREES: Deciduous shade trees planted approximately 40 feet apart for large trees or 25 feet apart for medium trees on center in a minimum four-foot-wide planting strip between the sidewalk or multiuse path and the curb within the right-of-way shall be required generally as shown on the Preliminary Plan where they do not conflict with the placement of utilities. The final location of street trees shall be subject to approval by the Department of Public Works.

F. UTILITIES: Except for transformers, pedestals, junction boxes, meters, backflow prevention devices and existing overhead utility lines, all new utility lines shall be installed underground. Meters and backflow prevention devices shall be located off the alleys to the rear of the lots to the maximum extent practicable, or may be screened.

G. COMPLETION OF IMPROVEMENTS IN EXISTING PUBLIC RIGHT-OF-WAY: All improvements required by this subsection (V) that will be located within the existing right-of-way shall be completed substantially as shown on the Preliminary Plan. These 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 and any applicable requirements of the Director of Public Utilities, (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 subdivision (G) provides, all improvements and work required by and meeting the requirements of this subsection (V). The final certificate of use and occupancy for the Project, or the applicable phase thereof, shall not be issued until all requirements of this subdivision (G) are fully satisfied.

VI. MINIMUM OPEN SPACE: Open space, as generally shown on the “Open Space Plan Diagram” plan sheets of the Preliminary Plan shall be provided and may include active and passive recreational components. The plans for the open space shall be submitted to and approved as part of each Final Plan for a portion or portions of the Project.

VII. SCREENING: Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of the Department of Public Works. Such facilities shall be located abutting the alley or screened so as not to be visible from adjacent properties and public streets.

VIII. PARKING: Parking shall be provided for each dwelling as follows:

A. There shall be a ratio of no fewer than one off-street parking space for each single-family detached dwelling and single-family attached dwelling, which parking space may be provided in an accessory structure.

B. No driveway intersecting a street which constitutes the principal street frontage of a lot shall be permitted when other street frontage or alley access is available to serve such lot; provided, however, that lots located within the section identified as Block F on the Preliminary Plan may access the rear parking spaces with a driveway along the lot. For purposes of this subdivision (B), “principal street frontage” has the meaning set forth for that term in Chapter 30 of the Code of the City of Richmond (2015), as amended.

IX. NORMAL ZONING: Except as specifically provided otherwise by this ordinance, the zoning regulations prescribed by Chapter 30 of the Code of the City of Richmond (2015), as amended, for the district in which the Property is situated shall apply.

§ 2. The initial Final Plan application for the first phase of development of the Project must be submitted to the Department of Planning and Development Review within five years after the effective date of this ordinance. In the event the required application is not submitted to the Department of Planning and Development Review within five years after the effective date of this ordinance, this ordinance shall be null and void and of no further effect.

§ 3. Applications for building permits for the first phase of development must be submitted within five years of the date of City Planning Commission approval of the initial Final Plan. Plans submitted for building permit approval shall be substantially in conformance with the Final Plans approved by the City Planning Commission and modifications thereto made as allowed by section 1(IV)(E) of this ordinance. In the event the required submission is not made

within five years of the date of City Planning Commission approval of the initial Final Plan, this ordinance shall be null and void and of no further effect.

§ 4. 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.2019.0667

RECEIVED & R REQUEST
4-8628

MAR 12 2019

FEB 27 2019

Office of the
Administrative Officer
OFFICE OF CITY ATTORNEY

O & R Request

DATE: February 27, 2019

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)

3/7/19

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

[Signature]

THROUGH: Douglas C. Dunlap, Interim Deputy Chief Administrative Officer for Economic Development and Planning

[Signature]

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

RE: To authorize a Preliminary Community Unit Plan permitting the development of a residential community of up to 155 dwelling units on approximately 40.49 acres of land located at 2561 Richmond-Henrico Turnpike, 2641 Richmond-Henrico Turnpike, 500 Dove Street, 509 Dove Street, and 2300 1st Avenue, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize a Preliminary Community Unit Plan permitting the development of a residential community of up to 155 dwelling units on approximately 40.49 acres of land located at 2561 Richmond-Henrico Turnpike, 2641 Richmond-Henrico Turnpike, 500 Dove Street, 509 Dove Street, and 2300 1st Avenue, upon certain terms and conditions.

REASON: The Richmond Redevelopment and Housing Authority (RRHA), is requesting approval of a Community Unit Plan in order to facilitate the completion of the second phase of the Highland Grove Community development. The Plan shall provide opportunities for affordable homeownership and complements the revitalization efforts in Highland Park and Highland Terrace.

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 April 15, 2019, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property comprises approximately 40.49 acres and is located at 2561 and 2641 Richmond-Henrico Turnpike, 500 and 509 Dove Street, and 2300 1st Avenue.

The CUP will allow the development of a home ownership community at Highland Grove and will be built on the site of the former National Guard Armory, former park, and school property. The completion of this community plays a vital role in the transformation of Richmond's North Side. The proposed development will provide home ownership opportunities adjacent to the 128 units of affordable rental housing that has already been developed at Highland Grove. RRHA proposes this second phase development as a means to bolster other key investments in the North Side neighborhoods under progress by the City of Richmond, Richmond Public Schools, Better Housing Coalition, and private development partnerships.

The City of Richmond's Master Plan designates the property for single-family (low density) land use. Primary uses under this recommendation is single-family detached dwellings at densities up to seven units per acre. Also included are residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. The properties are zoned at a higher density than the Master Plan's maximum recommended zoning classification of R-5 Single-Family Residential, however, there will be significant green space opportunities creating a unique residential setting within the city.

Properties abutting the subject properties to the north, south and east contain residential uses. Properties across the Richmond-Henrico Turnpike to the west are owned by the City of Richmond.

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: \$6,049.30

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: March 25, 2019

CITY COUNCIL PUBLIC HEARING DATE: April 22, 2019

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
April 15, 2019

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, Preliminary Plans, Surveys, Map

STAFF: David F. Watson, Senior Planner, Land Use Administration 804-646-1036



Application for: **COMMUNITY UNIT PLAN**
 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)

- preliminary plan Final Plan
 preliminary plan admendment Final Plan Admenment

Project Name/Location

Property Address: 2651 Richmond Henrico Tpke, Richmond, VA 23222 Date: 6/28/18
 Tax Map #: NG000850018 Fee: Portion of \$6049.30 = \$3000.-(100 x 30 493 acres)
 Total area of affected site in acres: 0.244 acres out of 40.493 acres

(See page 7 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-4B
 Existing Use: Vacant

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
To redevelop the vacant Highland Grove area with a mix of residential housing.
 Existing Use: Vacant

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Ivan Wu

Company: Timmons Group
 Mailing Address: 1001 Boulders Parkway, Suite 300
 City: Richmond State: VA Zip Code: 23225
 Telephone: (804) 2,006,529 Fax: ()
 Email: ivan.wu@timmons.com

Property Owner: Richmond Redevelopment & Housing Authority

If Business Entity, name and title of authorized signee: Orlando Artze, Interim Chief Executive Officer

(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: 901 Chamberlayne Pkwy
 City: Richmond State: VA Zip Code: 23220
 Telephone: (804) 7,803,491 Fax: ()
 Email: orlando.artze@rrha.com

Property Owner 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. **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 community unit plans)



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Land Use Administration Division
900 E. Broad Street, Room 511
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<http://www.richmondva.gov/>

Application is hereby submitted for: (check one)

- preliminary plan Final Plan
- preliminary plan admendment Final Plan Admenment

Project Name/Location

Property Address: 2300 1st Ave., Richmond, VA 23222 Date: 8/28/18
 Tax Map #: N000085001 Fee: Portion of \$8049.30 = \$3000+(100 X 30.493 acres)
 Total area of affected site in acres: 10.843 acres out of 40.493 acres

(See page 7 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-4

Existing Use: Overby-Shepherd Elementary School (to remain)

Proposed Use

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

Redevelop a portion of the school site with a mix of residential housing, playgrounds, parking.

Existing Use: Existing Overby-Shepherd Elementary School (to remain)

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Ivan Wu

Company: Timmons Group

Mailing Address: 1001 Soulders Parkway, Suite 300

City: Richmond State: VA Zip Code: 23225

Telephone: (804) 2,008,529 Fax: ()

Email: ivan.wu@timmons.com

Property Owner: City of Richmond School Board

If Business Entity, name and title of authorized signee: Dawn Page, Chair School Board

(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: 301 N. 9th Street 17th Floor

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 9,297,158 Fax: ()

Email: dpage2@vsschools.net

Property Owner Signature: Rm Neethan Director of Facilities 9-10-18

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 community unit plans)



Application for: **COMMUNITY UNIT PLAN**

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Land Use Administration Division
900 E Broad Street, Room 511
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Application is hereby submitted for: (check one)

- preliminary plan
- preliminary plan admendment
- Final Plan
- Final Plan Admenment

Project Name/Location

Property Address: 2641 Richmond Henrico Tpke, Richmond, VA 23222 Date: 8/28/16
Tax Map #: N000050020 Fee: Portion of \$8049.30 = \$3000.00 (100 X 30 493 acres)
Total area of affected site in acres: 4.57 acres out of 40 493 acres

(See page 7 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-46

Existing Use: Vacant

Proposed Use

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

To redevelop the vacant Highland Grove area with a mix of residential housing.

Existing Use: Vacant

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Ivan Wu

Company: Timmons Group
Mailing Address: 1001 Boulders Parkway, Suite 300
City: Richmond State: VA Zip Code: 23225
Telephone: (804) 2,008,529 Fax: ()
Email: ivan.wu@timmons.com

Property Owner: Richmond Redevelopment & Housing Authority

If Business Entity, name and title of authorized signee Orlando Artze Interim Chief Executive Officer

(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: 901 Chamberlayne Pkwy
City: Richmond State: VA Zip Code: 23220
Telephone: (804) 7,803,491 Fax: ()
Email: orlando.artze@rma.com

Property Owner 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. **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 community unit plans)



Application for: **COMMUNITY UNIT PLAN**

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)

- preliminary plan
- preliminary plan admendment
- Final Plan
- Final Plan Admenment

Project Name/Location

Property Address: 500 Dove St., Richmond, VA 23222 Date: 8/28/18
 Tax Map #: N0000630015 Fee: Portion of \$6049.30 = \$1000*(100 x 30 493 acres)
 Total area of affected site in acres: 19 884 acres out of 40 493 acres

(See page 7 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-8

Existing Use: Vacant

Proposed Use

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

To redevelop the vacant Highland Grove area with a mix of residential housing.

Existing Use: Vacant

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Ivan Wu
 Company: Timmons Group
 Mailing Address: 1001 Boulders Parkway, Suite 300
 City: Richmond State: VA Zip Code: 23225
 Telephone: (804) 2,008,529 Fax: ()
 Email: ivan.wu@timmons.com

Property Owner: Richmond Redevelopment & Housing Authority
 If Business Entity, name and title of authorized signee: Orlando Arize, Interim Chief Executive Officer

(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: 801 Chamberlayne Pkwy
 City: Richmond State: VA Zip Code: 23220
 Telephone: (804) 7,800,491 Fax: ()
 Email: orlando.artze@rtha.com

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. **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 community unit plans)



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 Department of Planning and Development Review
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Application is hereby submitted for: (check one)

- preliminary plan Final Plan
 preliminary plan admendment Final Plan Admendment

Project Name/Location

Property Address: 509 Dove St., Richmond, VA 23222 Date 8/28/16
 Tax Map #: N0000454003 Fee: Portion of 50049.30 = \$3000.00 (100 X 30.493 acres)
 Total area of affected site in acres 4.952 acres out of 40.493 acres

(See page 7 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-6
 Existing Use: Vacant

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
To redevelop the vacant Highland Grove area with a mix of residential housing.
 Existing Use: Vacant

Is this property subject to any previous land use cases?

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

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 Telephone: (804) 2,008,529 Fax: ()
 Email: ivan.wu@timmons.com

Property Owner: Richmond Redevelopment & Housing Authority

If Business Entity, name and title of authorized signee: Orlando Arize, Intern Chief Executive Officer

(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.)

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 City: Richmond State: VA Zip Code: 23220
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NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for community unit plans)

CUP Report

Completion of the Highland Grove community with a robust home ownership component, supporting larger scale reinvestment in the North Side neighborhoods.

The proposed attainable home ownership community at Highland Grove would be built on the former National Guard armory site adjacent to the redevelopment Dove Court public housing. The completion of this community is a vital component of Richmond's northside transformation. The proposed development would provide 135 units of home ownership adjacent to the 128 units of affordable rental housing that has already been developed at Highland Grove. RRHA proposes this second phase development to bolster and build on other key investments in the North Side neighborhoods, being shepherded by the City of Richmond, Richmond Public Schools, Better Housing Coalition, and private development partnerships. These investments include the 6-points roundabout, the Richmond Henrico Turnpike street and Ecological Study multi-use path, renovations at Overby-Sheppard Elementary School, renovation of the CPDC school building, and the Matthew Heights at Chestnut Hill development.

The plan for a second phase of home ownership development at Highland Grove was developed through an inclusive community-based process. This plan provides for attainable homeownership within the community and augments the neighboring revitalization efforts in Highland Park and Highland Terrace. Together with the suite of public and private investments, Highland Grove will continue to serve as a catalyst for this part of the City.

The former National Guard armory site that would be used for the Highland Grove development is approximately 19.88 acres and has already been cleared. No additional demolition is necessary. RRHA and Richmond Public Schools are working in partnership to allocate a portion of the school site for neighborhood development. The proposed plan envisions 135 new homes, along with new, on-site open spaces and opportunities for public art. The program is based on market study findings about price points, size of marketable houses, and the intent to deliver a high-quality neighborhood.

