

INTRODUCED: March 25, 2024

## AN ORDINANCE No. 2024-098

To authorize the special use of the property known as 5500 Campbell Avenue for the purpose of four single-family detached dwellings, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality  
by the City Attorney

## PUBLIC HEARING: APR 22 204 AT 6 P.M.

WHEREAS, the owner of the property known as 5500 Campbell Avenue, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of four single-family detached dwellings, which use, among other things, is not currently allowed by section 30-410.4, concerning lot area and width, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not

**AYES:** 8      **NOES:** 0      **ABSTAIN:**

ADOPTED: APR 22 2024 REJECTED: STRICKEN:

create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 5500 Campbell Avenue and identified as Tax Parcel No. E010-0198/031 in the 2024 records of the City Assessor, being more particularly shown on as a survey entitled “Plat Showing Residential Site Plan on Lot 22, Block 7, Section 2, Powhatan Place Subdivision for Cava Capital, LLC, City of Richmond, Virginia,” prepared by Townes, dated May 3, 2022, and last revised January 25, 2024, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of four single-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Plat Showing Residential Site Plan on Lot 22, Block 7, Section 2, Powhatan Place Subdivision for Cava Capital, LLC, City of Richmond, Virginia,” prepared by Townes, dated May 3, 2022, and last revised January 25, 2024, and “The Richmond,” prepared by Pinnacle Design, and dated January 19, 2022, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

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

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

(a) The Special Use of the Property shall be as four single-family detached dwellings, substantially as shown on the Plans.

(b) No fewer than four off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.

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

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

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

(f) Prior to the issuance of any building permit for the Special Use, the establishment of up to four residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

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

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

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

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

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

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

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

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

- (a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.
- (b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.
- (c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.
- (d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.
- (e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

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

**§ 6. Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 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.

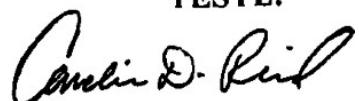
**§ 7. Effective Date.** This ordinance shall be in force and effect upon adoption.

APPROVED AS TO FORM:

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City Attorney's Office

**A TRUE COPY:**  
**TESTE:**



**City Clerk**



# City of Richmond

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

## Master

**File Number: Admin-2024-193**

**File ID:** Admin-2024-193

**Type:** Request for Ordinance or Resolution

**Status:** Regular Agenda

**Version:** 1

**Reference:**

**In Control:** City Clerk Waiting Room

**Department:** Richmond Dept of Planning & Development. Review

**Cost:**

**File Created:** 01/26/2024

**Subject:**

**Final Action:**

**Title:**

### Internal Notes:

**Code Sections:**

**Agenda Date:** 03/25/2024

**Indexes:**

**Agenda Number:**

**Patron(s):**

**Enactment Date:**

**Attachments:** Admin-2024-0070 - APPLICATION DOCUMENTS, Admin-2024-0070 - 5500 Campbell Ave AATF Ordinance

**Enactment Number:**

**Contact:**

**Introduction Date:**

**Drafter:** jonathan.brown@richmondgov.com

**Effective Date:**

### Related Files:

### Approval History

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Version	Seq #	Action Date	Approver	Action	Due Date
1	1	2/27/2024	Matthew Ebinger	Approve	2/29/2024
1	2	2/27/2024	Kris Daniel-Thiem - FYI	Notified - FYI	
1	3	2/27/2024	Kevin Vonck	Disapprove	3/5/2024
<b>Notes:</b> Test					
1	4	2/27/2024	Matthew Ebinger	Approve	2/29/2024
1	5	2/27/2024	Kris Daniel-Thiem - FYI	Notified - FYI	
1	6	2/28/2024	Kevin Vonck	Approve	3/5/2024
1	7	2/28/2024	Alecia Blackwell - FYI	Notified - FYI	
1	8	2/28/2024	Sharon Ebert	Approve	2/28/2024
1	9	2/28/2024	Caitlin Sedano - FYI	Notified - FYI	
1	10	3/7/2024	Jeff Gray	Approve	3/1/2024
1	11	3/12/2024	Lincoln Saunders	Approve	3/11/2024
1	12	3/12/2024	Mayor Stoney	Approve	3/14/2024

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### History of Legislative File

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Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

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**Text of Legislative File Admin-2024-193**

**City of Richmond**  
**Intracity Correspondence**

To authorize the special use of the property known as 5500 Campbell Avenue for the purpose of four single-family detached dwellings, upon certain terms and conditions.

**O&R Transmittal**

**DATE:** February 27, 2024

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

**THROUGH:** The Honorable Levar M. Stoney, Mayor

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

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

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

**RE:** To authorize the special use of the property known as 5500 Campbell Avenue for the purpose of four single-family detached dwellings, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** The applicant is requesting a Special Use Permit for the purpose of four single-family detached dwellings, which use, among other things, is not currently allowed by Section 30-410.4, concerning lot area and width, of the Code of the City of Richmond (2020), as amended. A Special Use Permit is therefore required.

**BACKGROUND:** 5500 Campbell Avenue is a 32,250 sq. ft. (.74 acre) parcel of land. The property is located in the Fulton neighborhood, between Vinton and Hefflin Streets. The property is currently improved with a one-story, 960 sq. ft., single-family detached dwelling, constructed, per tax assessment records in 1961.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential which is defined as a "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature." Intensity: Buildings are generally one to three

stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

**Primary Uses:** Single-family houses, accessory dwelling units, and open space.

**Secondary Uses:** Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

The current zoning for this property is R-5 Single-Family Residential District. Adjacent properties are located within the same R-5 District. The density of the proposed development, overall, is approximately 5.4 units per acre.

**COMMUNITY ENGAGEMENT:** The Church Hill Central Civic Neighborhood Association was notified. Letters of notification shall be sent to nearby property owners, and a sign noting this request shall be placed on the property once the ordinance is introduced to City Council.

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

**FISCAL IMPACT:** The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** March 25, 2024

**CITY COUNCIL PUBLIC HEARING DATE:** April 22, 2024

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** Planning Commission, April 16, 2024

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

Law Department (for review of draft ordinance)

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

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

**STAFF:** Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734

Matthew Ebinger, Planning Supervisor, Land Use Administration 646-6308



## 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.richmondo.gov/>

Application is hereby submitted for: (check one)

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

### Project Name/Location

Property Address: 5500 Campbell Street Date: June 14, 2022

Tax Map #: E0100198031 Fee: \$1800

Total area of affected site in acres: .74 Acres

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

### Zoning

Current Zoning: R-5(Residential) Single Family

Existing Use: Single-Family Residential

### Proposed Use

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

Construction of four (4) single-family dwelling units (all detached)

Existing Use: Single-Family Residential

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: \_\_\_\_\_

### Applicant/Contact Person: Douglas Dunlap

Company: BPO LLC

Mailing Address: P.O. Box 1410

City: Hopewell State: VA Zip Code: 23860

Telephone: ( 804 ) 305-4032 Fax: ( 804 ) 668-2712

Email: DDunlap@BPORVA.com

### Property Owner: CAVA Capital LLC

If Business Entity, name and title of authorized signee: Tim Parent, President

(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: 5310 Markel RD. #104

City: Richmond State: VA Zip Code: 23230

Telephone: ( 804 ) 510-0667 Fax: ( )

Email: tomparent@becava.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 special use permits)

Black Pearl Optimum  
P.O. Box 1410  
Hopewell, VA 23860

## **APPLICANT REPORT**

June 13, 2022

Kevin Vonck, Director  
Department of Planning and Development Review  
900 East Broad Street. Suite 511  
Richmond, Virginia 23219

**RE: Applicant Report for Special Use Permit submission for the property located at 5500 Campbell Street (Parcel Number E0100198031)**

Dear Mr. Vonck,

On behalf of Cava Capital LLC("the Applicant"), I am submitting a formal application for a Special Use Permit(SUP) for a property located at 5500 Campbell Street. The applicant requests the Special Use Permit, to authorize the development of four (4) single-family detached homes on the property. The Applicant is requesting City Council's support and approval of this development to allow greater density that will support the applicant's ability and desire to produce and offer four(4) affordable homes to the market. The current zoning(R-5 Residential) requires a lot width of 50 feet, however three of the proposed homes will have widths of 32.5 feet. The fourth lot has a width that meets the zoning requirement.

### **SITE APPROPRIATENESS**

The property (Parcel Number E0100198031) is located at the southeast corner of the intersection of Campbell and Vinton Streets. The property site is situated on a corner lot and currently has one single family home located on site that will be demolished to accommodate the full redevelopment of the site. The property is 150 feet wide by 215 feet in depth equating to approximately 32,250 square feet(.74 acres) of lot area. The rear portion of the property borders a ravine and therefore is not served by an alleyway that would provide rear access to the site.

### **CURRENT ZONING**

The properties are currently zoned R-5 Residential (Single Family), which allows for single family detached dwellings, institutional, community and worship facilities and other primary uses.

- Lots cannot be less than 6,000 sf. (.01147842) in area with a width of not less than 50ft.
- Front yards must be a minimum of 25 ft.; side and rear yards must be at least 5 ft.
- Lot coverage cannot be greater than 35 percent.
- Height shall not exceed 35 ft.

### **COMPATIBILITY WITH CITY MASTER PLAN**

This project aligns with many of the goals and objectives of the Richmond 300 Master Plan ("Master Plan") with respect to its design and scale, as well as, inclusiveness and

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Hopewell, VA 23860

equity in housing as the City's population contuse to increase. The Master Plan suggests that this neighborhood landuse be categorized as "Residential". Within the Master Plan this landuse category is described as "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature." The Master Plan also suggests that this future land use designation allow for single-family housing, ... built to a scale and design that is consistent with existing buildings. (p. 54).

The neighborhood in which the property is located is an interesting mix of various lot sizes and housing styles designed and built from the early 1900's to new construction completed in in the past 5 years. The housing mix offers various opportunities to own or rent within the community. The Master Plans vision for inclusive housing clearly states that "By preserving and increasing housing options, Richmond supports existing and new residents, regardless of income". And further states that "as the city grows, Richmond provides options to existing residents, preventing involuntary displacement and reducing housing disparities. Finally, the City aspires to preserve, expand, and create mixed income communities, by...developing new ones— both renter- and owner-occupied— throughout the city. The addition of the fourth home allows the owner/developer to achieve economies of scale to produce a total of four affordable units that are sorely needed to meet current housing demands. From that perspective there are several Master Plans goals and objectives that are achieved by the successful completion of this project which include:

- developing housing at all income levels in and near nodes and along major corridors (Goal 14).
- encouraging the development of a variety of quality housing types to house employees across the economic spectrum (Goal 14).
- creating 10,000 new affordable housing units for low- and very low-income households over the next 10 years. (Objective 14.3)

We believe that this project offers another opportunity for Richmond's residents to "access quality housing choices".

## **CITY CHARTER CONDITIONS**

Approval of the proposed Special Use Permit will allow the redevelopment of the 5500 Campbell Street to accommodate the development of four(4) new single-family homes to include 4 off-street parking spaces. The proposed development will contain 3 lots which do not meet lot width requirements. All other City Charter conditions are met by the proposed development including setback, height and parking, and the owner assures administration and council that the proposed special use will not:

### **Create detriment to the safety, health, morals and general welfare of the community involved.**

The Special Use Permit will allow four single-family homes which will increase density, however should not generate or increase crime, create safety hazards, or jeopardize the health of the existing community.

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Hopewell, VA 23860

**Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.**

The redevelopment of the site will add three(3) units to the block and most likely resulting in addition of vehicles for each new home. However, the project includes the addition of four(4) off-street parking spaces to accommodate the new homes. There are no existing off-street parking spaces for the property or for the adjacent homes along Campbell Street

**Create hazards from fire, panic, or other dangers.**

The construction of the single-family residential units will not require the installation or storage of any equipment that increases the risk of fire.