The proposed plan offers opportunities for public art features in prominent locations in the neighborhood, which could honor alumni of Overby-Sheppard, or other neighborhood figures. A large natural park space will encompass the wooded wetland areas at the northwest of the site, adjacent to Richmond Henrico Turnpike and the new multi-use pathway. New houses will front onto this park, establishing a safe, passive open space for walking, cycling, and small gatherings. By establishing and enhancing walkability within the community and creating publicly-accessible amenities with eyes on them, this community will let people enjoy good health, safety and high quality of life. The existing play areas and recreational fields at Overby-Sheppard will be replaced and augmented, to be shared with the community. Wider multi-use pathways would be extended through Highland Grove along Dove Street, Juniper Street, and along the new greenway between the existing rental neighborhood at Highland Grove and the new home ownership portion of the neighborhood. Smaller neighborhood greens and best

management practice features such as rain gardens and bio swales are located throughout the neighborhood.

The new homes have individual front and rear yards with private parking pads or options for carports or garages, all accessed from rear lanes. This allows for pedestrian-friendly streets with street trees and sidewalks. Houses have front porches, stoops, and gardens, keeping with the rich traditions of Richmond's best neighborhoods. All houses and townhouses have both a front and rear door, ensuring residents can access rear yards and parking. All the housing in this phase will be home ownership. The building types range from one- to two-story single family detached homes, duplexes, and short rows of town homes. This mix of housing types will provide a variety of appropriate unit choices for different demographics, including single adults, couples, small families, and seniors.

A new network of streets reconnects the existing street network. Juniper Street is extended west to connect to the Richmond Henrico Turnpike. Together with Dove Street, these form the primary east-west connections. Althea Street is extended past the front of Overby-Sheppard school to connect to Harold Avenue, better knitting the Highland Grove/South Highland Park neighborhoods to the Green Park neighborhood. The enhanced street network will distribute traffic to multiple entry and exit points to relieve congestion. Public safety requirements such as access for fire rescue and other emergency vehicles have been accommodated with proposed street widths, turning radii and geometries to provide circulation within the plan.

The architectural design process began with an exploration of Richmond's great North Side residential neighborhoods, Barton Heights, Belleview, Ginter Park, Providence Park, and Edgewood. Further inspiration was drawn from Church Hill, Church Hill North, Glenwood Park, Shockoe Bottom, Jackson Ward, Oregon Hill, and the Fan District. Houses in the North Side neighborhoods are larger in scale and tend to be primarily Craftsman and simplified Colonial Revival or Victorian. The representative architectural designs for Highland Grove represent the styles found in the North Side neighborhoods. Combined with variety in type, massing, materials (brick and siding) and color, the neighborhood will have an authentic feeling, with each house being unique. The houses and townhouses will incorporate these different styles with architectural elements like covered stoops, front porches, bay windows, decorative columns, door and window trim, and cornices. Many will use the low sloping roof characteristics of the canvassed neighborhoods. The quality of the new houses will fit into the previously completed phase and the larger neighborhood.

The new home ownership component at Highland Grove will continue the pattern of investment in and transformation of the North Side neighborhoods. The proposed design creates walkable streets, humane residential frontages, and world class connections to trail and open space. This comprehensive solution creates a unified vision for the completion of Highland Grove and provides access for residents to jobs and quality of life amenities through the city.

- NOTES:**
1. INLET INVERTS SHOWN HEREON ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION OR DESIGN THE IN
 2. EXISTING GROUND SURFACE LOCATION PERFORMED BY CONVENTIONAL INSTRUMENT SURVEY.
 3. HORIZONTAL (NAD83) AND VERTICAL (NAD83) DATA ESTABLISHED THROUGH REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS ON JULY 01, 2010. DIFFERENTIAL CORRECTIONS WERE DERIVED FROM NATIONAL GEODETIC SURVEY (NGS) CONTINENTAL OPERATING REFERENCE STATION (CORS) 1, 013. COORDINATE VALUES, IF SHOWN HEREON, ARE BASED ON VIRGINIA STATE GRID, SOUTH ZONE.
 4. NO UNDERGROUND UTILITIES SHOWN HEREON.
 5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE UNDER AND THEREFORE MAY NOT SHOW ALL EXISTING EASEMENTS OR OTHER PERTINENT FACTS WHICH MAY AFFECT THE PROPERTY.
 6. LIMITS OF CONSTRUCTION AND LAND DISTURBANCE SHOWN HEREON, RUNNING ALONG THE EASTERN AND WESTERN BOUNDARIES OF THE SUBJECT PARCEL AT TIME OF SURVEY AND IS SUBJECT TO GRADING AND CONSTRUCTION ACTIVITIES TAKING PLACE AT TIME OF SURVEY AND IS SUBJECT TO CHANGE DURING THE COURSE OF SAID ACTIVITIES. NOT ALL FEATURES MAY BE SHOWN WITHIN SAID LIMITS OF CONSTRUCTION.
 7. PROPERTY CORNERS NOTED AS RODS 1 ARE TO BE SET WITHIN 6 MONTHS AFTER NOTICE OF COMPLETION OF CONSTRUCTION.

STORM GRATE STRUCTURE TABLE

APPROXIMATE PIPE DIRECTIONS AS SHOWN ON SURVEY PAGES ARE AS SHOWN UNLESS NOTED OTHERWISE.

GRATE #	TOP	BOTTOM	GRATE #	TOP	BOTTOM
GRATE # 2032	TOP= 122.93'	BOTTOM STR= 119.87'	GRATE # 2032	TOP= 122.93'	BOTTOM STR= 119.87'
GRATE # 2170	TOP= 123.74'	BOTTOM STR= 120.08'	GRATE # 2170	TOP= 123.74'	BOTTOM STR= 120.08'
GRATE # 2245	TOP= 123.39'	BOTTOM STR= 120.29'	GRATE # 2245	TOP= 123.39'	BOTTOM STR= 120.29'
GRATE # 2290	TOP= 123.97'	BOTTOM STR= 119.21'	GRATE # 2290	TOP= 123.97'	BOTTOM STR= 119.21'
GRATE # 2369	TOP= 123.85'	BOTTOM STR= 118.75'	GRATE # 2369	TOP= 123.85'	BOTTOM STR= 118.75'
GRATE # 2409	TOP= 124.69'	BOTTOM STR= 122.04'	GRATE # 2409	TOP= 124.69'	BOTTOM STR= 122.04'
GRATE # 2438	TOP= 123.07'	BOTTOM STR= 123.02'	GRATE # 2438	TOP= 123.07'	BOTTOM STR= 123.02'
GRATE # 2490	TOP= 125.66'	BOTTOM STR= 122.18'	GRATE # 2490	TOP= 125.66'	BOTTOM STR= 122.18'
GRATE # 2580	TOP= 123.21'	BOTTOM STR= 121.66'	GRATE # 2580	TOP= 123.21'	BOTTOM STR= 121.66'

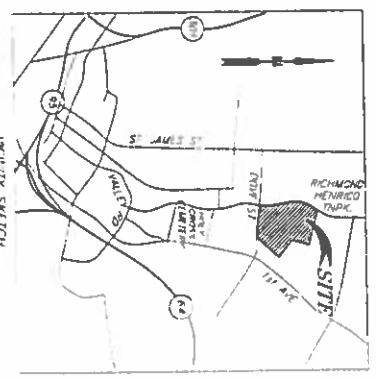
PARCEL AREA TABULATION:

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)
00000550018	10.4481 SQ. FT.	0.240 ACRES	
00000550020	189,029.75 SQ. FT.	4.368 ACRES	
00000550019	6,925.77 SQ. FT.	0.159 ACRES	
TOTAL	1,075,596.53 SQ. FT.	24.692 ACRES	

STRUCTURE TABLE

(A/D) APPROX. PIPE DIRECTION SHOWN HEREON.

MANHOLE #	TOP	BOTTOM	MANHOLE #	TOP	BOTTOM
MANHOLE # 2418	TOP= 126.06'	BOTTOM STR= 100.00'	MANHOLE # 2418	TOP= 126.06'	BOTTOM STR= 100.00'
MANHOLE # 2417	TOP= 126.00'	BOTTOM STR= 100.77'	MANHOLE # 2417	TOP= 126.00'	BOTTOM STR= 100.77'
MANHOLE # 2416	TOP= 127.71'	BOTTOM STR= 101.10'	MANHOLE # 2416	TOP= 127.71'	BOTTOM STR= 101.10'
MANHOLE # 2415	TOP= 127.71'	BOTTOM STR= 101.10'	MANHOLE # 2415	TOP= 127.71'	BOTTOM STR= 101.10'
MANHOLE # 2414	TOP= 128.85'	BOTTOM STR= 102.85'	MANHOLE # 2414	TOP= 128.85'	BOTTOM STR= 102.85'
MANHOLE # 2413	TOP= 128.85'	BOTTOM STR= 102.85'	MANHOLE # 2413	TOP= 128.85'	BOTTOM STR= 102.85'
MANHOLE # 2412	TOP= 128.85'	BOTTOM STR= 102.85'	MANHOLE # 2412	TOP= 128.85'	BOTTOM STR= 102.85'
MANHOLE # 2411	TOP= 128.85'	BOTTOM STR= 102.85'	MANHOLE # 2411	TOP= 128.85'	BOTTOM STR= 102.85'
MANHOLE # 2410	TOP= 128.85'	BOTTOM STR= 102.85'	MANHOLE # 2410	TOP= 128.85'	BOTTOM STR= 102.85'
MANHOLE # 2409	TOP= 128.85'	BOTTOM STR= 102.85'	MANHOLE # 2409	TOP= 128.85'	BOTTOM STR= 102.85'
MANHOLE # 2408	TOP= 128.85'	BOTTOM STR= 102.85'	MANHOLE # 2408	TOP= 128.85'	BOTTOM STR= 102.85'
MANHOLE # 2407	TOP= 128.85'	BOTTOM STR= 102.85'	MANHOLE # 2407	TOP= 128.85'	BOTTOM STR= 102.85'
MANHOLE # 2406	TOP= 128.85'	BOTTOM STR= 102.85'	MANHOLE # 2406	TOP= 128.85'	BOTTOM STR= 102.85'
MANHOLE # 2405	TOP= 128.85'	BOTTOM STR= 102.85'	MANHOLE # 2405	TOP= 128.85'	BOTTOM STR= 102.85'
MANHOLE # 2404	TOP= 128.85'	BOTTOM STR= 102.85'	MANHOLE # 2404	TOP= 128.85'	BOTTOM STR= 102.85'
MANHOLE # 2403	TOP= 128.85'	BOTTOM STR= 102.85'	MANHOLE # 2403	TOP= 128.85'	BOTTOM STR= 102.85'
MANHOLE # 2402	TOP= 128.85'	BOTTOM STR= 102.85'	MANHOLE # 2402	TOP= 128.85'	BOTTOM STR= 102.85'
MANHOLE # 2401	TOP= 128.85'	BOTTOM STR= 102.85'	MANHOLE # 2401	TOP= 128.85'	BOTTOM STR= 102.85'



DATE: 09/18/13
SHEET 1 of 3
DRAWN BY: MCT

SCALE: 1"=60'
JOB #: WR1311.01
CHECKED BY: LRB

THIS TOPOGRAPHIC SURVEY WAS CONDUCTED UNDER THE DIRECT AND PERSONAL SUPERVISION OF LESLIE R. BRINKHOPE FROM AN ACTUAL FIELD SURVEY OF THE PREMISES SHOWN HEREON, THAT ALL IMPROVEMENTS KNOWN OR USABLE ARE SHOWN HEREON, THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES OTHER THAN AS SHOWN HEREON.