**Tend to cause overcrowding of land and undue concentration of population.**

The Special Use Permit will allow the addition of one residential unit beyond the by-right development allowed by the code. The applicant is certain that one additional unit will not cause any overcrowding of the property nor a noticeable/significant increase in population.

**Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.**

The Special Use Permit will allow the addition of one residential unit beyond the by-right development allowed by the code that will not result in any adverse effects to public facilities and services nor conveniences or improvements.

**Interfere with adequate light and air**

The redevelopment of the site will not produce any substances that would impact the air quality.

**Community Engagement**

The owner has taken time to share the scope of the project with the community and given careful consideration to density concerns. The client has provided project information to representatives of the Fulton Hill Association concerning the intent of the SUP. Client has also informed the City Council Representative – Council President Cynthia Newbille, of the planned SUP submission.

CC: Matthew Ebinger, Secretary to the City Planning Commission  
The Honorable Cynthia Newbille, 7<sup>th</sup> District

NAD83 SCALED

STREET TREE

CAVA CAPITAL LLC  
LOT #22  
5500 CAMPBELL AVENUE  
PARCEL ID: E0100198031  
INST.#21-19  
0.740 ACRES

PAVED FLUMED TO TOE  
OF SLOPE. INSTALL  
RIP-RAP ENERGY  
DISAPATOR

(4)  
PROPOSE  
18'X8.5'  
PARKING  
SPACES

## PROPOSED ASPHALT IMPROVEMENT

PROP  
CONC  
APRON

## GRAVEL BE REMOVED

Site plan showing the layout of four lots (LOT #1, LOT #2, LOT #3, LOT #4) and an adjacent property (LOT #21) on Campbell Avenue. The plan includes dimensions for building footprints, setbacks, and easements. Key features include a proposed parking space easement, a proposed sidewalk, and a proposed 2-story framed dwelling. The plan also shows a landscape buffer area, a proposed 2-story framed dwelling, and an area of disturbance. A 5' prop sidewalk is also indicated. The plan is dated 10/20/2010 and includes a north arrow.

Dimensions and Labels:

- Proposed Lot Lines:** S13°51'47"W 150.00' (TOTAL)
- LOT #1:** 215.00' (TOTAL) with a PROPOSED PARKING SPACE EASEMENT of 215.00' and a PROPOSED SIDEWALK of 29.50'.
- LOT #2:** 215.00' (TOTAL) with a PROPOSED SIDEWALK of 7.25'.
- LOT #3:** 215.00' (TOTAL) with a PROPOSED SIDEWALK of 7.25'.
- LOT #4:** 215.00' (TOTAL) with a PROPOSED SIDEWALK of 7.25'.
- LOT #21 (PART OF):** 150.00' (TOTAL) with a 5' PROP SIDEWALK.
- CG-9D:** Located on the left side of the plan.
- LANDSCAPE BUFFER AREA:** Located on the left side of the plan.
- PROPOSED 2-STORY FRAMED DWELLING:** Located on LOT #1, LOT #2, and LOT #3.
- PROPOSED 2-STORY FRAMED DWELLING:** Located on LOT #4.
- S.F. 3.05:** Located on the right side of the plan.
- AREA OF DISTURBANCE = 0.262 ACRE:** Located on the right side of the plan.
- EX. ADJ DWELLING:** Located on the right side of the plan.
- CAMPBELL AVENUE 50' R/W 150.00' (TOTAL):** Located at the bottom of the plan.
- ROD SET:** Located at the top and bottom of the plan.
- ROD SET:** Located at the top and bottom of the plan.
- ROD SET:** Located at the top and bottom of the plan.
- C.P.:** Located at the top and bottom of the plan.
- C.P.:** Located at the top and bottom of the plan.
- C.P.:** Located at the top and bottom of the plan.
- C.P.:** Located at the top and bottom of the plan.
- 5' PROP SIDEWALK:** Located on the right side of the plan.

THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON  
THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY  
PANEL #5101290044D, EFFECTIVE DATE: APRIL 2, 2009.

**THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD OR  
OTHER PERTINENT FACTS THAT A CURRENT TITLE REPORT  
MIGHT IDENTIFY. THIS SURVEY WAS PREPARED WITHOUT THE  
BENEFIT OF A TITLE REPORT.**

*THIS SURVEY WAS MADE FOR THE PURPOSE OF IDENTIFYING  
LEGAL BOUNDARIES AND DOES NOT PURPORT TO IDENTIFY  
ENVIRONMENTAL FEATURES THAT AN ENVIRONMENTAL  
ASSESSMENT MIGHT IDENTIFY.*

**NOTE: THIS PLAT IS VOID IF CONSTRUCTION IS BEGUN PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THIS PLAT DOES NOT REPRESENT A CURRENT FIELD SURVEY AND IS FOR THE SOLE PURPOSE OF OBTAINING A BUILDING PERMIT.**

*PARKING SPACES TO BE USED AS  
CONSTRUCTION ENTRANCES (3.05)*

*TREES TO BE PLANTED IN FRONT OF EACH DWELLING*

NOTE:  
LOT #1 - 11,288 SQ. FT.  
LOT #2 - 6,988 SQ. FT.  
LOT #3 - 6,988 SQ. FT.  
LOT #4 - 6,988 SQ. FT.