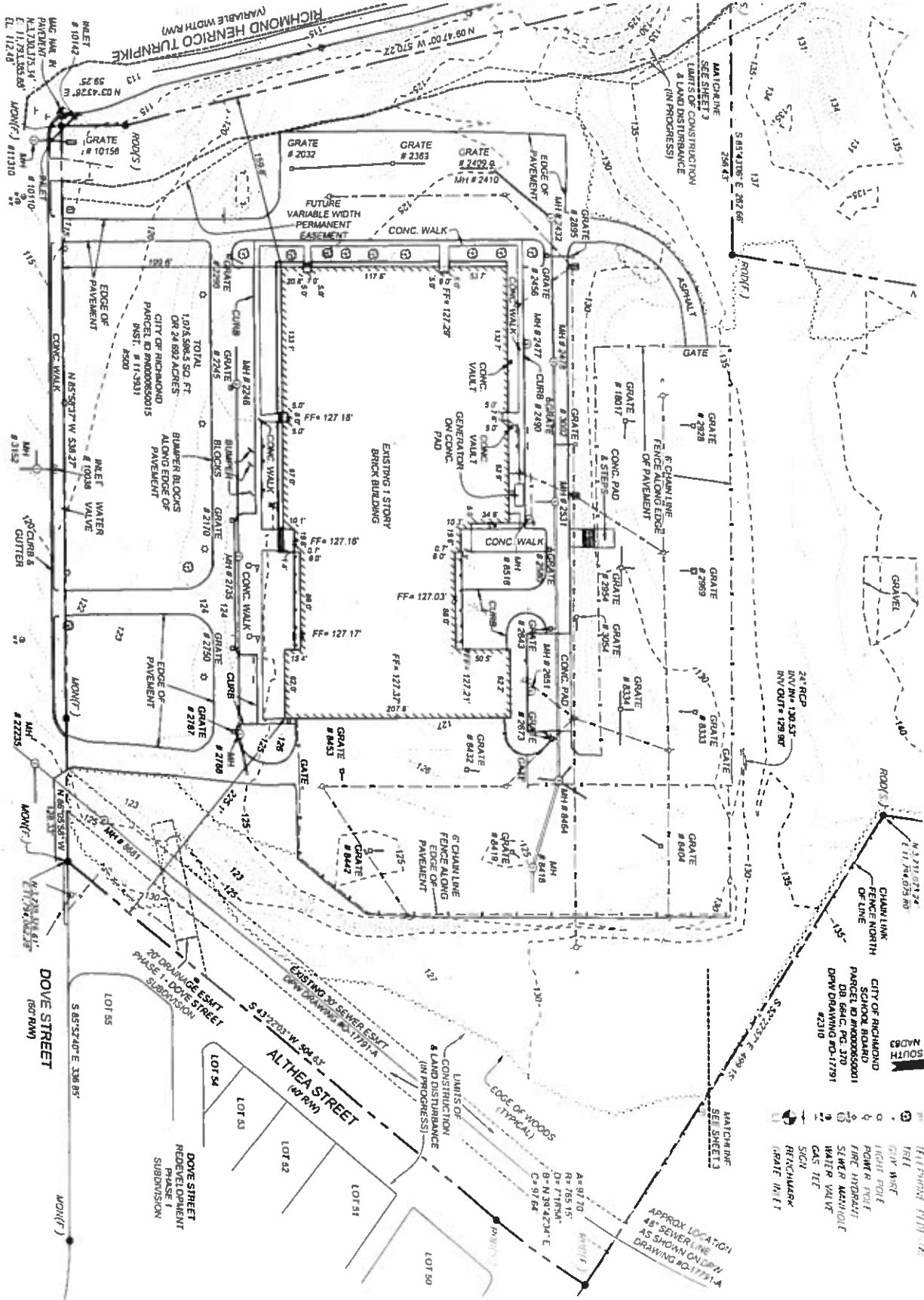


THIS TOPOGRAPHIC SURVEY WAS CONDUCTED UNDER THE DIRECT AND PERSONAL SUPERVISION OF LESLIE R. BRINKHOPE FROM AN ACTUAL FIELD SURVEY OF THE PREMISES SHOWN HEREON, THAT ALL IMPROVEMENTS KNOWN OR USABLE ARE SHOWN HEREON, THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES OTHER THAN AS SHOWN HEREON.

**BOUNDARY AND TOPOGRAPHIC SURVEY OF
THREE PARCELS OF LAND LYING ON THE EASTERN LINE OF
RICHMOND HENRICO TURNPIKE AND
ON THE NORTHERN LINE OF DOVE STREET
CITY OF RICHMOND, VIRGINIA**

SCALE 1"=60'

**BOUNDARY AND TOPOGRAPHIC SURVEY OF
3 PARCELS OF LAND LYING ON THE EASTERN LINE OF
RICHMOND HENRICO TURNPIKE AND
ON THE NORTHERN LINE OF DOVE STREET
CITY OF RICHMOND, VIRGINIA
SCALE 1" = 60'**



PROJ. NO. 11/27/13
ADD STATE PLANS COORDINATES TO PROPERTY LINES
ADD 20' DRAINAGE EASEMENT BENEFITING ADJOINING
SUBDIVISION AND ADD APPROX. SEWER LINE
REVISED 01/09/14
ADD FUTURE VARIABLE WIDTH PERMANENT EASEMENT
ACROSS PARCEL ID #1000050015

LESUE R. BRINSIDE
L.S. No. 002182
Land Surveyor
11/27/13
01/09/14

LEGEND
These standard symbols will be found in the drawing

- CLEANOUT
- ELECTRIC RUX
- △ SFC. HANGOUT
- ◇ GAS VALVE
- SDRV. VALVE
- TELEPHONE TYP. S.C.
- TREE
- GUY WIRE
- LIGHT POLE
- POINT R. POLE
- FIRE HYDRANT
- SLEWER MANHOLE
- WATER VALVE
- GAS TEE
- SDRV.
- RICHMOND/VA STATE MAIL

0' 60' 120' 180'

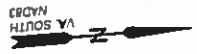
DATE 09/18/13 SCALE 1" = 60'
SHEET 2 of 3 JOB # WR1311.01
DRAWN BY: MCT CHECKED BY: LRB

H&M Surveying and Mapping, LLC
insightful solutions, quality service
A DBE/WBE SWM Certified Business

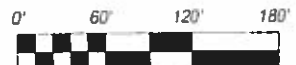
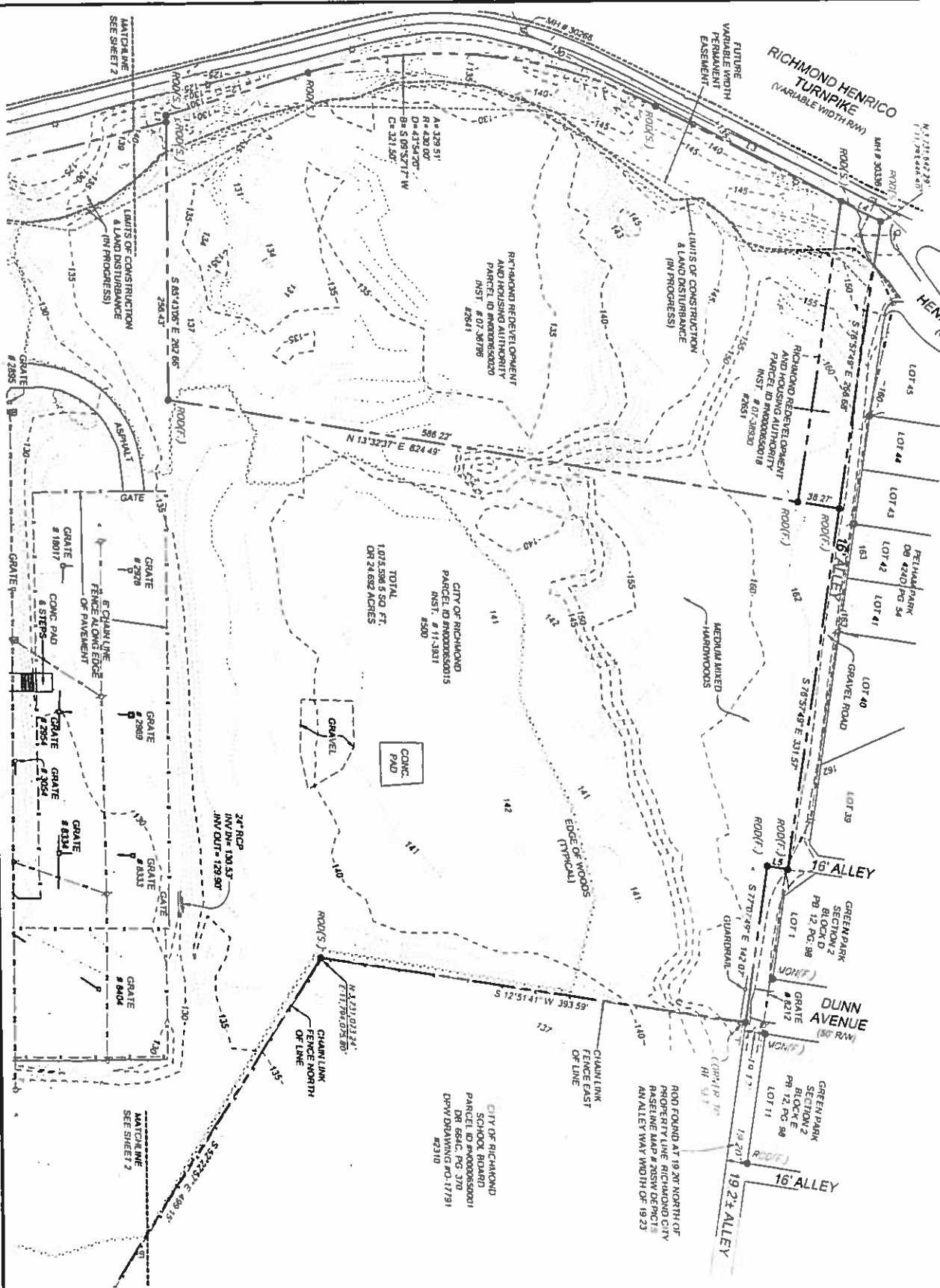


(SEE SHEET 1 FOR NOTES & CERTIFICATION)
 REVISION 11/21/13
 ADD STATE PLANS CORRECTIVE TO PROPERTY LINES, ADD
 TO DRAWING TO CLARIFY BOUNDARY ADJACENT
 SUBDIVISION AND ADD APPROX. STAKE LINE.
 PUNCHED 01/09/14
 ADD FUTURE WAREHOUSE WITH PERMANENT EXISTENT
 ACCESS PARCEL ID #0000050015

LINE	BEARING	DISTANCE
1	N 83°21'30" W	13.31
2	N 87°00'00" W	180.84
3	N 41°43'27" E	62.42
4	S 17°00'00" W	19.23



**BOUNDARY AND TOPOGRAPHIC SURVEY OF
 3 PARCELS OF LAND LYING ON THE EASTERN LINE OF
 RICHMOND HENRICO TURNPIKE AND
 ON THE NORTHERN LINE OF DOVE STREET
 CITY OF RICHMOND, VIRGINIA
 SCALE 1" = 60'**



DATE 09/18/13 SCALE 1" = 60'
 SHEET 3 of 3 JOB # WR131101
 DRAWN BY: MCT CHECKED BY: LRB



Surveying and Mapping, LLC
insightful solutions, quality service

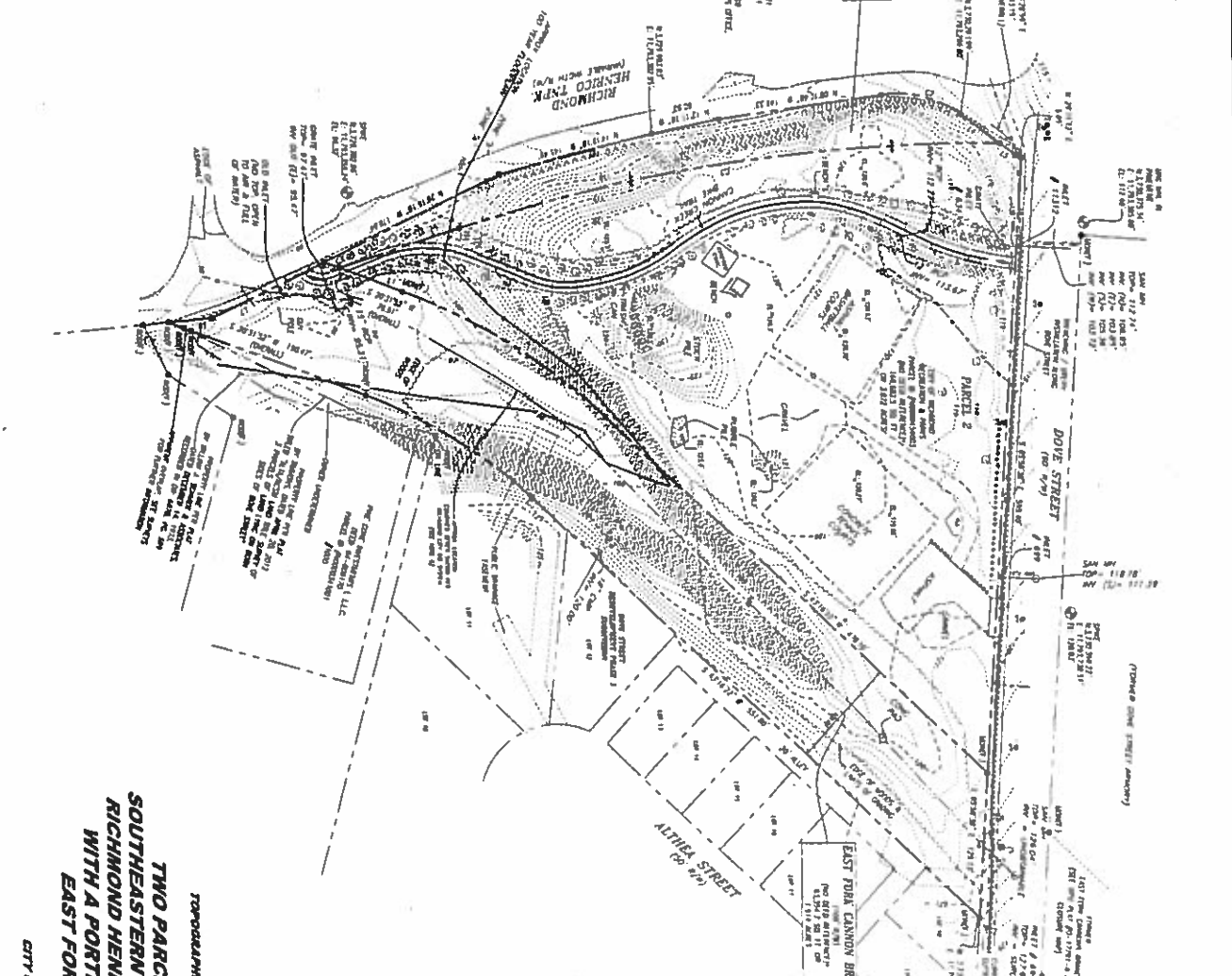
Parcel	Area (Acres)	Owner	Address
1	1.12	City of Richmond	1000 N. 1st St.
2	1.12	City of Richmond	1000 N. 1st St.
3	1.12	City of Richmond	1000 N. 1st St.
4	1.12	City of Richmond	1000 N. 1st St.
5	1.12	City of Richmond	1000 N. 1st St.
6	1.12	City of Richmond	1000 N. 1st St.
7	1.12	City of Richmond	1000 N. 1st St.
8	1.12	City of Richmond	1000 N. 1st St.
9	1.12	City of Richmond	1000 N. 1st St.
10	1.12	City of Richmond	1000 N. 1st St.
11	1.12	City of Richmond	1000 N. 1st St.
12	1.12	City of Richmond	1000 N. 1st St.
13	1.12	City of Richmond	1000 N. 1st St.
14	1.12	City of Richmond	1000 N. 1st St.
15	1.12	City of Richmond	1000 N. 1st St.
16	1.12	City of Richmond	1000 N. 1st St.
17	1.12	City of Richmond	1000 N. 1st St.
18	1.12	City of Richmond	1000 N. 1st St.
19	1.12	City of Richmond	1000 N. 1st St.
20	1.12	City of Richmond	1000 N. 1st St.



PARCEL 1
 CITY OF RICHMOND RECORDS & PLANS
 1000 N. 1ST ST.
 1.12 ACRES
 1000 N. 1ST ST.
 1.12 ACRES

LEGEND

- 1. City of Richmond Records & Plans
- 2. City of Richmond Records & Plans
- 3. City of Richmond Records & Plans
- 4. City of Richmond Records & Plans
- 5. City of Richmond Records & Plans
- 6. City of Richmond Records & Plans
- 7. City of Richmond Records & Plans
- 8. City of Richmond Records & Plans
- 9. City of Richmond Records & Plans
- 10. City of Richmond Records & Plans
- 11. City of Richmond Records & Plans
- 12. City of Richmond Records & Plans
- 13. City of Richmond Records & Plans
- 14. City of Richmond Records & Plans
- 15. City of Richmond Records & Plans
- 16. City of Richmond Records & Plans
- 17. City of Richmond Records & Plans
- 18. City of Richmond Records & Plans
- 19. City of Richmond Records & Plans
- 20. City of Richmond Records & Plans



PARCEL AREA TABLE

Parcel	Area (Acres)	Owner
1	1.12	City of Richmond
2	1.12	City of Richmond
3	1.12	City of Richmond
4	1.12	City of Richmond
5	1.12	City of Richmond
6	1.12	City of Richmond
7	1.12	City of Richmond
8	1.12	City of Richmond
9	1.12	City of Richmond
10	1.12	City of Richmond
11	1.12	City of Richmond
12	1.12	City of Richmond
13	1.12	City of Richmond
14	1.12	City of Richmond
15	1.12	City of Richmond
16	1.12	City of Richmond
17	1.12	City of Richmond
18	1.12	City of Richmond
19	1.12	City of Richmond
20	1.12	City of Richmond

NOTES:

1. All bearings and distances were measured and reduced to Mean Sea Level.
2. All bearings and distances were measured and reduced to Mean Sea Level.
3. All bearings and distances were measured and reduced to Mean Sea Level.
4. All bearings and distances were measured and reduced to Mean Sea Level.
5. All bearings and distances were measured and reduced to Mean Sea Level.
6. All bearings and distances were measured and reduced to Mean Sea Level.
7. All bearings and distances were measured and reduced to Mean Sea Level.
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10. All bearings and distances were measured and reduced to Mean Sea Level.
11. All bearings and distances were measured and reduced to Mean Sea Level.
12. All bearings and distances were measured and reduced to Mean Sea Level.
13. All bearings and distances were measured and reduced to Mean Sea Level.
14. All bearings and distances were measured and reduced to Mean Sea Level.
15. All bearings and distances were measured and reduced to Mean Sea Level.
16. All bearings and distances were measured and reduced to Mean Sea Level.
17. All bearings and distances were measured and reduced to Mean Sea Level.
18. All bearings and distances were measured and reduced to Mean Sea Level.
19. All bearings and distances were measured and reduced to Mean Sea Level.
20. All bearings and distances were measured and reduced to Mean Sea Level.

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
INSTR. # 17001868 (PARCEL 1)
PARCEL ID: N0000650015
500 DOVE STREET

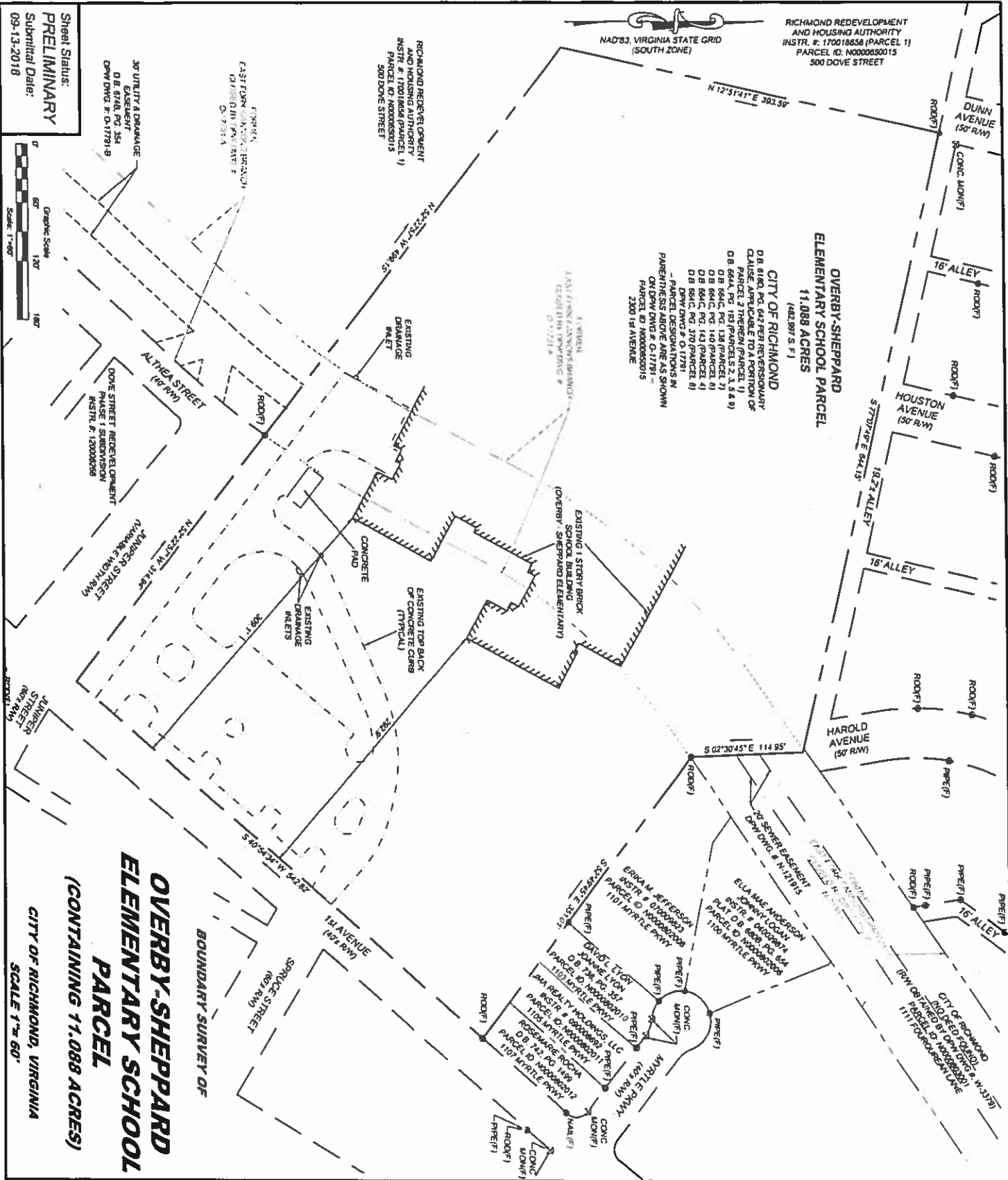
NAD83 VIRGINIA STATE GRID (SOUTH ZONE)

**OVERBY-SHEPPARD
ELEMENTARY SCHOOL PARCEL**
11.088 ACRES
(482,897 S.F.)

CITY OF RICHMOND
D.B. 6100, PG. 642 PER PERMISSORY
CLAUSE APPLICABLE TO A PORTION OF
PARCEL 2 THEREIN (PARCEL 1)
D.B. 6644, PG. 183 (PARCEL 2, 1, 5 & 6)
D.B. 6646, PG. 188 (PARCEL 7)
D.B. 6648, PG. 140 (PARCEL 8)
D.B. 6649, PG. 143 (PARCEL 9)
D.B. 6649, PG. 170 (PARCEL 8)
D.B. 6649, PG. 171 (PARCEL 8)
- PARCEL DESIGNATIONS IN
PARENTHESES ABOVE ARE AS SHOWN
ON DEP DWG # O-17791 -
PARCEL ID: N0000650015
2300 1st AVENUE

Sheet Status:
PRELIMINARY
Submitted Date:
09-13-2018

30' UTILTY Easement
D.B. 6748, PG. 354
OPV DWG # O-17791-B



**OVERBY-SHEPPARD
ELEMENTARY SCHOOL
PARCEL**
(CONTAINING 11.088 ACRES)

CITY OF RICHMOND, VIRGINIA
SCALE 1"=60'

BOUNDARY SURVEY OF



H&B Surveying and Mapping, LLC
insightful solutions, quality service
A DBE/WBE SWaM Certified Business

614 Moorefield Park Drive
Richmond, VA 23236
804.330.3781 Office 804.859.5330 Fax

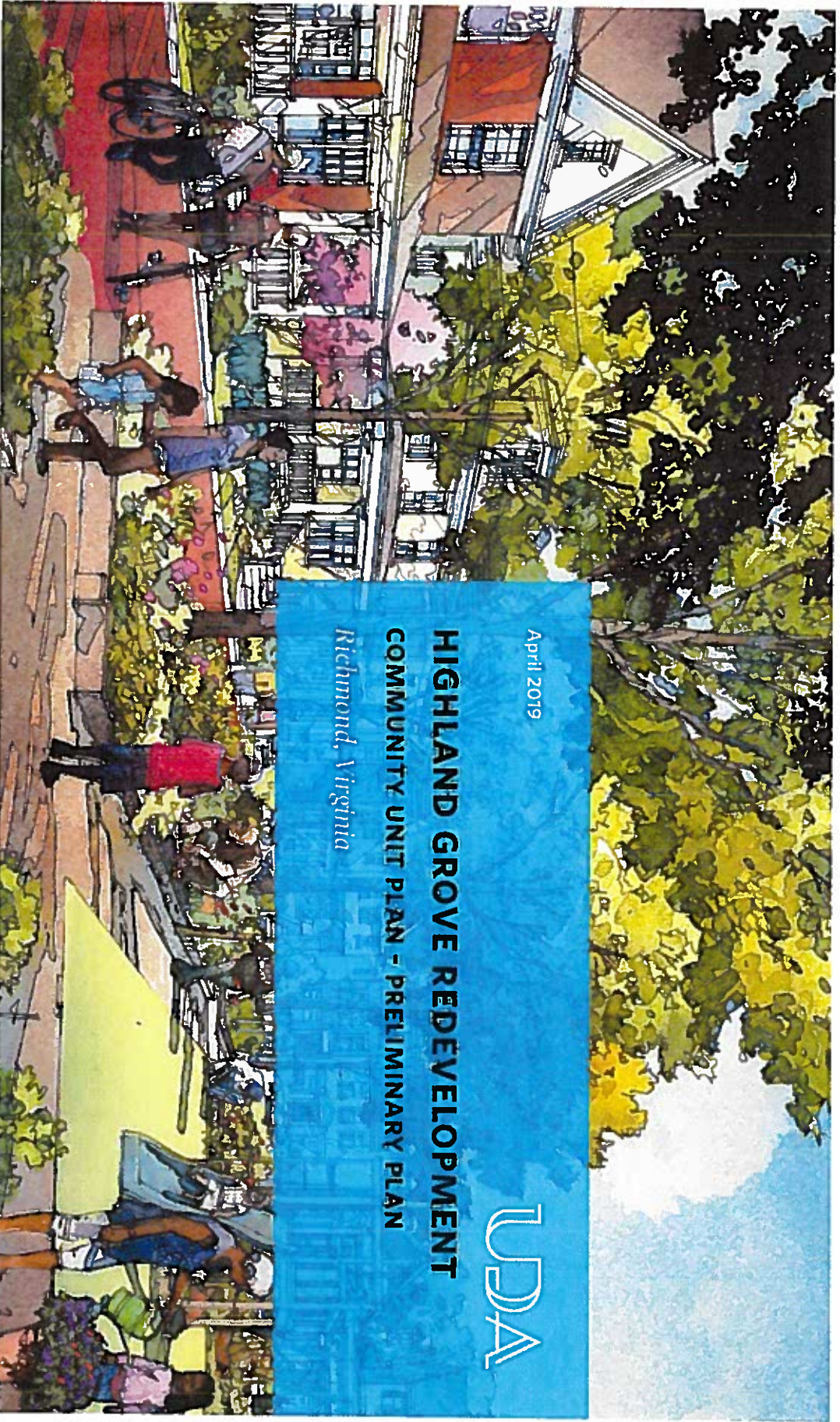
Survey
Produced
at Richmond
Office Location