CHARLES C. TOWNES, II  
Lic. No. 2803  
1/25/2024

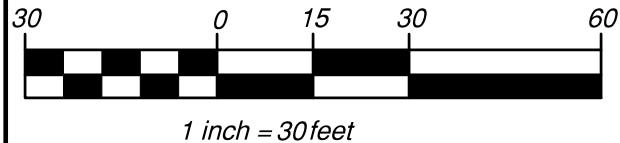
PLAT SHOWING  
RESIDENTIAL SITE PLAN ON  
LOT 22, BLOCK 7, SECTION 2  
POWHATAN PLACE  
SUBDIVISION

**CAVA CAPITAL, LLC**  
**CITY OF RICHMOND, VIRGINIA**

2463 boulevard  
colonial heights, va 23834  
telephone: 804.520.9015  
facsimile: 804.520.9016  
[cctownes@townespc.com](mailto:cctownes@townespc.com)

consulting engineers, planners, and land surveyors  
DRAWN BY: T.G.C. CHECKED BY:

## ***GRAPHIC SCALE***



ATTN: STU FAUX

$$1 \text{ inch} = 30 \text{ feet}$$

DRAWN BY: T.S.G.

**CHECKED BY:**

# CAVA COMPANIES

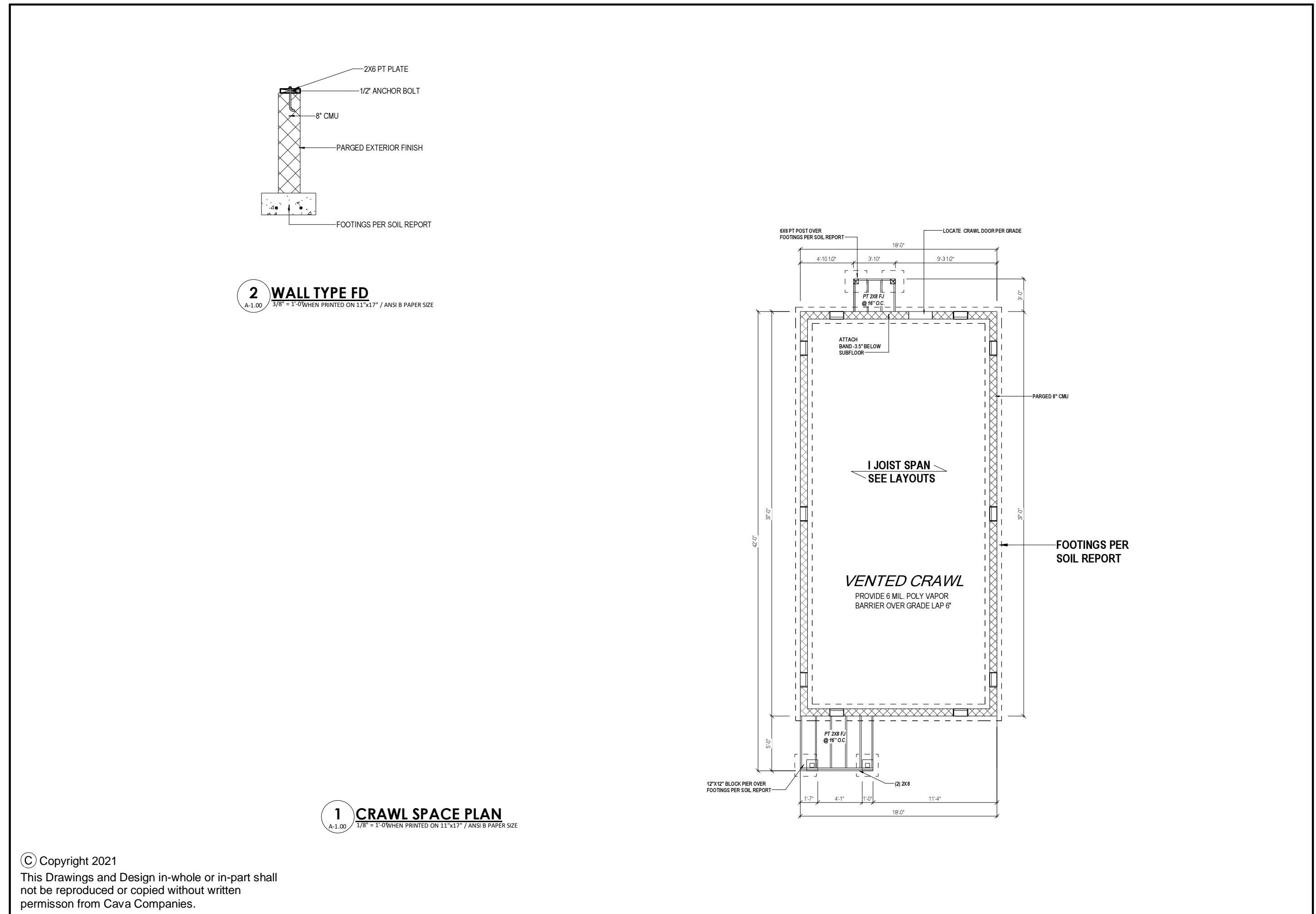
## AREA CALCULATIONS

Heated Area	
1st Floor Livable	668 SF
2nd Floor Livable	668 SF
	1335 SF
Total	1335 SF