2105 Electric Road SW Suite 103
Roanoke, VA 23224
540.904.2559 Office



Rev #	Rev Date

Job #: TG1803.01
Date: 09-04-2018
Sheet: 1 of 1
Drawn By: WFW
Checked By: WFW



April 2019

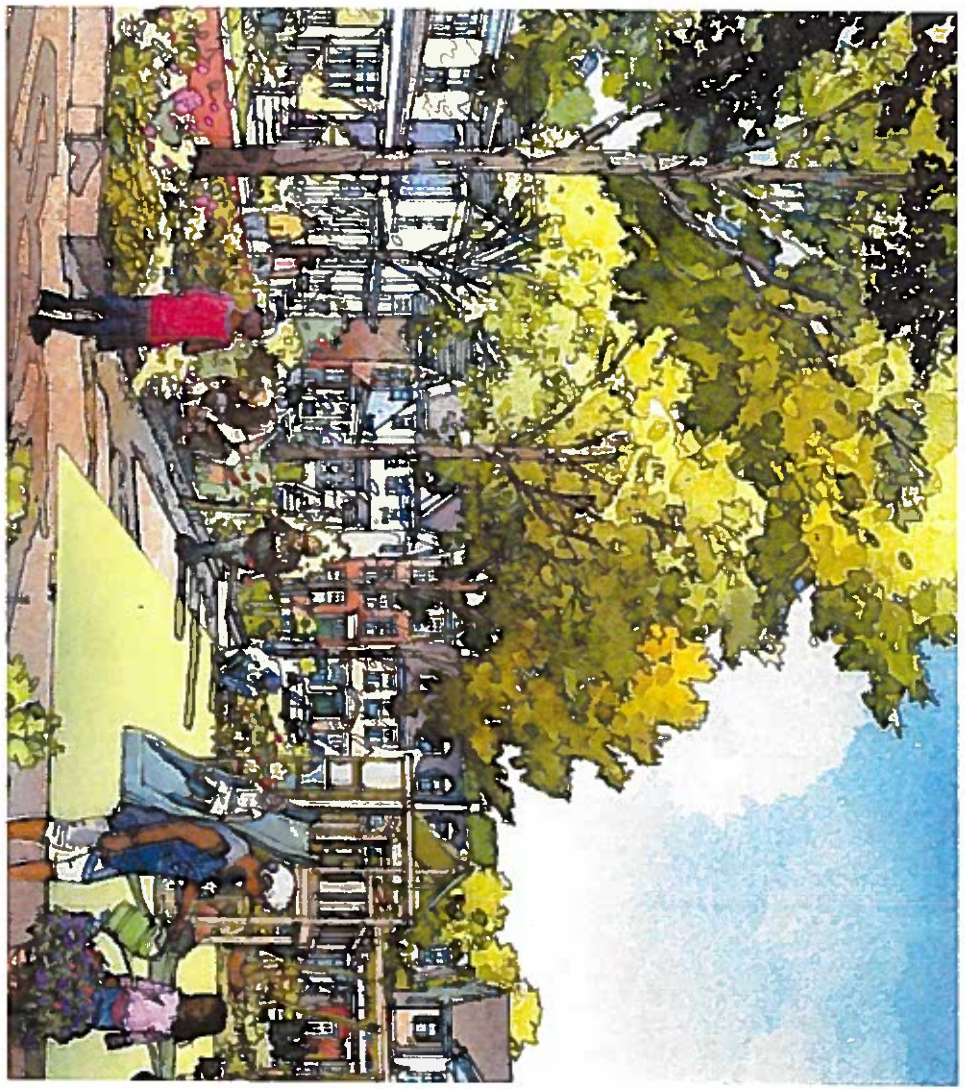


**HIGHLAND GROVE REDEVELOPMENT
COMMUNITY UNIT PLAN - PRELIMINARY PLAN**

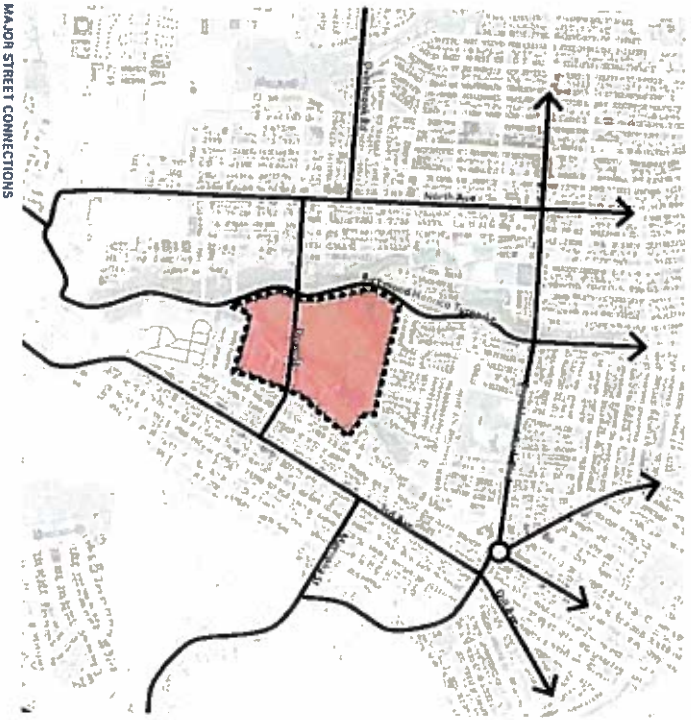
Richmond, Virginia

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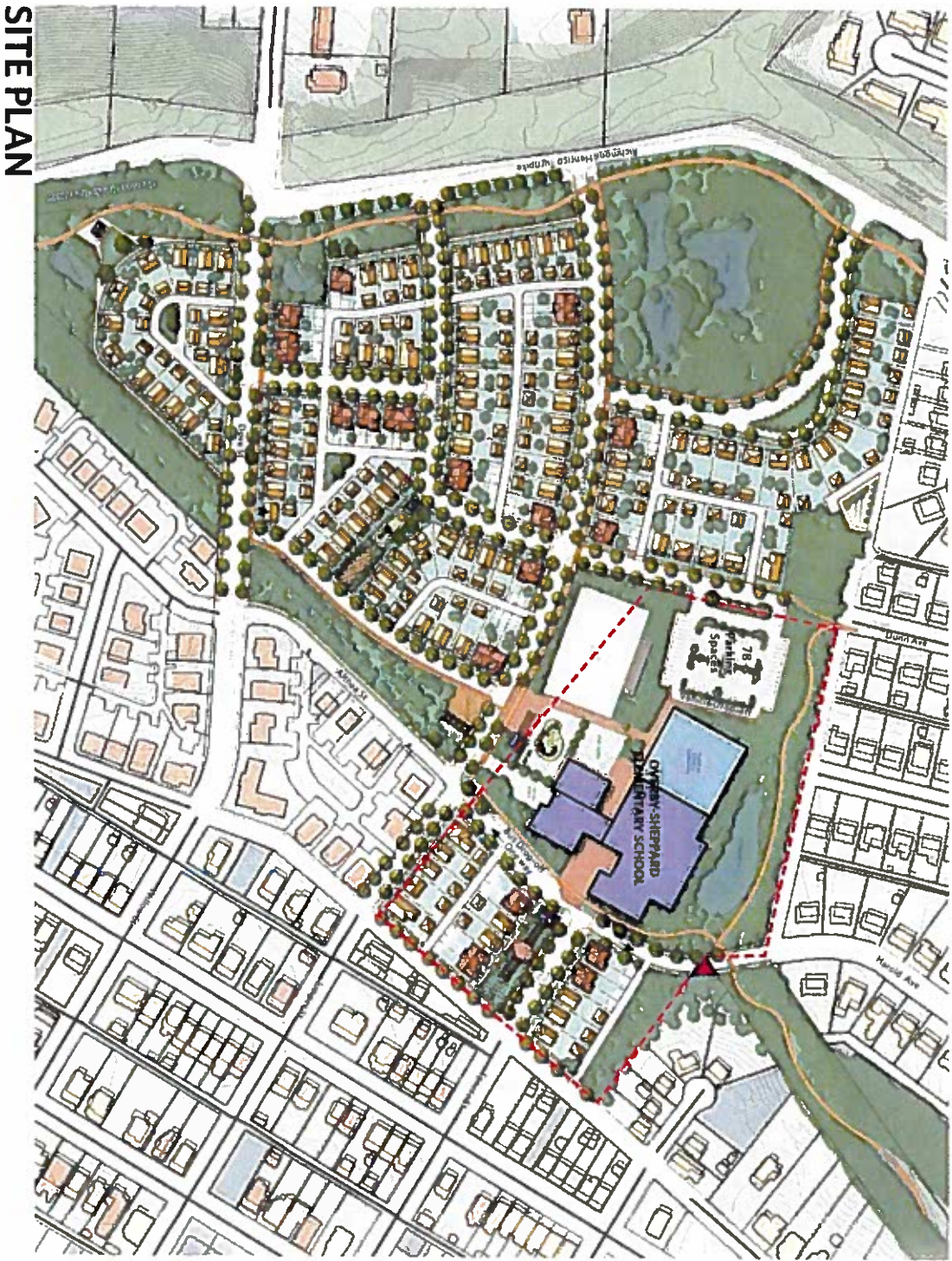
OVERVIEW



MAJOR STREET CONNECTIONS



MAJOR INVESTMENTS IN SURROUNDING NEIGHBORHOOD



APPROVED TENTATIVE SUBDIVISION PLAN/PRELIMINARY PLAT WILL SERVE AS CUP FINAL PLAN

HIGHLAND GROVE REDEVELOPMENT / REDEVELOPMENT / APRIL 2015

LEGEND

- - - TENTATIVE BOUNDARIES
- SINGLE FAMILY DETACHED
- 1-2 UNIT FAMILY ATTACHED
- MULTIFAMILY BUILDINGS
- OPEN SPACE
- HANDOVER FINANCING ACQUISITION

ESSENTIAL PROGRAM

TYPE	UNITS
Single Family Detached	96
Single Family Attached	41
TOTAL	137

Other Program

- Building Height limit: 3 story
- The unit mix of Single Family Detached and Single Family Attached units may be subject to change

PROPOSED PROGRAM

TYPE	OFF-STREET PARKING
Single Family Detached	1 space/unit
Single Family Attached	1 space/unit
School (for existing parking)	78 parking spaces