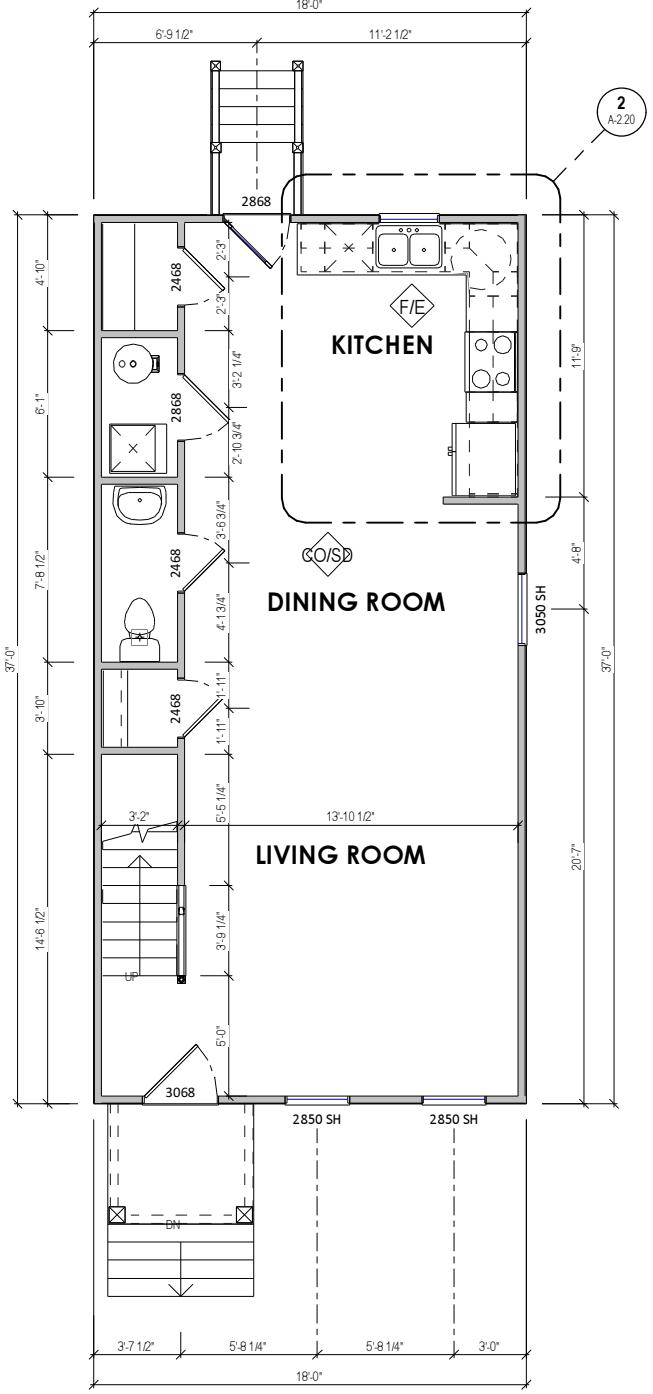


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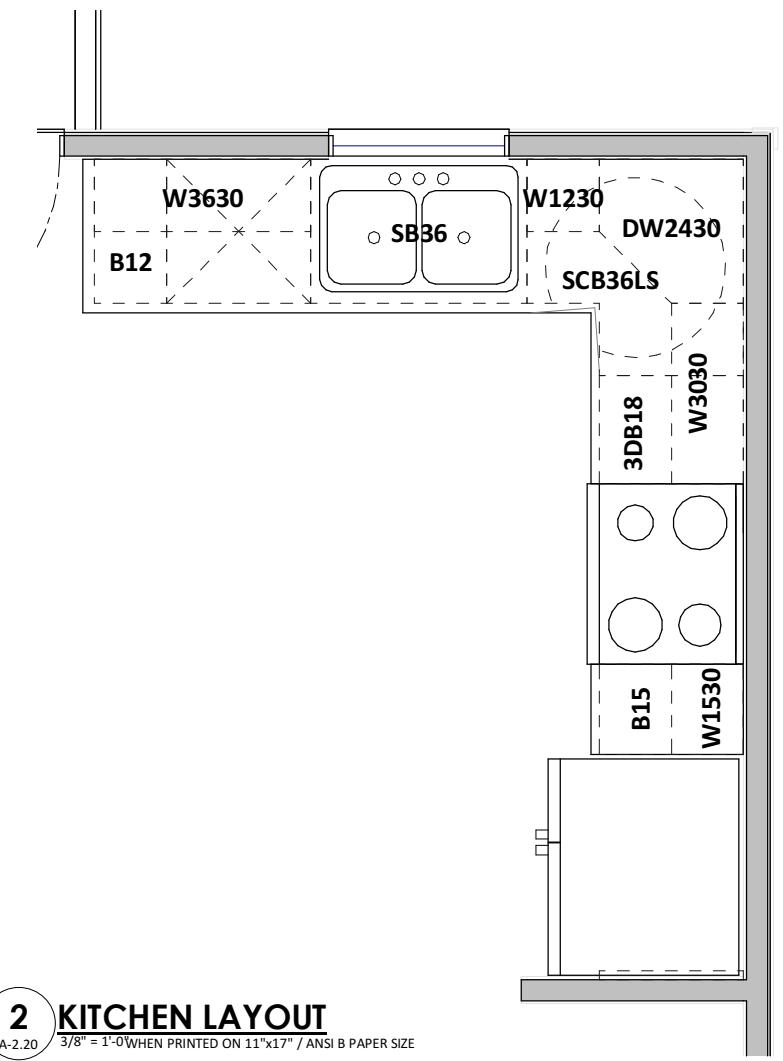
**APPROVAL SET**



PROJECT THE RICHMOND	CLIENT <b>CAVA COMPANIES</b>
ADDRESS 5500 CAMPBELL	
ISSUE DATE 1/19/22	
DRAWN BY <b>PINNACLE</b>	
SHEET NUMBER <b>A-2.20</b>	



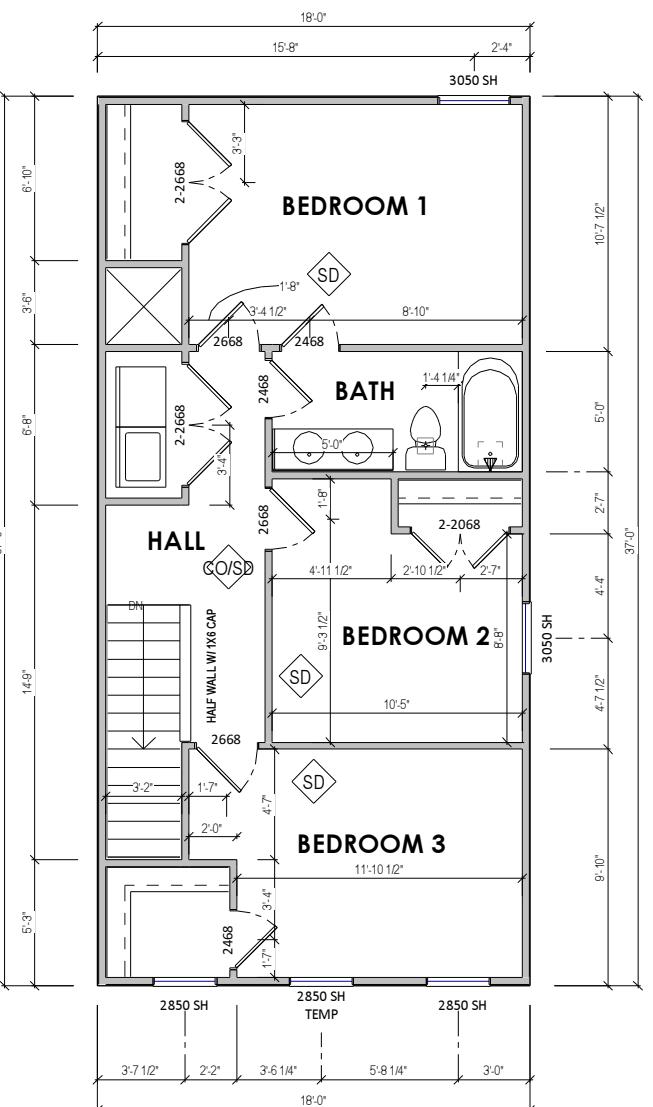
1 1ST FLOOR PLAN  
A-2.20 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



2 KITCHEN LAYOUT  
A-2.20 3/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

NOTE:  
 1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL  
 SHEATHING OR FACE OF STUD, U.N.O.  
 2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2)  
 2X8 U.N.O.  
 3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.  
 4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE  
 ALL  
 DECK, PORCH & APPURTENANCES ARE CONNECTED.

Per Section R310 of the 2015 VA Residential Code,  
 basements, habitable attics, and every sleeping room  
 must have at least one operable emergency escape and  
 rescue opening. The sill height shall be not more than  
 44" to the bottom of the clear opening. Openings not on  
 grade level shall have a min. net clear opening of 5.7sf.  
 The min clear opening height shall be 24". The min clear  
 opening width shall be 20".



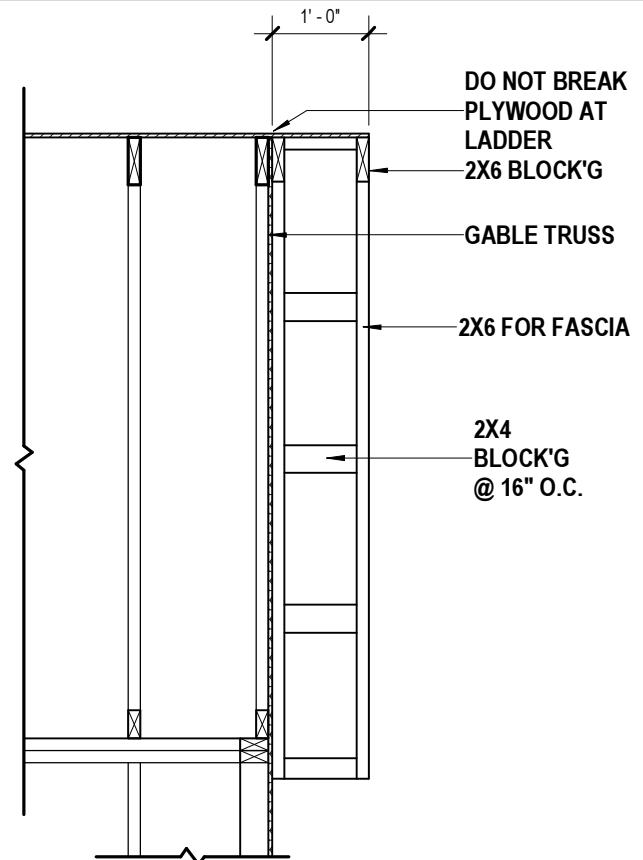
1 2ND FLOOR PLAN  
 A-2.60 1/8" = 1'-0" WHEN PRINTED ON 11" x 17" / ANSI B PAPER SIZE

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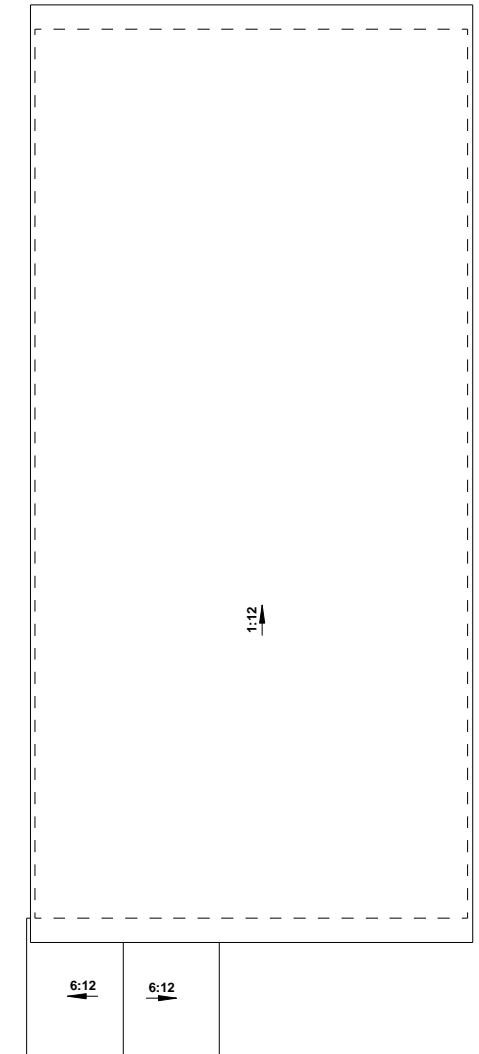


PROJECT	THE RICHMOND	CAVA COMPANIES
CLIENT		
ADDRESS		
		5500 CAMPBELL
ISSUE DATE		1/19/22
DRAWN BY		
PINNACLE		
DESIGN		
SHEET NUMBER		A-2.60