SCALE

1" = 500 Feet

0 100 200

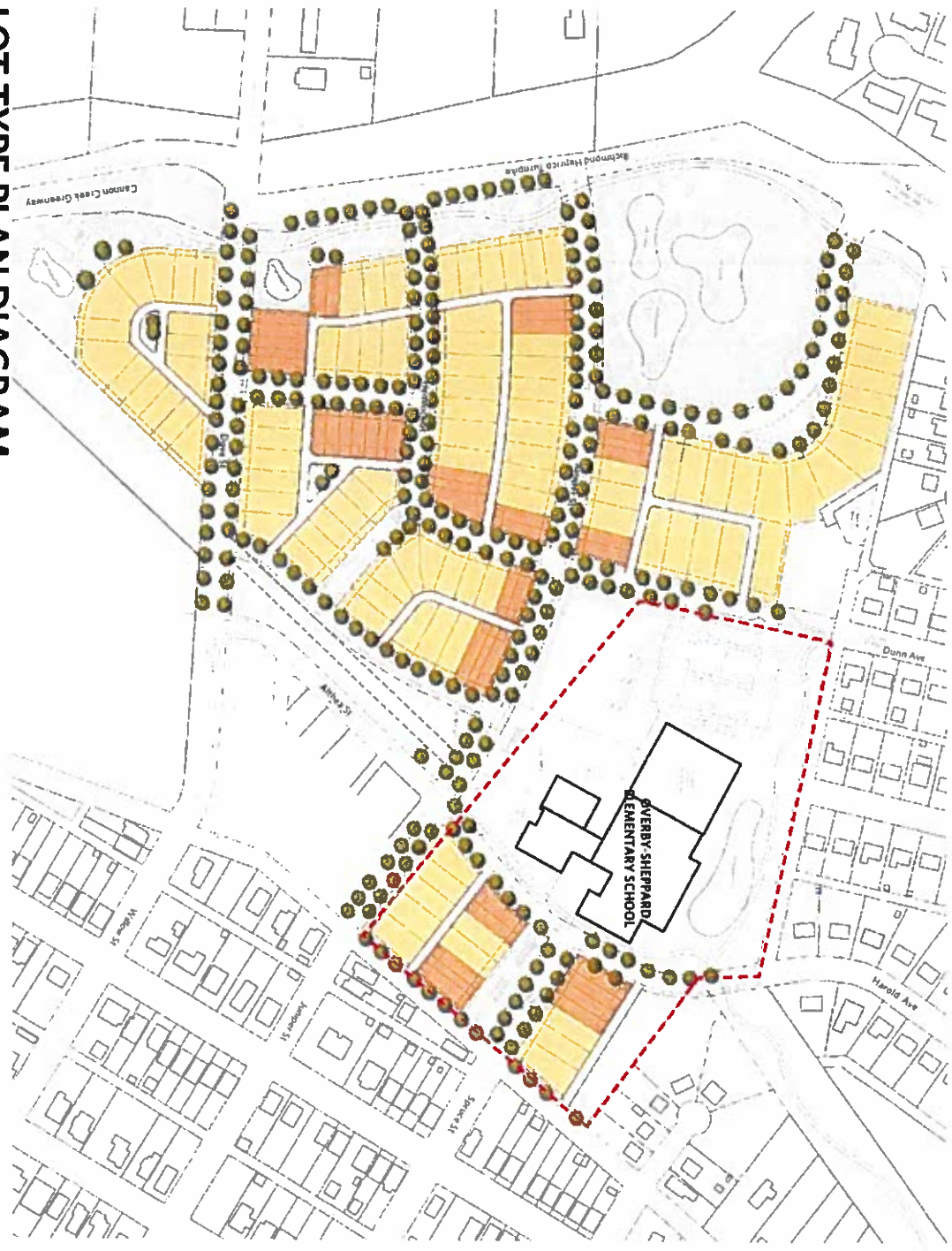
ORIENTATION

N

INSET MAP

LOT TYPE PLAN DIAGRAM

12/14/2017 10:00 AM



GHERBY SHEPPARD
ELEMENTARY SCHOOL



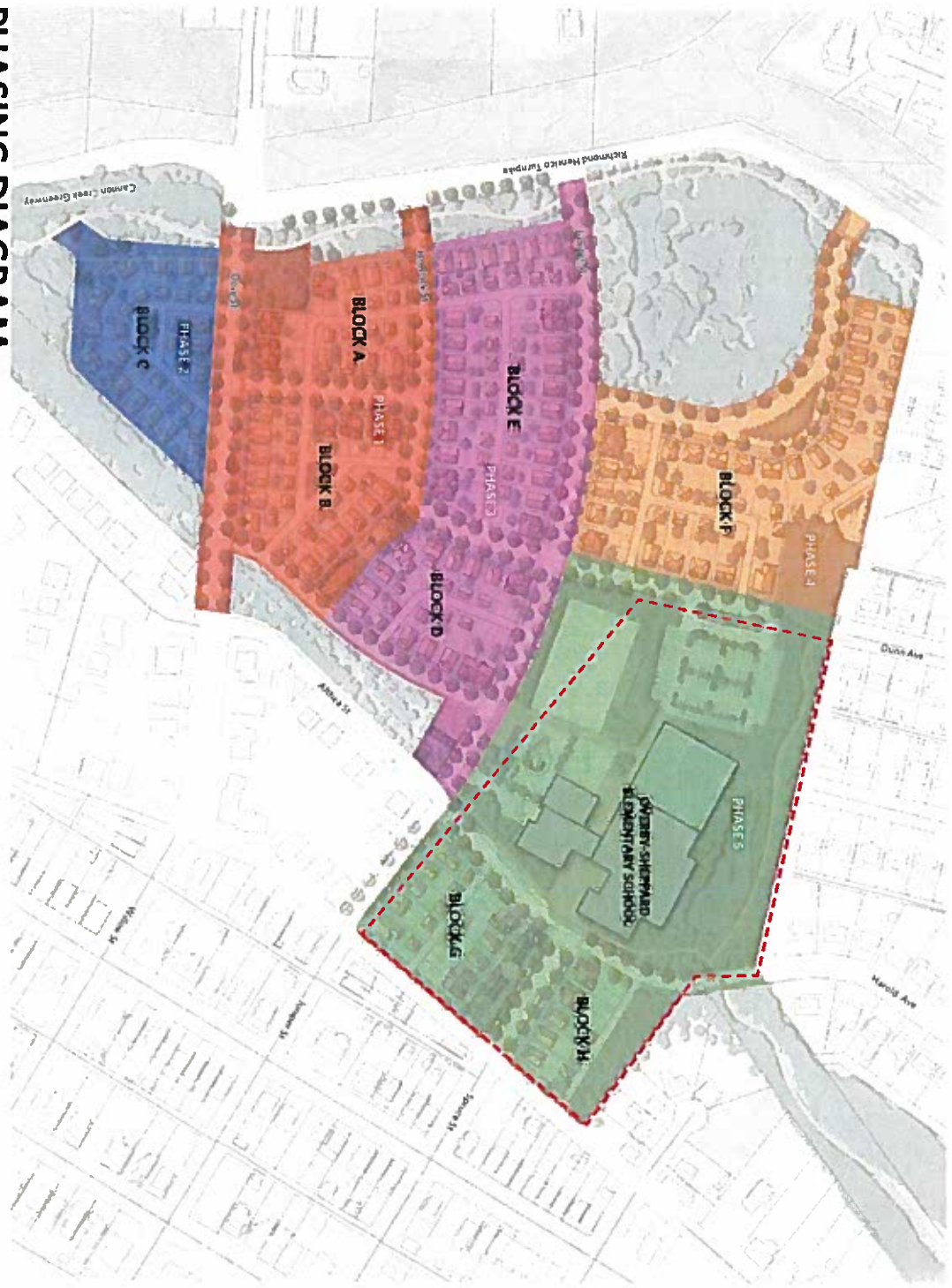
RESIDENTIAL PROGRAM	
TYPE	UNITS
Single-Family Detached	90
Single-Family Attached	41
TOTAL	131



Lot Type Plan Diagram

PHASING DIAGRAM

HIGH AND ABOVE PLOT VIEW (M) | RICHMOND, VIRGINIA | APRIL 2019



RESIDENTIAL PROVIDED BY PHASES

PHASES	BLOCK	SINGLE-FAMILY DETACHED UNITS	SINGLE-FAMILY ATTACHED UNITS	TOTAL UNITS BY BLOCK
Phase 1	A	7	7	14
	B	10	7	17
Phase 2	C	15	-	15
	D	11	5	16
Phase 3	E	21	8	29
	F	22	5	27
Phase 4	G	7	5	12
	H	3	4	7
TOTAL		90	41	131

URBAN DESIGN ASSOCIATES



Phasing Diagram



OPEN SPACE PLAN DIAGRAM



OPEN SPACE CALCULATION		
SPACE TYPE	ACRES	PERCENTAGE
Total Site Area	41.57	100%
Public Open Space	11.41	27.4%
Proposed School Property	8.00	19.2%

- 1 Possible Public Art Space
- 2 Possible Playground
- 3 Possible Stormwater Learning Lab
- 4 Possible Community Garden

EXISTING LANDSCAPE FEATURES

- PUBLIC OPEN SPACE
- INSTITUTIONAL BUILDING
- EXISTING LANDSCAPE FEATURES
- PROPOSED TRAIL

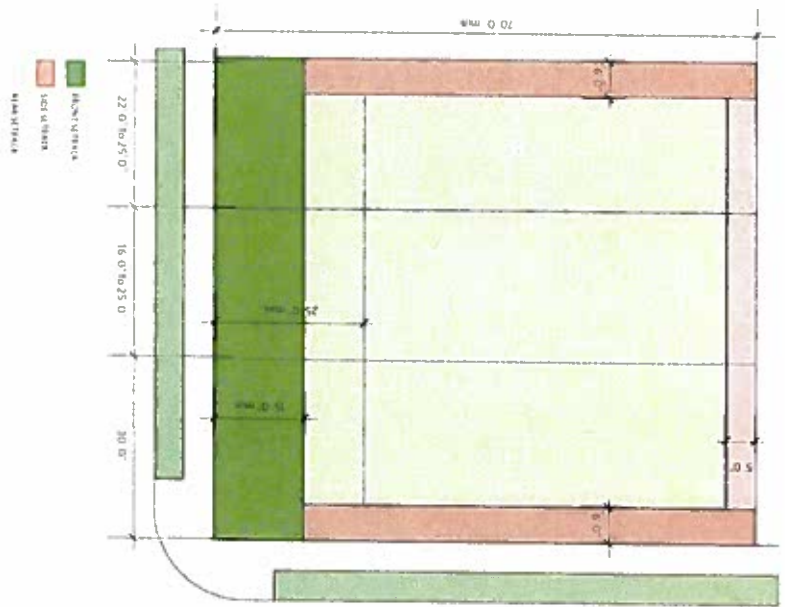
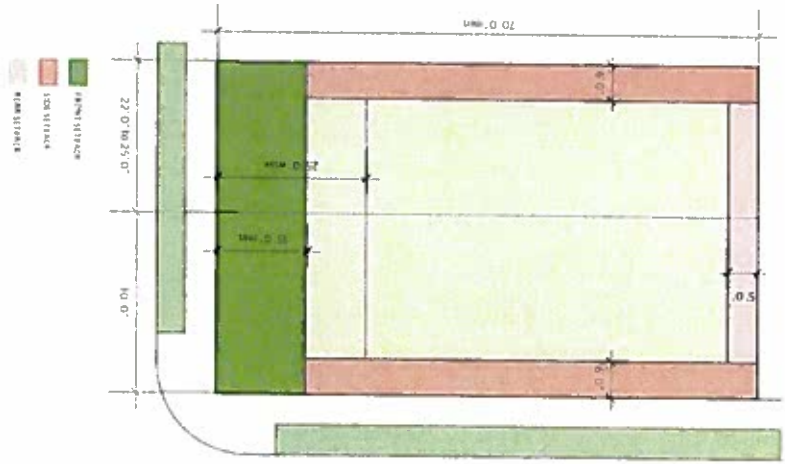
PROPOSED LANDSCAPE FEATURES

- EXISTING LANDSCAPE FEATURES

SCALE

0 100 200 300 Feet

SINGLE-FAMILY ATTACHED LOT TYPE	
LOT SIZES	
Lot Width	36' min., 30' corner lot
Lot Depth	70' minimum
Min Lot Area	1,000 sqft
MINIMUM SETBACKS	
Front	15'
Side	6'
Rear	5'
LOT COVERAGE	
Max Coverage	80%



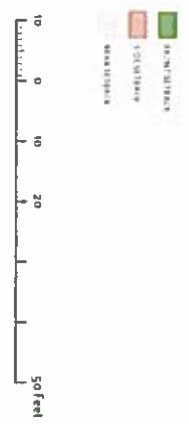
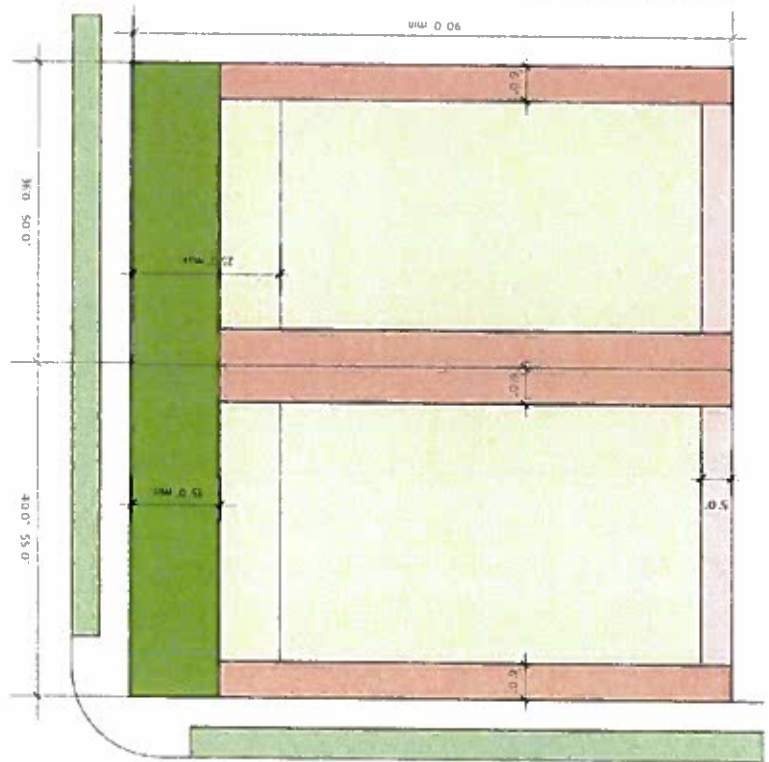
LOT DIAGRAMS: SINGLE-FAMILY ATTACHED LOT TYPES

HIGHLAND COUNTY PLANNING DEPARTMENT / BETHLEHEM, VIRGINIA / APRIL 2017

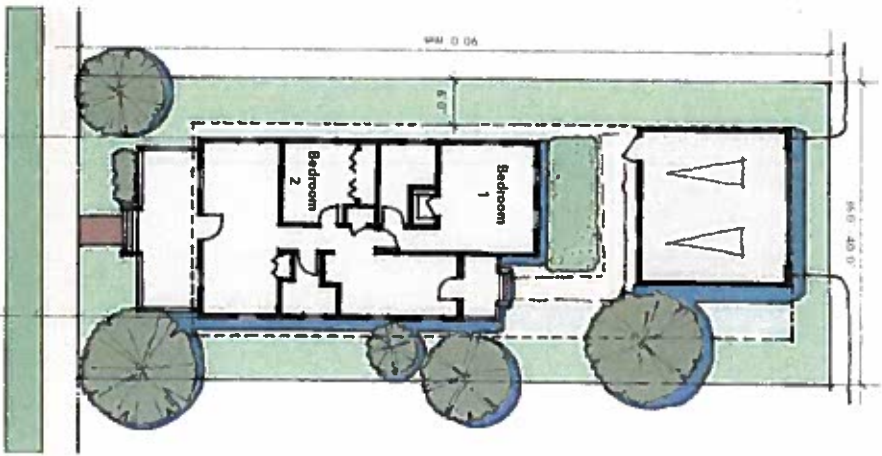
Lot Diagrams: Single-Family Attached Lot Types



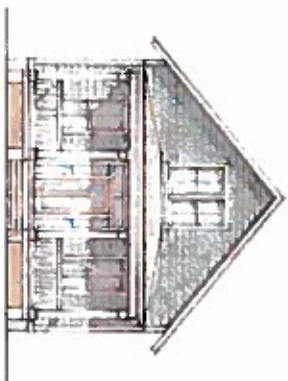
SINGLE-FAMILY DETACHED LOT TYPE	
LOT SIZE	36' - 55'
Lot Width	90' minimum
Lot Depth	3,200 sq.ft.
MINIMUM SETBACKS	
Front	15'
Side	6'
Rear	5'
LOT COVERAGE	
Max Coverage	40%