**GENERAL ROOF PLAN NOTES:**

- 1) FINISHED OVERHANG TO BE 1'-0" PAST EXTERIOR WALL SHEATHING, U.N.O.. TRUSS FRAMING TO BE 10 1/2" PAST WALL SHEATHING TO ACCOMMODATE BLOCKING AND FINISH TRIM. SEE "TYPICAL WALL SECTION".
- 2) ROOF SLOPE ARROWS POINT IN THE DIRECTION IN WHICH WATER WILL FLOW.
- 3) DO NOT CUT OR ALTER ENGINEERED ROOF TRUSSES. IF A TRUSS IS BROKEN OR CUT, NOTIFY FIELD MANAGER.
- 4) BRACE TRUSSES PER MANUFACTURERS SPECIFICATIONS. BRACING DIAGRAMS TO BE PROVIDED BY TRUSS MANUFACTURER. FRAMER TO VERIFY THAT TRUSS BEARING POINTS ALIGN W/ SUPPORTING MEMBERS.
- 5) ALL TRUSS HANGERS TO BE INSTALLED PER HANGER MANUFACTURERS SPECIFICATIONS.



**2 ROOF OVERHANG DETAIL**

A-2.70 1/2" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

**1 ROOF PLAN**

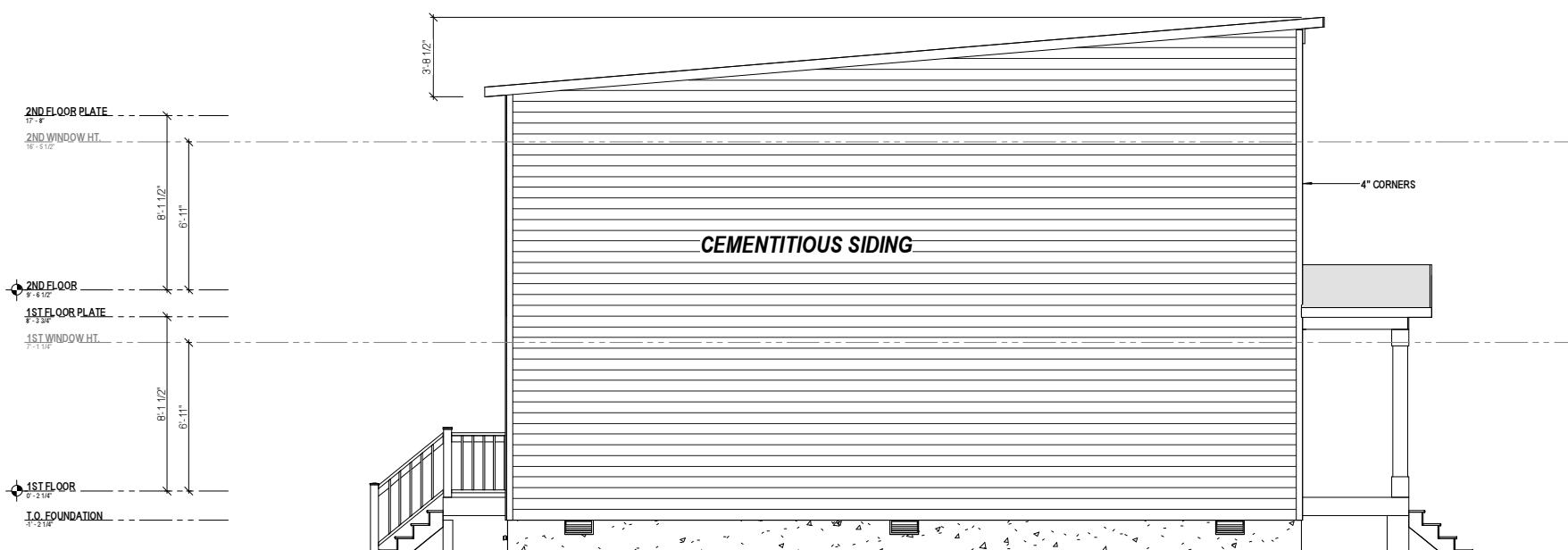
A-2.70 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

PROJECT	<b>THE RICHMOND</b>	<b>CAVA COMPANIES</b>
CLIENT		
ADDRESS		5500 CAMPBELL
DRAWN BY		
ISSUE DATE		1/19/22
SHEET	Roof Plan	
PINNACLE		
DESIGN		
SHEET NUMBER		A-2.70

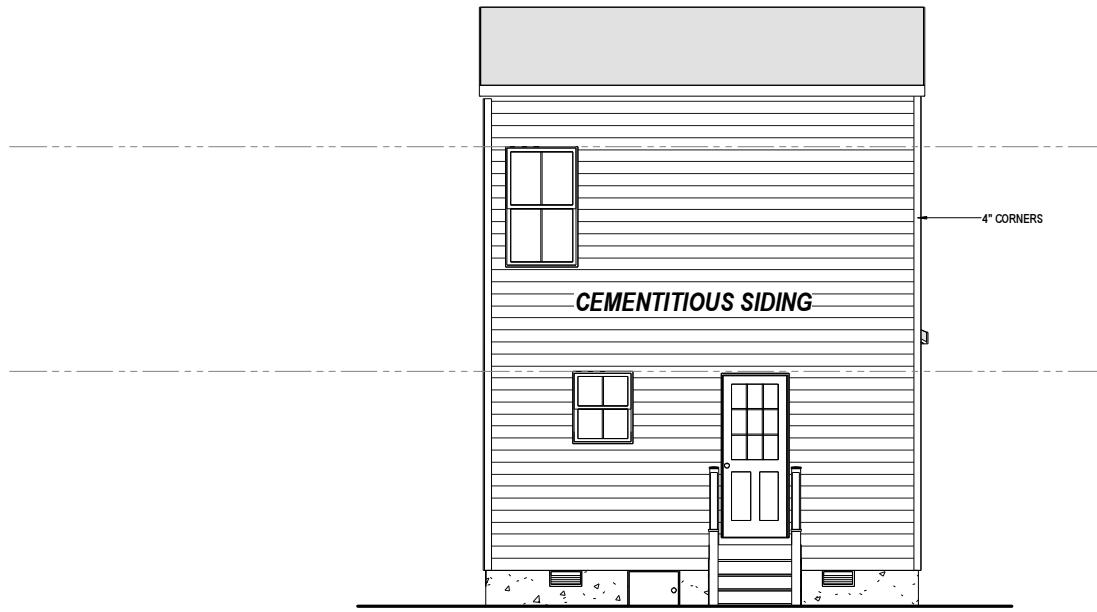
PROJECT	<b>THE RICHMOND</b>	CAVA COMPANIES
CLIENT		
ADDRESS		5500 CAMPBELL
ISSUE DATE	1/19/22	
DRAWN BY	PINNACLE	
SHEET	Design	
SHEET NUMBER	A-3.00	



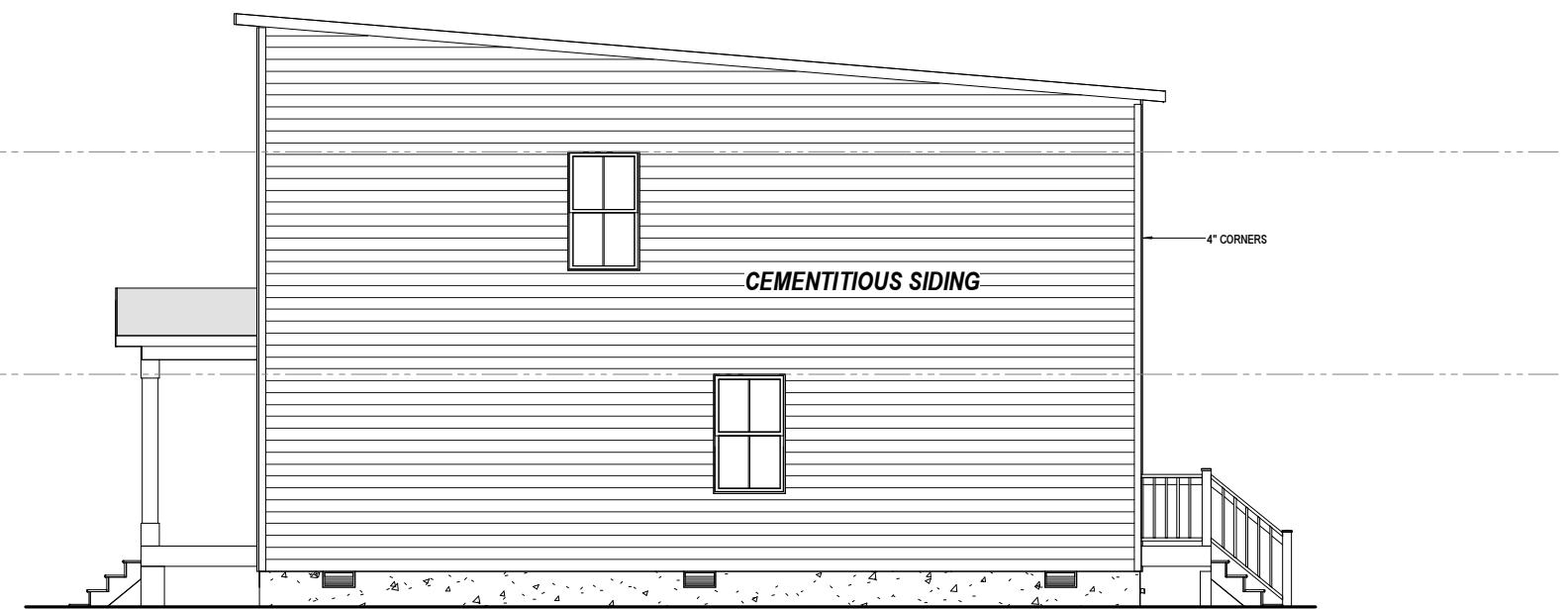
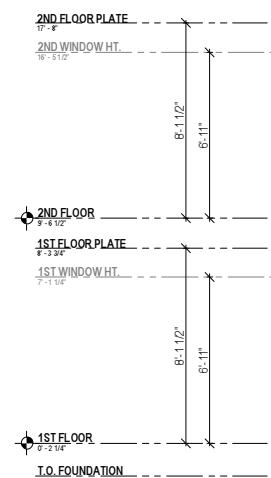
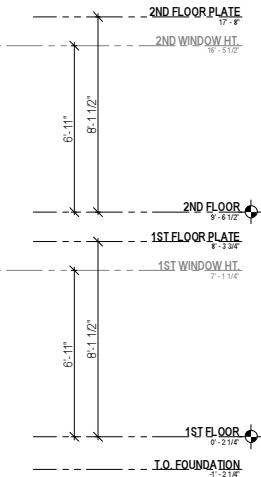
**1 FRONT VIEW**  
A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



**2 LEFT VIEW**  
A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE


**1** REAR VIEW

A-3.10 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE


**2** RIGHT VIEW

A-3.10 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

PROJECT	<b>THE RICHMOND</b>	<b>CAVA COMPANIES</b>
CLIENT		
ADDRESS		
		5500 CAMPBELL
ISSUE DATE		1/19/22
DRAWN BY		
PINNACLE		
DESIGN		
SHEET NUMBER		<b>A-3.10</b>



## City of Richmond Department of Planning & Development Review

### Special Use Permit

LOCATION: 5500 Campbell Avenue

APPLICANT: Douglas Dunlap, BPO LLC

COUNCIL DISTRICT: 7

PROPOSAL: To authorize the special use of the property known as 5500 Campbell Avenue for the purpose of four single-family detached dwellings, upon certain terms and conditions.

For questions, please contact Alyson Oliver  
at 804-646-5789 or alyson.oliver@rva.gov