LOT DIAGRAMS: SINGLE-FAMILY DETACHED LOT TYPES



Single-Family Detached Type A Ground Floorplan



Single-Family Detached Type A Front Elevation



Single-Family Detached Type A Front Elevation Alternative

SINGLE-FAMILY DETACHED TYPE A	
Total Bedrooms	2
Total Bathrooms	2
Gross Area	1,150 sq ft

UNIT DIAGRAMS: SINGLE-FAMILY DETACHED TYPE A

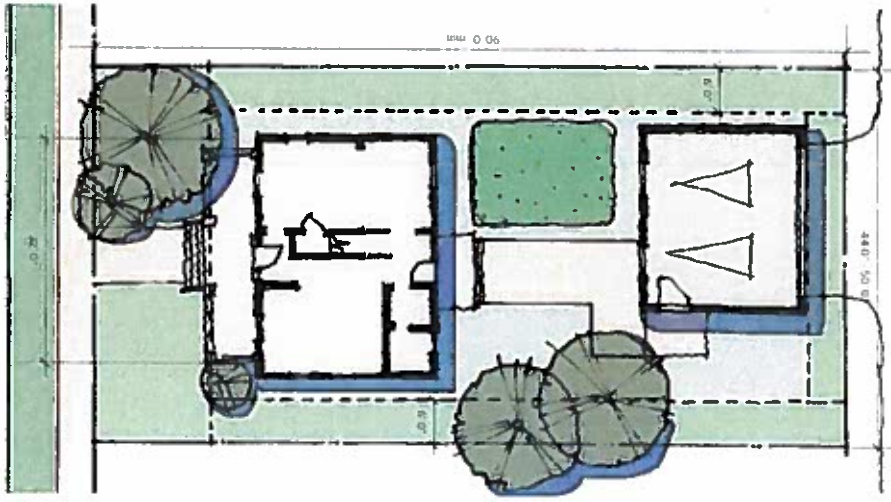
• DETAILED SCHEMATIC UNIT DESIGN AND BUILDING ELEVATIONS ARE FOR GRAPHIC PURPOSE ONLY



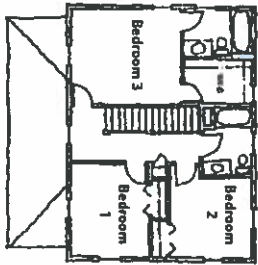
Single-Family Detached Type B Front Elevation



Single-Family Detached Type B Front Elevation Alternative



Single-Family Detached Type B Ground Floorplan

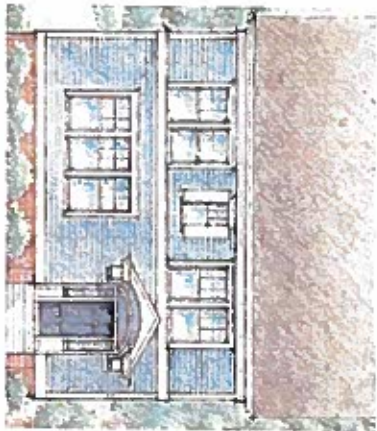


Single-Family Detached Type B Upper Floorplan

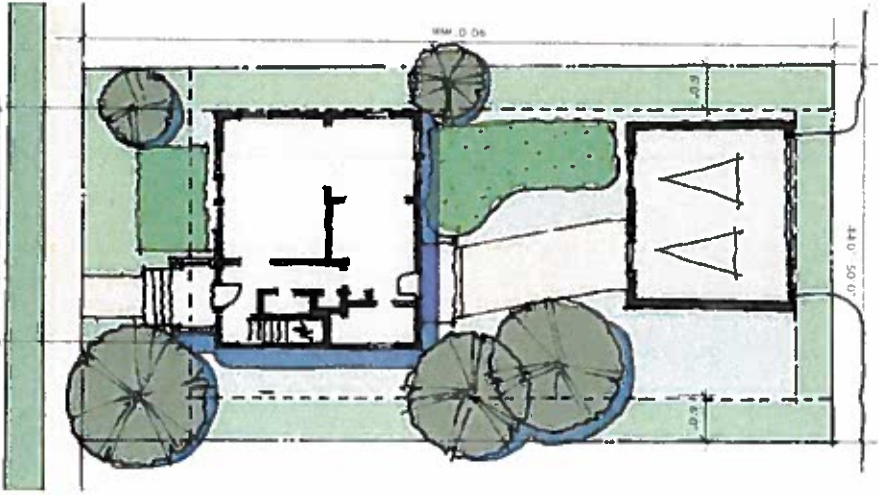
SINGLE-FAMILY DETACHED TYPE B	
Total Bedrooms	3
Total Bathrooms	2.5
Gross Area	11,500 sq. ft.

UNIT DIAGRAMS: SINGLE-FAMILY DETACHED TYPE B

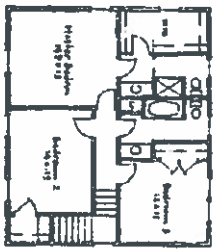
• DETAILED SCHEMATIC UNIT DESIGN AND BUILDING ELEVATIONS ARE FOR GRAPHIC PURPOSE ONLY



Single-Family Detached Type C Front Elevation



Single-Family Detached Type C Ground Floorplan

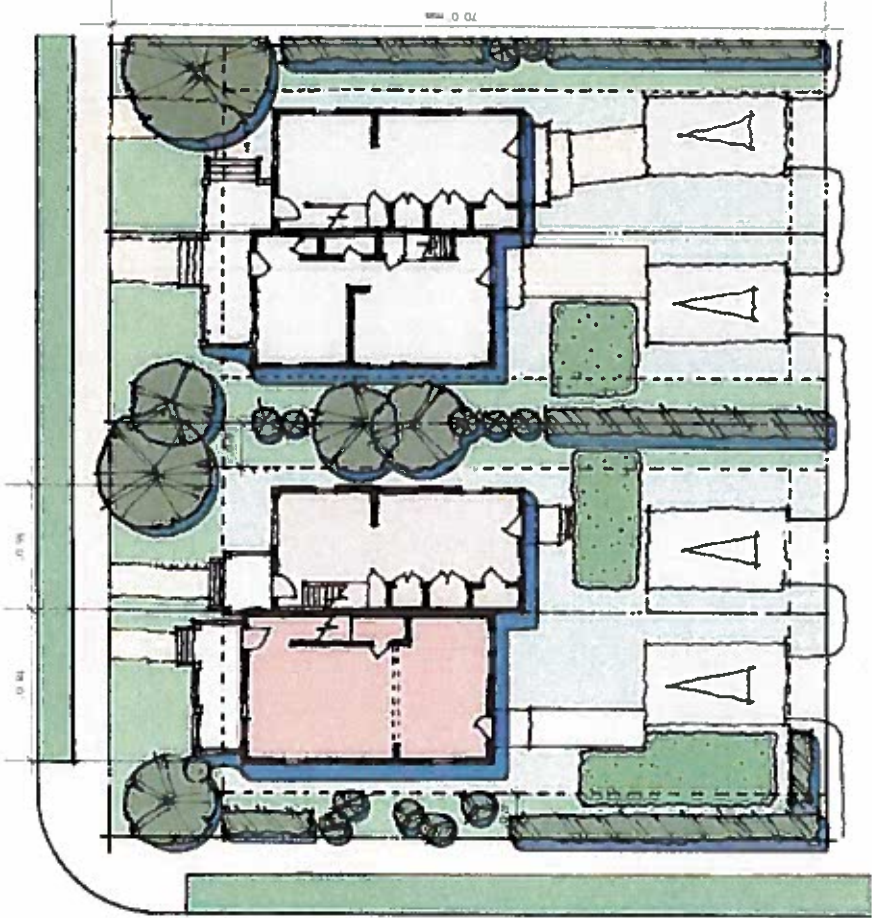


Single-Family Detached Type C Upper Floorplan

SINGLE-FAMILY DETACHED TYPE C	
Total Bedrooms	3
Total Bathrooms	2.5
Gross Area	11,500 sq. ft.

UNIT DIAGRAMS: SINGLE-FAMILY DETACHED TYPE C

• DETAILED SCHEMATIC UNIT DESIGN AND BUILDING ELEVATIONS ARE FOR GRAPHIC PURPOSE ONLY



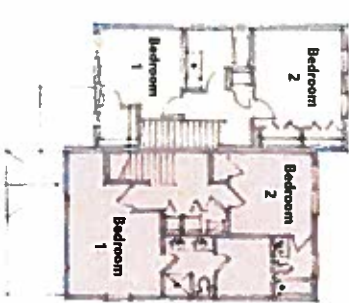
Duplex Townhouse Ground Floorplan

UNIT DIAGRAMS: SINGLE-FAMILY ATTACHED DUPLEX

• DETAILED SCHEMATIC UNIT DESIGN AND BUILDING ELEVATIONS ARE FOR GRAPHIC PURPOSE ONLY

HIGHLAND GROUP HEADQUARTERS / RICHMOND, VIRGINIA / APRIL 2013

DUPLEX UNIT TYPES	
TYPE A	
Total Bedrooms	2
Total Bathrooms	1.5
Gross Area	1,050 sq.ft.
TYPE B	
Total Bedrooms	2
Total Bathrooms	2.5
Gross Area	1,200 sq.ft.



Duplex Townhouse Upper Floorplan

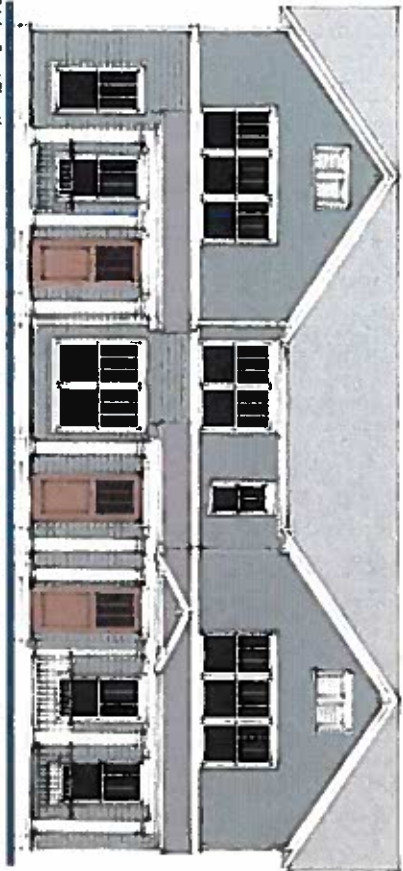


Duplex Front Elevation

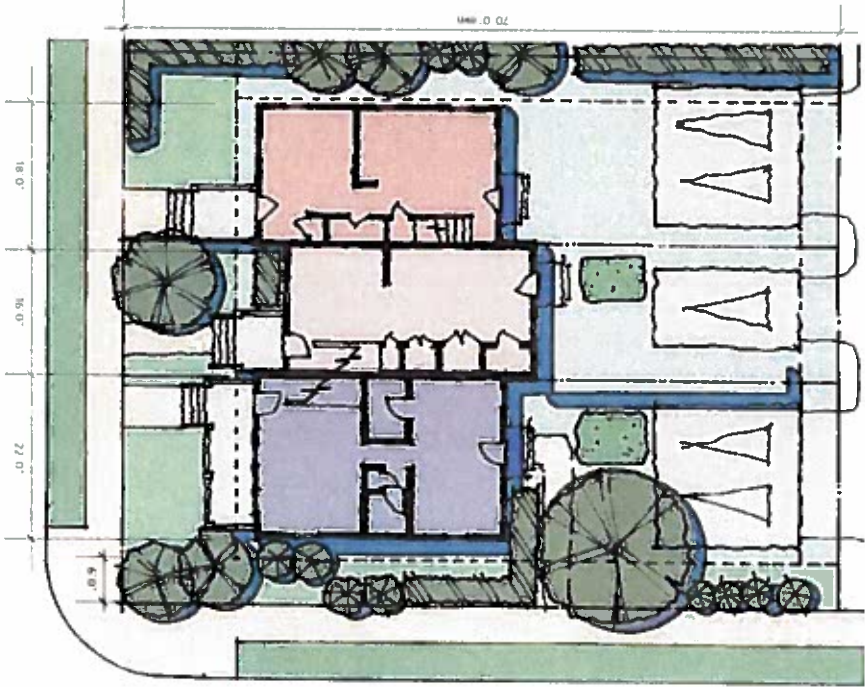


Duplex Front Elevation Alternative

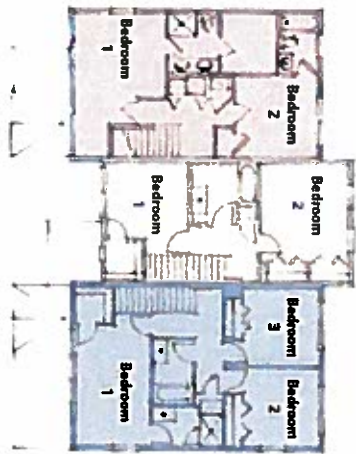
Unit Diagrams: Single-Family Attached Duplex



Triplex Front Elevation



Triplex Ground Floorplan



Triplex Upper Floorplan

TRIPLEX UNIT TYPES	
TYPE A	
Total Bedroom	2
Total Bathroom	1.5
Gross Area	1,050 sq.ft.
TYPE B	
Total Bedroom	2
Total Bathroom	2.5
Gross Area	1,300 sq.ft.
TYPE C	
Total Bedroom	3
Total Bathroom	2.5
Gross Area	1,470 sq.ft.

UNIT DIAGRAMS: SINGLE-FAMILY ATTACHED TRIPLEX

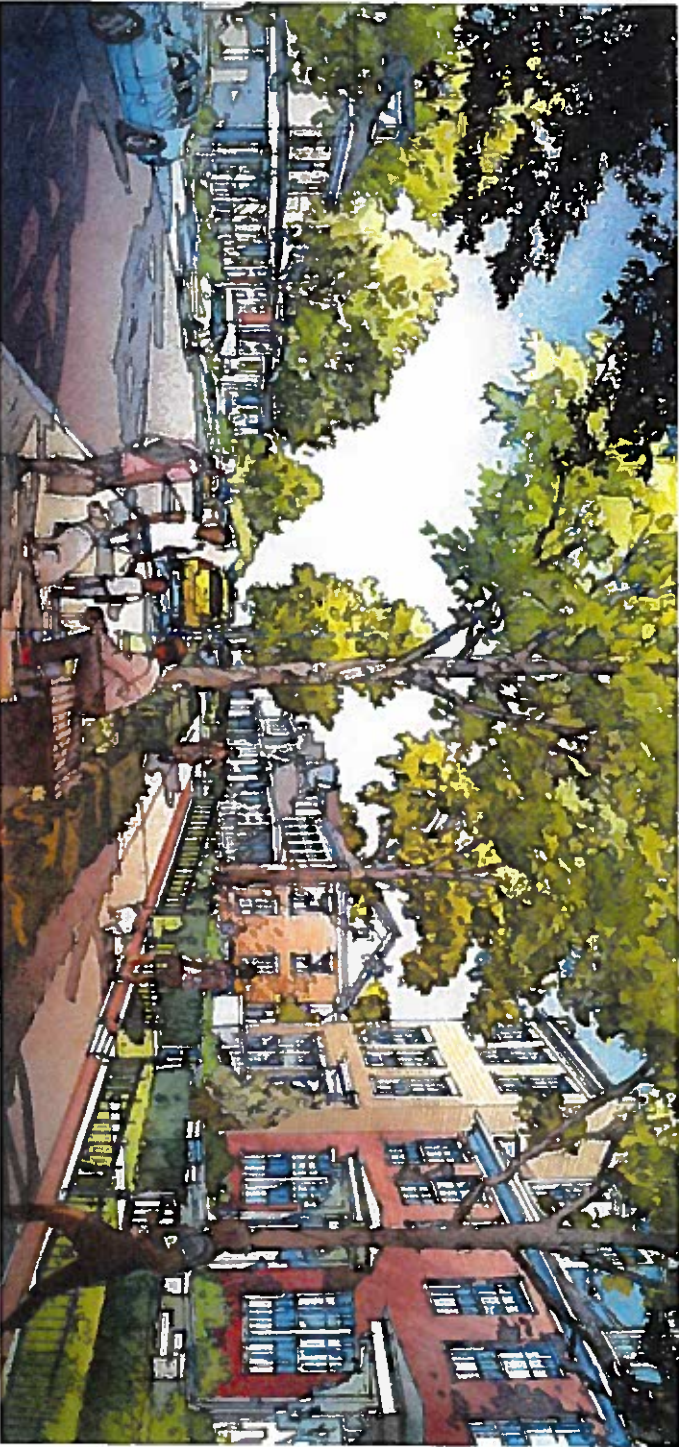
• DETAILED SCHEMATIC UNIT DESIGN AND BUILDING ELEVATIONS ARE FOR GRAPHIC PURPOSE ONLY

HIGH RISE ABOVE RETROFITWORK / SPANWOOD ARCHITECTS / APRIL 2011

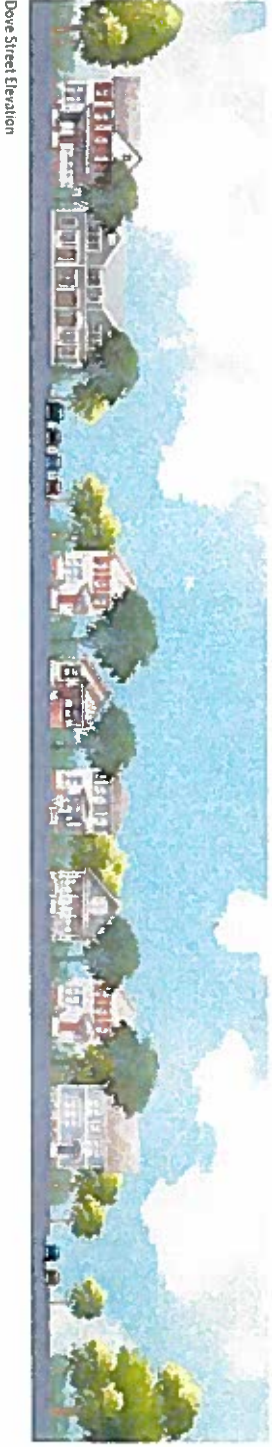
Unit Diagrams: Single-Family Attached Triplex



Precedent Building Photos



Example Street Character/ Perspective of Dove Street



Dove Street Elevation

BUILDING CHARACTER

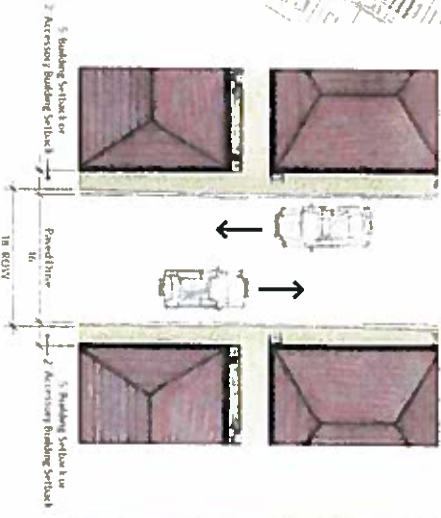
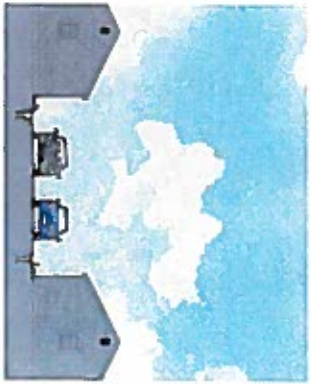
• DETAILED SCHEMATIC UNIT DESIGN AND BUILDING ELEVATIONS ARE FOR GRAPHIC PURPOSE ONLY

ICMA AND OPDS REDEVELOPMENT / PALM SPRING, CALIFORNIA / APRIL 2019

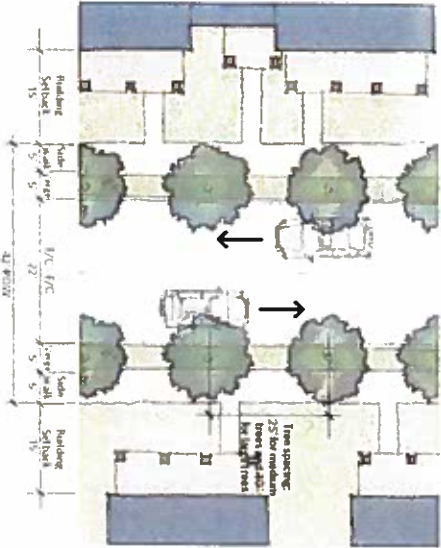
Building Character



Street Type Locator Map



Alley with 18' Right-of-Way



Streets with 42' Right-of-Way (Two-Way)

STREET SECTIONS

STREET/ALLEY SECTIONS ARE SUBJECT TO CHANGE AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS

HOUSING DEVELOPMENT REGULATIONS, PERTH COUNTY, APRIL 2019

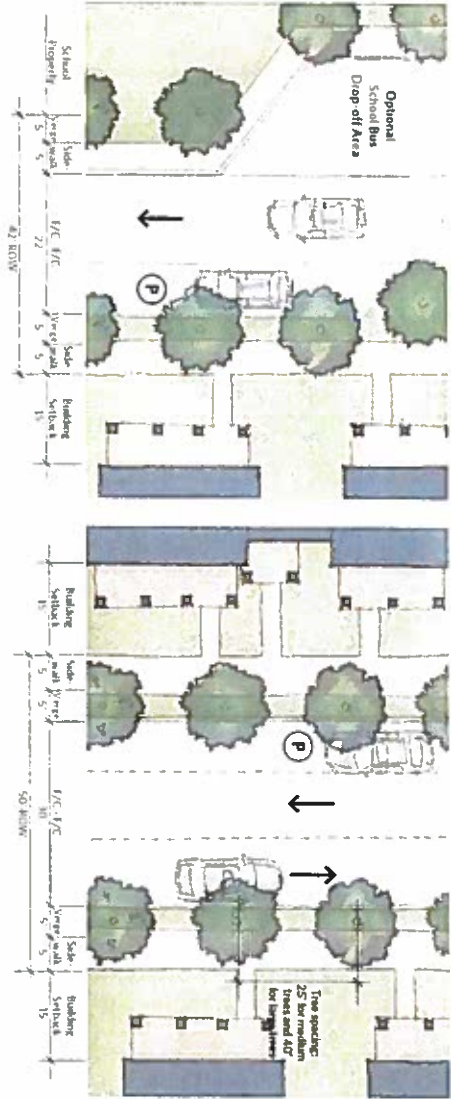
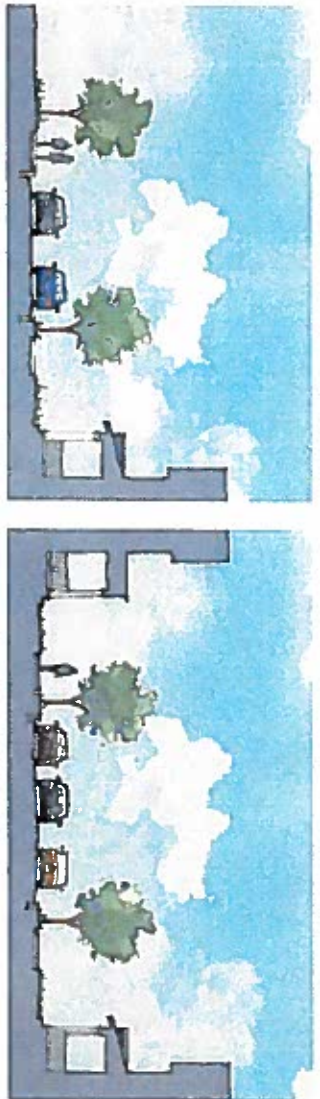
Street Type Locator Map



STREET SECTIONS

STREET/ALLEY SECTIONS ARE SUBJECT TO CHANGE AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS

HIGHWAY ABOVE REDD / ALPINE / RECREATION / SHERBURN / APRIL / MAY

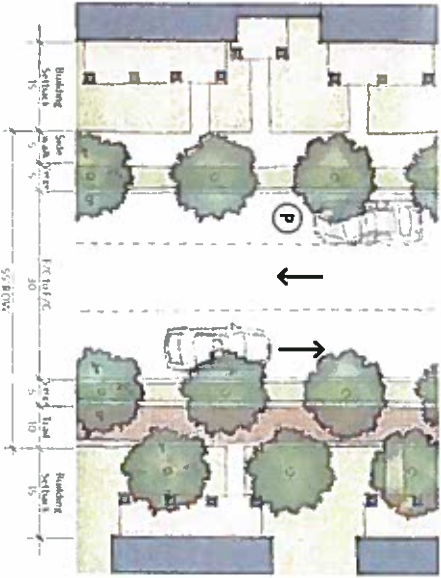
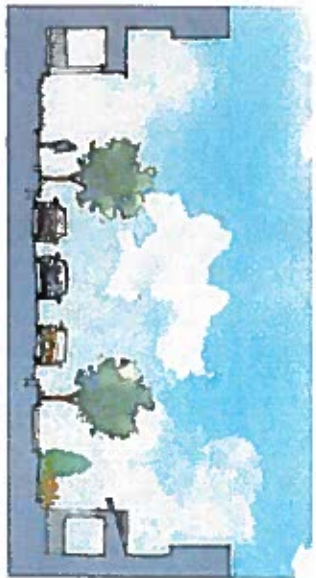


Streets with 42' Right-of-Way (One-Way)

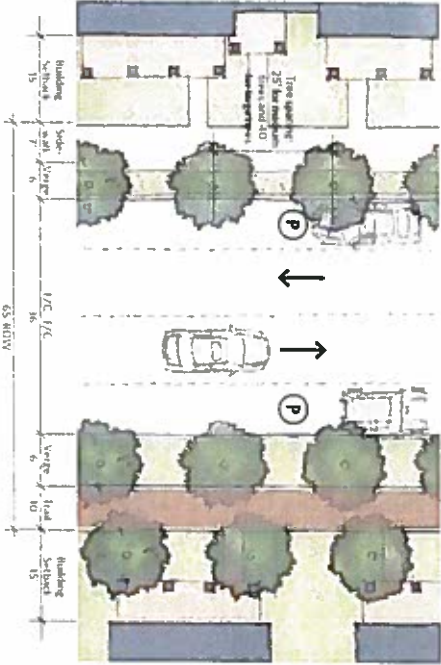
Streets with 50' Right-of-Way



Street Type Locator Map



Streets with 55' Right-of-Way with Multi-purpose Trail



Streets with 65' Right-of-Way with Multi-purpose Trail (Dove Street)

STREET SECTIONS

STREET/ALLEY SECTIONS ARE SUBJECT TO CHANGE AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS