

INTRODUCED: November 12, 2024

AN ORDINANCE No. 2024- 307

To authorize the special use of the property known as 303 Bates Street for the purpose of a mixed-use building, upon certain terms and conditions. (6<sup>th</sup> District)

\_\_\_\_\_  
Patron – Mayor Stoney (By Request) and Ms. Robertson

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

PUBLIC HEARING: DEC 9 2024 AT 6 P.M.

WHEREAS, the owner of the property known as 303 Bates Street, which is situated in a R-53 Multifamily Residential District, desires to use such property for the purpose of a mixed-use building, which use, among other things, is not currently allowed by sections 30-418.1, concerning permitted principal uses, 30-418.2, concerning permitted accessory uses and structures, and 30-418.5, concerning yards, 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

AYES:                 8            NOES:                 0            ABSTAIN:                         

ADOPTED:     DEC 9 2024      REJECTED:                         STRICKEN:

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

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

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (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 303 Bates Street and identified as Tax Parcel No. N000-0088/001 in the 2024 records of the City Assessor, being more particularly shown on a survey entitled “The JXN Haus Project, Jackson Ward District – Richmond City – Virginia,” prepared by Timmons Group, with sheet C1.00 dated July 1, 2024, and sheets C4.00, C4.01, and C8.00 dated September 13, 2024, and last revised October 30, 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 a mixed-use building, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “JXN Haus, 303 Bates Street, Richmond, VA 23219,” prepared by Baskervill, with sheets A.01, A.03, and A.04 dated March 6, 2024, and last revised July 1, 2024, and sheet A.02 dated March 6, 2024, and last revised November 1, 2024, and “The JXN Haus Project, Jackson Ward District – Richmond City – Virginia” prepared by Timmons Group, with sheet C1.00 dated July 1, 2024, and sheets C4.00, C4.01, and C8.00 dated September 13, 2024, and last revised October 30, 2024, 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 a mixed-use building, substantially as shown on the Plans.

(b) No off-street parking shall be required for the Special Use.

(c) No fewer than five short-term bicycle parking spaces shall be provided on the Property, substantially as shown on the Plans.

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

(e) Signs on the Property shall be limited to signs permitted in the R-63 Multifamily Urban Residential District pursuant to section 30-507.1 of the Code of the City of Richmond (2020), as amended. Internally illuminated signs shall not be permitted.

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

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

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

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

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

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

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

(e) The Owner shall make improvements within the right-of-way, including the installation of a new sidewalk, ramp, and three street trees along East Bates Street, North 3<sup>rd</sup> Street, and East Preston Street, 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

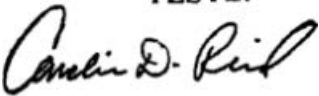
granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in 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 1,096 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

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

APPROVED AS TO FORM:

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-2024-1019**

**File ID:** Admin-2024-1019

**Type:** Request for Ordinance or Resolution

**Status:** Regular Agenda

**Version:** 1

**Reference:**

**In Control:** City Clerk Waiting Room

**Department:**

**Cost:**

**File Created:** 08/20/2024

**Subject:**

**Final Action:**

**Title:**

**Internal Notes:**

**Code Sections:**

**Agenda Date:** 10/28/2024

**Indexes:**

**Agenda Number:**

**Patron(s):**

**Enactment Date:**

**Attachments:** Admin 2024-1019 - Application Documents - 303 Bates St, Admin-2024-1019 - AATF Ordinance

**Enactment Number:**

**Contact:**

**Introduction Date:**

**Drafter:** Shaianna.Trump@rva.gov

**Effective Date:**

**Related Files:**

### Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	10/10/2024	Matthew Ebinger	Approve	10/14/2024
1	2	10/10/2024	Kris Daniel-Thiem - FYI	Notified - FYI	
1	3	10/10/2024	Kevin Vonck	Approve	10/17/2024
1	4	10/10/2024	Alecia Blackwell - FYI	Notified - FYI	
1	5	10/10/2024	Sharon Ebert	Approve	10/14/2024
1	6	10/10/2024	Caitlin Sedano - FYI	Notified - FYI	
1	7	10/10/2024	Jeff Gray	Approve	10/14/2024
1	8	10/10/2024	Lincoln Saunders	Approve	10/14/2024
1	9	10/11/2024	Mayor Stoney	Approve	10/14/2024

### History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:





**Text of Legislative File Admin-2024-1019**

City of Richmond  
Intracity Correspondence

O&R Transmittal

DATE: October 10, 2024

TO: The Honorable Members of City Council  
THROUGH: The Honorable Levar M. Stoney, Mayor (by request)  
(This is no way reflects a recommendation on behalf of the Mayor)  
THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer  
THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic  
Development and Planning  
FROM: Kevin J. Vonck, Director of Planning & Development Review  
RE: To authorize the special use of the property known as 303 Bates Street for the purpose of a  
mixed-use building, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit to authorize a mixed-use building within a  
R-53 - Residential Multi-Family District. This use is not permitted within the district. A Special Use Permit  
is therefore required.

BACKGROUND: The property is located in the Gilpin neighborhood on East Bates Street between North  
3rd Street and North 4th Street. The property is currently a 13,238 square foot (0.3 acre) parcel of land.  
The City's Richmond 300 Master Plan designates a future land use for the subject properties as  
Neighborhood Mixed-Use, which is defined as, "Existing or new highly-walkable urban neighborhoods that  
are predominantly residential with a small, but critical, percentage of parcels providing retail, office,  
personal service, and institutional uses"

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found  
along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings  
(typically 3-10 units), and open space.

Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional,  
cultural, and government.

The current zoning for this property is R-53 - Residential Multi-Family District. The area is generally  
residential with scattered commercial uses.

COMMUNITY ENGAGEMENT: The Historic Jackson Ward Civic Association was notified of the  
application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan;

FISCAL IMPACT: \$300 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: October 15, 2024

CITY COUNCIL PUBLIC HEARING DATE: November 12, 2024

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, November 4, 2024

AFFECTED AGENCIES: Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

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

Matthew Ebinger, Planning Supervisor, Land Use Administration (Room 511) 646-6308

Shaianna Trump, Planner Associate, Land Use Administration (Room 511) 646-7319



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review

Land Use Administration Division

900 E. Broad Street, Room 511

Richmond, Virginia 23219

(804) 646-6304

<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

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

**Project Name/Location**

Property Address: \_\_\_\_\_ Date: \_\_\_\_\_

Parcel I.D. #: \_\_\_\_\_ Fee: \_\_\_\_\_

Total area of affected site in acres: \_\_\_\_\_

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

**Zoning**

Current Zoning: \_\_\_\_\_

Richmond 300 Land Use Designation: \_\_\_\_\_

**Proposed Use**

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

Existing Use: \_\_\_\_\_

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** \_\_\_\_\_

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_(\_\_\_\_\_) \_\_\_\_\_ Fax: \_(\_\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

**Property Owner:** \_\_\_\_\_

If Business Entity, name and title of authorized signee: \_\_\_\_\_

(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: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_(\_\_\_\_\_) \_\_\_\_\_ Fax: \_(\_\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

**Property Owner Signature:** *Sesha Joi Moon*

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)



## INFORMATION MEMORANDUM

Project:	JXN Haus	Project No.:	2.220128.0
To:	Matthew Ebinger	Phase No.	01
Company:	COR PDR		
From:	Burt Pinnock	Date:	REV1. July 1, 2024
Regarding:	Project Narrative		

### Project Narrative

Jackson Ward, hailed as the "Harlem of the South" and "Black Wall Street," has a storied past dating back to William Byrd's lottery in circa 1768. However, limited research has delved into the ward's origins, including the fascinating story of Abraham Peyton Skipwith, the first known Black homeowner in circa 1793 and one of the earliest Black Richmonders or Virginians with a fully executed will in circa 1797.

In collaboration with the Richmond-Times Dispatch and Pulitzer Prize-winning commentator Michael Paul Williams, JXN uncovered a more comprehensive history of the Skipwith-Roper Cottage and the adjacent Richmond-Petersburg Turnpike. This thorough examination revealed the impact of the highway on the community, leading to the condemnation of properties and the subsequent displacement of Black homeowners into public housing facilities.

The 3-story, **7,348 SF** JXN Haus project seeks to re-establish a recreation of the historic Skipwith-Roper Cottage near its original location. This community center will serve as an anchor for JXN, providing indoor and outdoor gathering spaces, a small catering kitchen, co-working spaces, meeting rooms, and archival and library resources. The aim is to offer a holistic experience that pays tribute to the community's history while fostering contemporary connections.

### Proposed Uses/Functions

- **Community Programming and Placemaking**
- **Historical Site and House Museum**
- **Private Event Rental Space**
- **Research Lab and Library**
- **Co-Working Space**
- **Foundation Operational Offices**

JXN's core belief is that the preservation of Black American history should go beyond mere markers. With many monuments disproportionately dilapidated, dismantled, destroyed, or displaced, such as the original home of Abraham Peyton Skipwith, the JXN Haus project stands as a commitment to rectifying this historical oversight.

Through reparative historic preservation, JXN aims to drive restorative truth-telling and redemptive storytelling. The project will leverage the story of Abraham Peyton Skipwith to capture the multidimensional experience of being Black in America and continue telling the origin story of the nation's first officially registered historic Black urban neighborhood.

We are confident that the JXN Haus project aligns with the community's values and will contribute significantly to preserving and celebrating Jackson Ward's unique history. We look forward to the opportunity to discuss this proposal further and collaborate on bringing this essential project to fruition.

**Distribution:** File

/Volumes/Projects/5 Percent Ask/2.220128.0 - JXN Haus/2 Admin/Minutes\_Letters/240306a\_project narrative\_SUP submission.docx



## FD LETTERHEAD

The submitted plans for your commercial or multi-family project are under review with Fire & Emergency Services. Applications which only require conceptual plans will be reviewed to the appropriate level of detail for this stage of development planning.

Per the Department of Planning & Development Review, Final Subdivision Plat site plan and Building Permit architectural plan reviews require 100% construction drawings. When applicable, the following sheets should be noted in the Table of Contents of the plan set. Any symbols, fire lines, hydrants, etc. pertaining to our review should be in noted in red.

- Site Layout
- Utility Layout
- First Floor Plan
- Life Safety Plan
- Roof Plan
- Elevation Drawings

Please respond to the checklist items below *\*and include the corresponding sheet number when asked to provide locations\** to expedite our review process. Further discussion may be necessary to provide approval from this department on your application's plans.

***We reserve the right to change or amend*** our decisions should new evidence be discovered, site conditions change during the review period, or revisions on subsequent submissions for this application modify previously approved items which fall within our scope of review.

We look forward to working with you to design a safe project for our city's residents and visitors.

**Office of the Fire Marshal**  
**City of Richmond Fire Department**  
1904 N Hamilton St.  
Richmond, VA 23230

**Project Address: 303 Bates Street**  
**Project Number: SUP-144515-2024**



## FD LETTERHEAD

### FIRE & EMERGENCY PLAN REVIEW CHECKLIST

#### Project Summary

1. Is this new construction or a rehabilitation project? New construction
2. What is the height of the building(s)? How many stories? Three Stories. 34'-8"
3. Is there an accessory parking garage or parking garage levels? No
4. Are any levels below street level or below grade? No

#### Building Occupant Egress

5. Provide locations of roof access points on the plans. (see A.02/A3) Ladder at Stair #1
6. If there is a basement or floors below street level, provide locations for egress on the plans. N/A
7. For projects with 6 stories or more, stairways must be noted with compass directions (North, South, etc.) and the inside of stairwells must note each floor number. N/A
8. If a fire escape is part of the structure, it must be inspected by a design engineer and necessary repairs or replacements must be made before a Certificate of Occupancy can be issued. N/A

#### Suppression Systems

9. A temporary standpipe is required on site during construction. Its operative should be on the finished floor below the next floor being constructed. Provide the location on the plans. To be provided.
10. Alarm panel box. This must be in the first-floor lobby area on the street address side of the building. Provide location on the plans. (see A.02/A1)
11. Knox-Box® Rapid Entry System. One is required on any new construction or renovated enclosed multi-story building. Provide the location on the plans. (see A.02/A1)
12. Fire pump(s). Provide the location on the plans. (see A.02/A1)
13. Command Center. This needs to be clearly marked outside of the door. Provide the location on the plans. (see A.02/A1)
14. Sprinkler shut off valve. Provide the location on the plans. (see A.02/A1)
15. Sprinkler connections. Provide the FDC location on the plans – in red ink please. (see A.02/A1)

#### Hydrants & Fire Department Connections

16. More than one hydrant may be required to support the project. How many existing hydrants are near the project? How many are proposed? Provide the locations on the plans. (see C4.00) One is public is existing.
17. The dedicated hydrant should be public. Special circumstances may allow for a private hydrant if an ISO Class 1 Rating can be maintained and the Department of Public Utilities approves of it. A private hydrant must also be maintained in accordance with NFPA 291 and the current Virginia Statewide Fire Prevention Code. ok
18. The FDC for each building. Provide the location on the plans. Signage is required around it (i.e. FDC Connection, No Parking) and curbing before it must be painted yellow. We highly recommend a Knox FDC secure system to safeguard the sprinkler system. ok
19. The FDC should be at least 50 feet from its dedicated hydrant, but no more than 100 feet. (see A.02/A1)

#### Emergency Vehicle Access to Site

20. New construction projects require at least (2) two roads for emergency vehicles *to access the site* and shall comply with Chapter 5 of Statewide Virginia Fire Prevention Code Fire Service Features. Site is located at the on a lot with 3 street frontages.
21. Proposed or improved road surfaces used for emergency access must be able to support a minimum weight of 75,000 lbs. N/A
22. Proposed or improved road surfaces used for emergency access must be at least 20 feet in width. In some cases, 27 feet may be required. N/A
23. Curb cuts into and around the site for emergency access must support a fire apparatus turning radii of 36' inside and 52' outside. N/A
24. New construction projects may require *access to all sides of the building* for emergency vehicles. N/A

#### Environmental Concerns

25. Are you aware of any underground storage tanks (USTs) or above ground storage tanks (ASTs) which currently hold, or may have at one time held, flammable or combustible substances? If any are discovered during land disturbance, excavation, or construction activities, they must be immediately reported to the Fire Marshal's Office. A permit is required before removal or abandonment. All documents pertaining environment reports shall be forwarded to the Fire Marshal's Office. N/A



FD LETTERHEAD

26. Are you aware of any environmental concerns that need to be mitigated before construction, i.e. leaks, spills, etc.? N/A
27. Will this project involve any rock blasting? A rock blasting permit shall be obtained from the Fire Marshal's Office. N/A





## THE JXN HAUS PROJECT

JACKSON WARD DISTRICT  
303 BATES STREET  
RICHMOND, VA 23219

### PROJECT DIRECTORY:

CLIENT:  
THE JXN PROJECT  
313 E. BROAD STREET, #123  
RICHMOND, VA 23219  
CONTACT: DR. SSHA MOON, PHD  
EMAIL: seshamoon@yahoo.com  
TEL: 804-876-0991

ARCHITECT:  
BASKERVILL  
P.O. BOX 400  
RICHMOND, VA 23218  
CONTACT: BURT PINNOCK, FAIA  
EMAIL: bpinnock@baskervill.com  
TEL: 804-840-9413

CIVIL ENGINEER:  
TIMMONS  
1001 BOULDERS PKWY, SUITE 300  
RICHMOND, VA 23225  
CONTACT: CHRIS JOHNSON, P.E.  
EMAIL: chris.johnson@timmons.com  
TEL: 804-523-8393

### PROJECT INFORMATION:

**PROPERTY:** 303 BATES STREET, RICHMOND, VA 23219  
**PARCEL ID:** N0000088001

**ZONING DISTRICT:** R-53 RESIDENTIAL (MULTI-FAMILY)  
FRONT YARD REQ: 15 FEET  
FRONT YARD PROV: 7.33 FEET AT BATES STREET AND 1.33' AT N. 3RD STREET  
SIDE AND REAR YARD REQ.: 15 FEET  
SIDE YARD PROV: 5 FEET

LOT COVERAGE PERMITTED: 60%  
LOT COVERAGE PROPOSED: 23%

HEIGHT PERMITTED: 35 FEET  
HEIGHT PROPOSED: 34'-8" (THREE STORY)

**PROPOSED USE:** PRIVATE COMMUNITY CENTER PER DIV 2. SEC. 30-402.1 (6)  
**PROPOSED BUILDING AREA:** 7,348 SF

### DRAWINGS:

A.01 COVER SHEET  
C1.00 EXISTING CONDITIONS PLAN  
C4.00 SITE LAYOUT PLAN  
C8.00 EASEMENT PLAN  
A.02 LANDSCAPE PLAN  
A.03 FLOOR PLANS  
A.04 ELEVATIONS

N/F  
CITY OF RICHMOND  
RECREATION & PARKS  
N0000112001

E. BATES STREET (±30' R/W)  
CITY BASELINE SHEET 1-NE

E. PRESTON STREET (±30' R/W)  
CITY BASELINE SHEET 1-NE

N/F  
J X N PROJECT  
303 BATES ST.  
N0000088001  
INST. #2023-5558  
TOTAL AREA  
0.303 ACRES

N/F  
HAMM JEFFREY P TRUSTEE  
N0000086001  
INST. #2010-1814

N/F  
MAGGIE WALKER  
COMMUNITY LAND TRUST  
N0000086002  
INST. #2022-20766

N/F  
RICHMOND REDEVELOPMENT  
& HOUSING AUTHORITY  
N0000086004  
INST. #2022-12119

N/F  
THE MAGGIE WALKER  
COMMUNITY LAND TRUST  
N0000086005  
INST. #2020-3505

N/F  
JASPER BETTIE  
C/O CALVIN JASPER  
N0000086006

N/F  
LAFFOON WILLIAM  
N0000089007  
INST. #2017-23822

N/F  
STALLINGS LLC  
N0000070001  
INST. #2006-38102

N/F  
HARVEY SHIRLEY  
N0000070003  
INST. #2004-1231

N/F  
THE MAGGIE WALKER  
COMMUNITY LAND TRUST  
N0000070009  
INST. #2019-7822

N/F  
THE MAGGIE WALKER  
COMMUNITY LAND TRUST  
N0000070006  
INST. #2019-7820

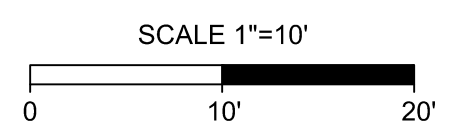
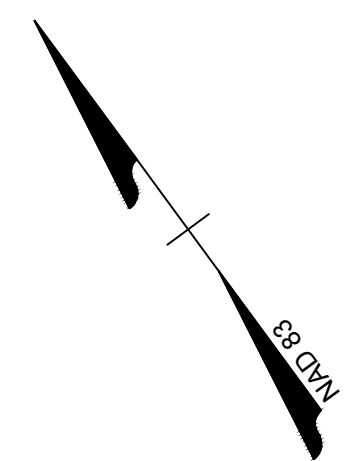
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THE MAGGIE WALKER  
COMMUNITY LAND TRUST  
N0000070007  
INST. #2019-7820

N/F  
RICHMOND REDEVELOPMENT  
& HOUSING AUTHORITY  
N0000070008  
INST. #2015-15284

N/F  
BRAILEY DENNIS  
N0000088018  
INST. #2006-43172

N/F  
ESTATE OF PRESLEY ANNABELLE  
C/O PAMELA LAMBERT  
N0000088005  
INST. #1101-65

N/F  
RICHMOND REDEVELOPMENT  
& HOUSING AUTHORITY  
N0000088017  
INST. #2012-52683



**LEGEND**

- CONCRETE MONUMENT FOUND
- IRON ROD SET
- ⊕ FIRE HYDRANT
- WATER VALVE
- ▽ REDUCER
- ROOF DRAIN
- BOLLARD
- ⊕ POWER POLE
- ⊕ SIGN
- ⊕ SEWER MANHOLE
- CLEANOUT
- GAS VALVE
- ⊕ GAS TEST
- ◆ GAS METER
- PROPERTY SETBACK
- ~ EDGE OF WOODS
- PROPERTY BOUNDARY
- OVERHEAD UTILITY
- GIS WATERLINE (CITY RECORD)
- GIS STORM PIPE (CITY RECORD)
- GIS SEWER COMBINED (CITY RECORD)
- EDGE OF PAVEMENT
- ELEVATION CONTOUR
- ▨ EXISTING BUILDING

**U/G UTILITY DESIGNATION NOTES:**

- 1) U/G UTILITY DESIGNATION PERFORMED BY TIMMONS GROUP AND COMPLETED ON MAY OF 2023.
  - 2) ALL U/G UTILITIES FOUND ON-SITE ARE DESIGNATED AS QUALITY LEVEL B UNLESS OTHERWISE NOTED.
- EOI = END OF INFORMATION FOR CONDUCTIVE UTILITY FIELD SIGNALS.
- UTILITY OWNERS:  
-CITY OF RICHMOND



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DATE	REVISION DESCRIPTION
07/01/2024	REVISED PER CITY SUP COMMENTS
DATE	DATE
07/01/2024	07/01/2024
DRAWN BY	E. PATTERSON
DESIGNED BY	C. JOHNSON
CHECKED BY	C. JOHNSON
SCALE	1" = 10'

**TIMMONS GROUP**

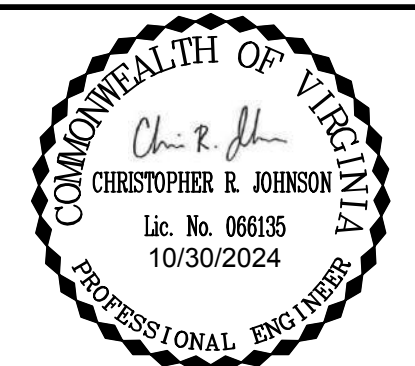
THE JXN HAUS PROJECT  
JACKSON WARD DISTRICT - RICHMOND CITY - VIRGINIA  
EXISTING CONDITIONS PLAN

JOB NO.  
**58802**

SHEET NO.  
**C1.00**

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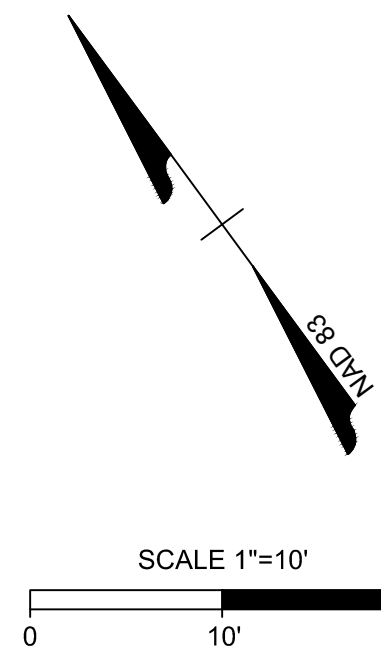
DATE: 10/30/2024  
DRAWN BY: E. PATTERSON  
DESIGNED BY: C. JOHNSON  
CHECKED BY: C. JOHNSON  
SCALE: 1" = 10'

DATE: 09/13/2024  
DRAWN BY: E. PATTERSON  
DESIGNED BY: C. JOHNSON  
CHECKED BY: C. JOHNSON  
SCALE: 1" = 10'

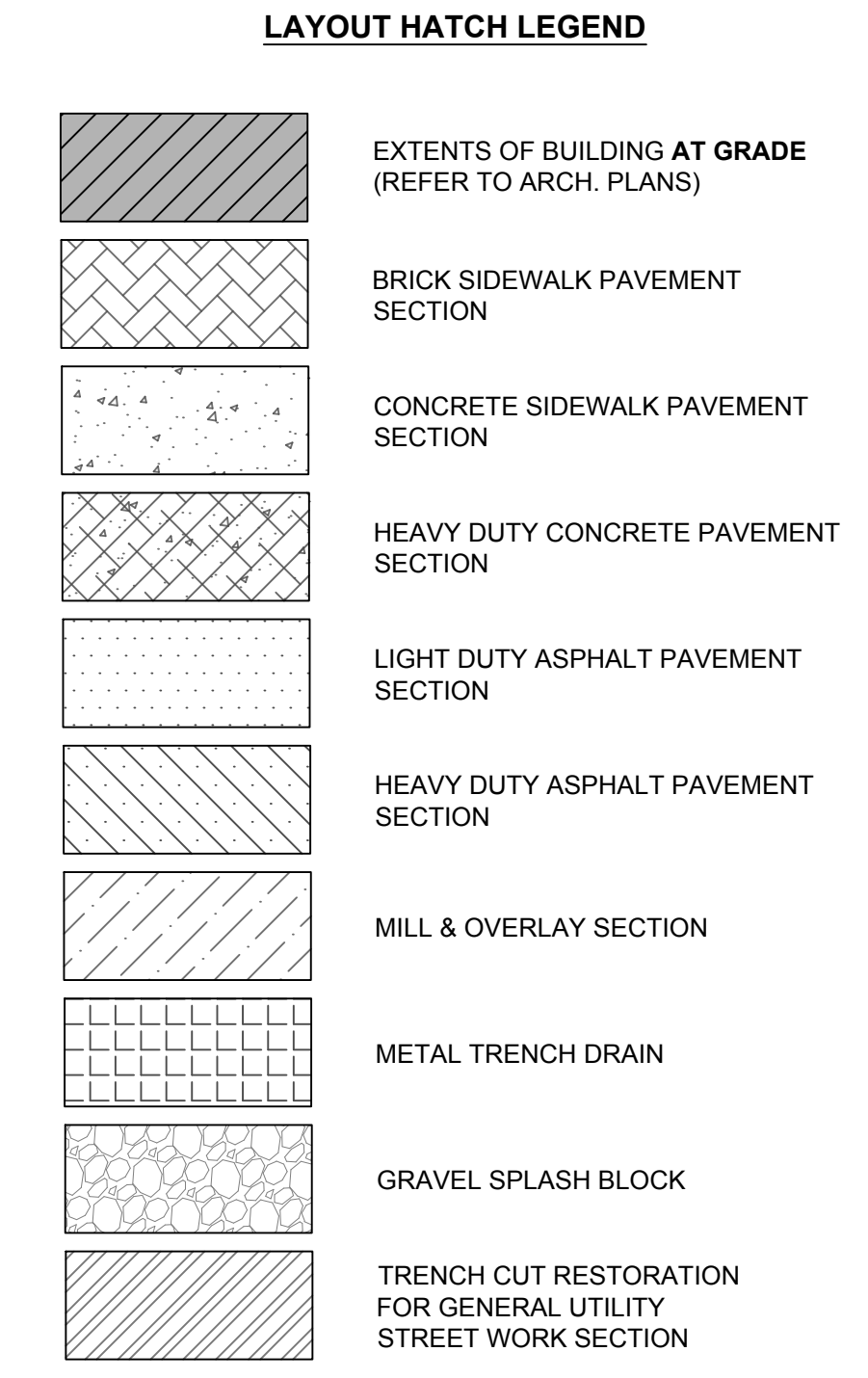
THE JXN HAUS PROJECT  
JACKSON WARD DISTRICT - RICHMOND CITY - VIRGINIA  
SITE LAYOUT PLAN - PHASE I

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  - ANY EXISTING BRICKS OR GRANITE CURB NOT BEING RE-USED MUST BE PALLETIZED AND DELIVERED TO THE MATERIAL STORAGE AREA AT THE EAST RICHMOND ROAD LANDFILL. COORDINATE WITH CITY OF RICHMOND DPW.
- ARCHITECTURAL BUILDING BACKGROUND DATE: 06/23/2024**
- PAVEMENT MARKING NOTES:**
- ALL PERMANENT MARKINGS SHALL BE TYPE B, CLASS I UNLESS OTHERWISE DIRECTED BY VDOT TRAFFIC ENGINEERING.
  - ALL PAVEMENT MARKINGS MUST HAVE A PERSON W/A PAVEMENT MARKING CERTIFICATION, ISSUED BY THE VDOT MATERIALS DIVISION, ON SITE DURING PAVEMENT MARKING OPERATIONS. A COMPLETED CERTIFIED DELIVERY TICKET & A C-85 MUST BE SUBMITTED TO THE VDOT RESIDENCY PERMIT INSPECTOR.



**SITE LAYOUT NOTE KEY**

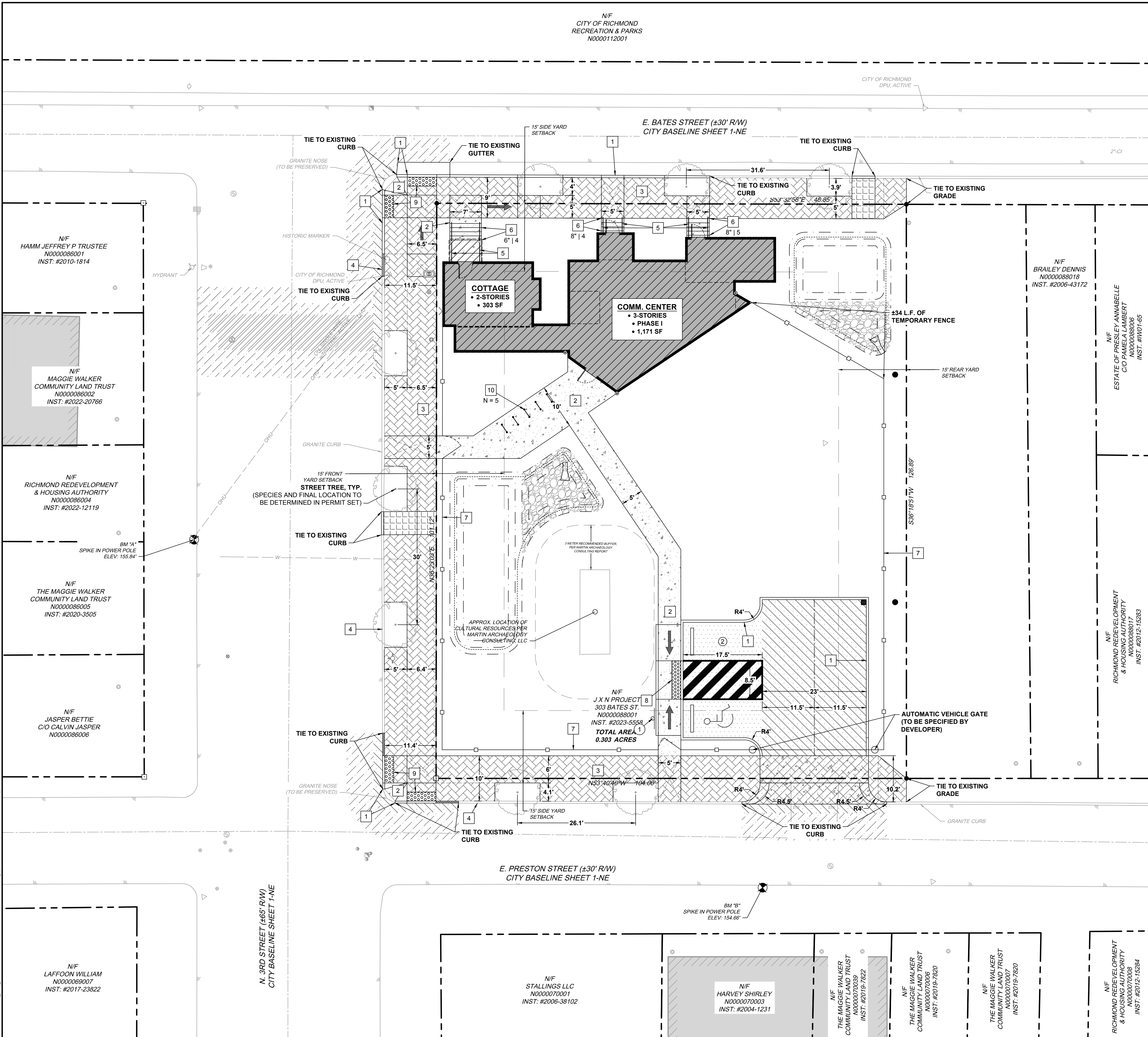
1	6" CURB; 6" CURB & GUTTER (CITY OF RICHMOND STD. RGM-CD-01)
2	CoR CONCRETE SIDEWALK (CoR STD. RGM-CD-04)
3	CoR BRICK SIDEWALK (CoR STD. RGM-CD-05)
4	CoR GRANITE CURB (CoR STD. RGM-CD-07)
5	ARCHITECTURAL HANDRAILS (REFER TO ARCHITECTURAL PLANS)
6	CONCRETE STEPS (VDOT MOD. S-1) X'   X (HEIGHT OF RISERS)   # OF RISERS
7	DECORATIVE BLACK ALUMINUM FENCING
8	ADA ACCESS RAMP w/TRUNCATED DOME WARNING SURFACE (VDOT MOD. CG-12, TYPE "B")
9	ADA ACCESS RAMP w/TRUNCATED DOME WARNING SURFACE (VDOT MOD. CG-12, TYPE "C")
10	BIKE RACK FOR SHORT TERM BICYCLE STORAGE (N = # OF RACKS)

**SIGN & PAVEMENT PARKING NOTE KEY**

1	ACCESSIBLE PARKING SIGN (MUTCD R7-8)
---	--------------------------------------

**CURB LEGEND**

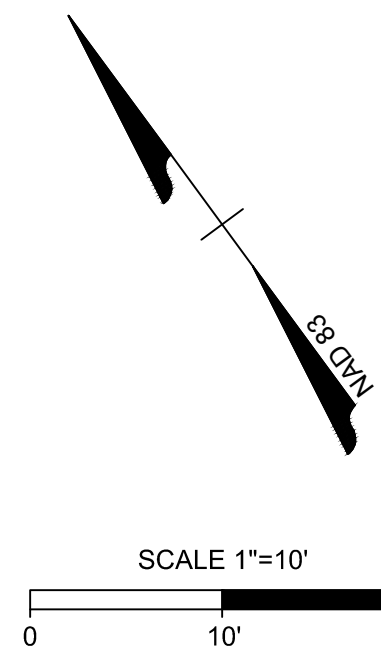
[Solid Line]	TYPICAL CONC. CURB
[Dashed Line]	RESET GRANITE CURB



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DATE	DRAWN BY
09/13/2024	E. PATTERSON

CHECKED BY	SCALE
C. JOHNSON	1" = 10'

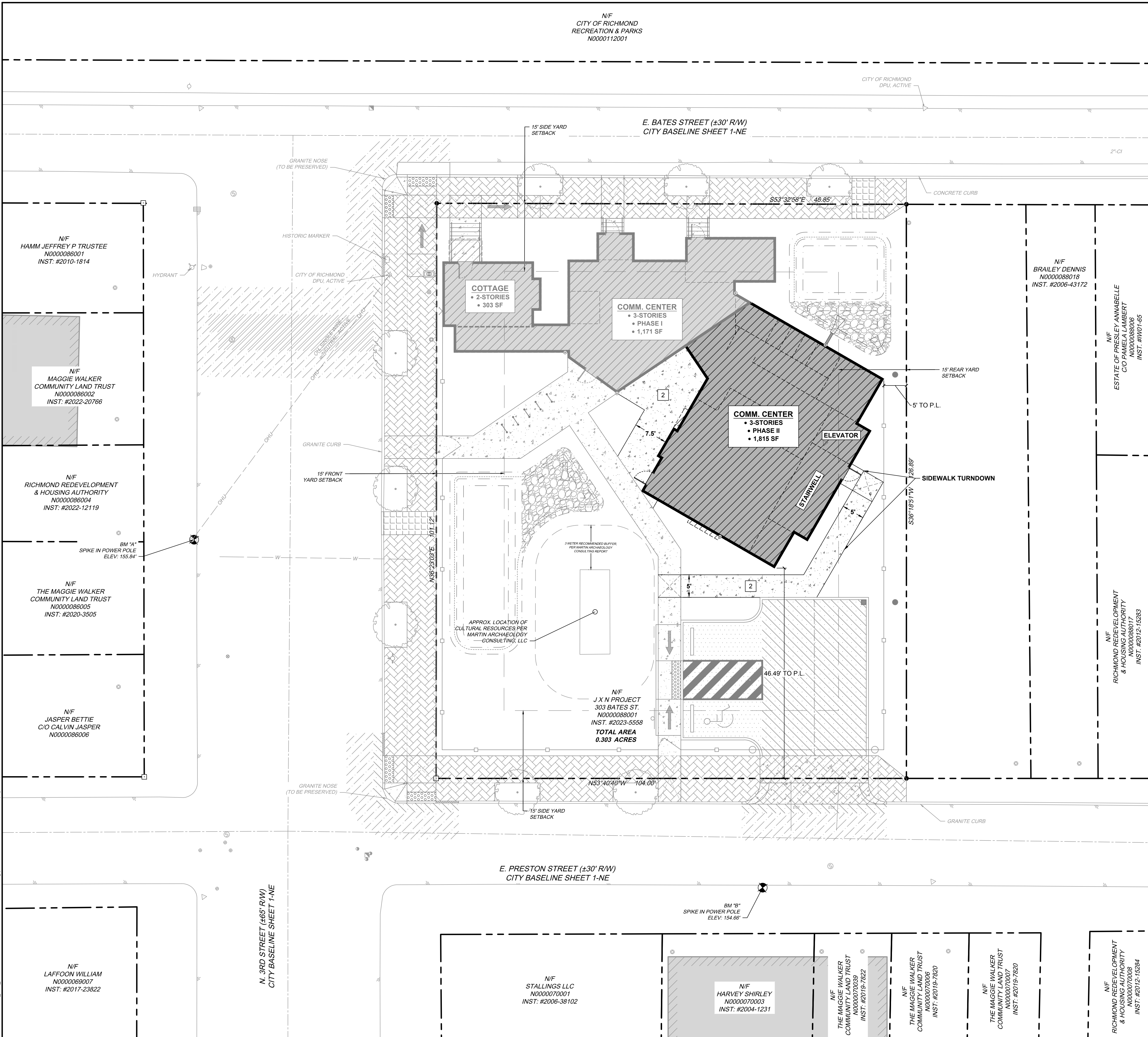
JOB NO.
58802

SHEET NO.
C4.01

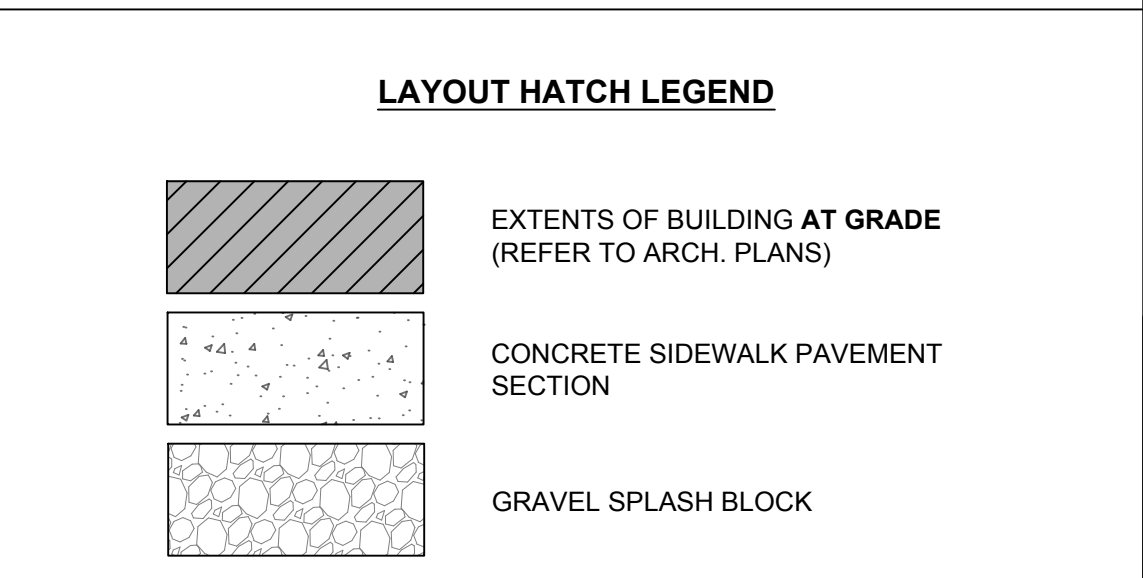
# TIMMONS GROUP

THE JXN HAUS PROJECT  
JACKSON WARD DISTRICT - RICHMOND CITY - VIRGINIA  
SITE LAYOUT PLAN - PHASE II

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- ARCHITECTURAL BUILDING BACKGROUND DATE: 06/23/2024**
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- PAVEMENT MARKING NOTES:**
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  - ALL PAVEMENT MARKINGS MUST HAVE A PERSON W/A PAVEMENT MARKING CERTIFICATION, ISSUED BY THE VDOT MATERIALS DIVISION, ON SITE DURING PAVEMENT MARKING OPERATIONS. A COMPLETED CERTIFIED DELIVERY TICKET & A C-85 MUST BE SUBMITTED TO THE VDOT RESIDENCY PERMIT INSPECTOR.

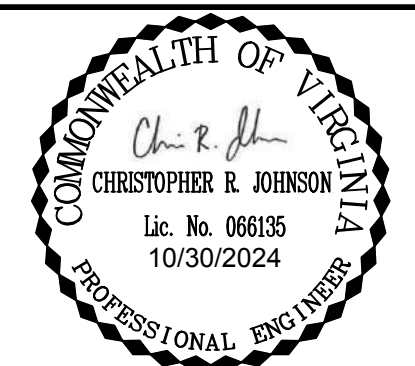


**SITE LAYOUT NOTE KEY**

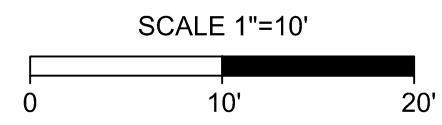
1	C&R CONCRETE SIDEWALK (C&R STD. RGM-CD-04)
---	--

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N/F  
CITY OF RICHMOND  
RECREATION & PARKS  
N0000112001



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DATE  
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DATE  
09/13/2024

DRAWN BY  
E. PATTERSON

DESIGNED BY  
C. JOHNSON

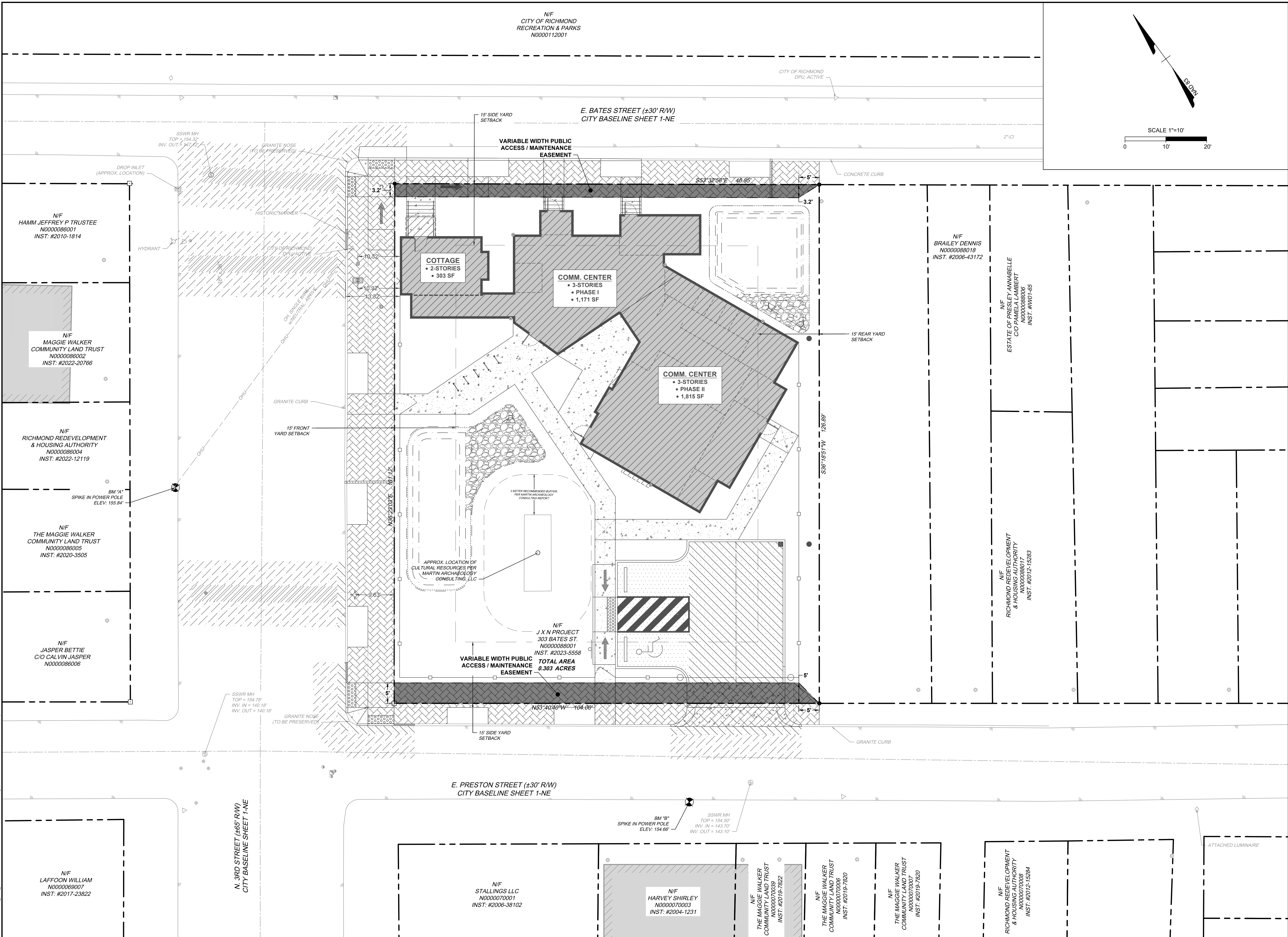
CHECKED BY  
C. JOHNSON

SCALE  
1" = 10'

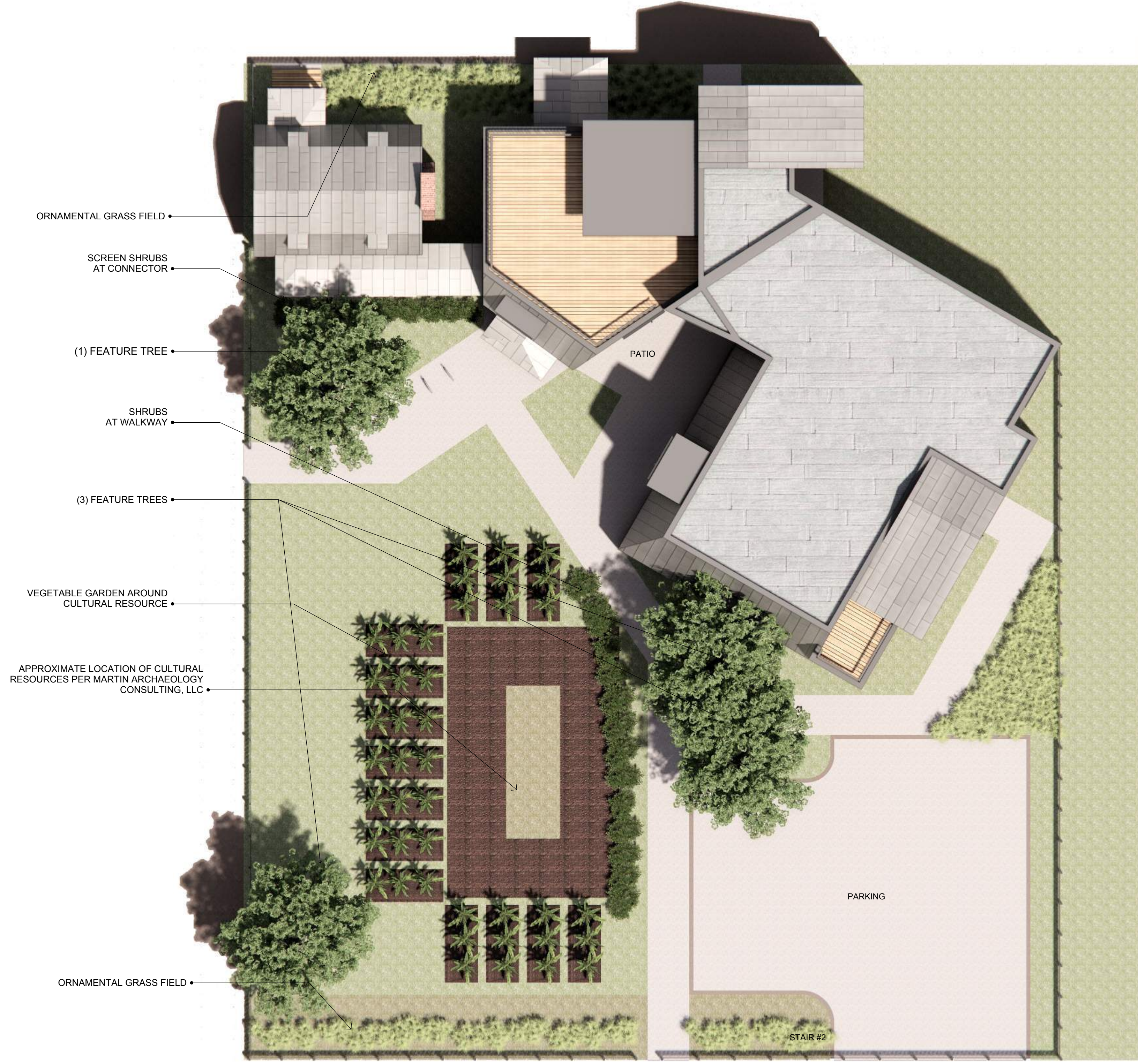
THE JXN HAUS PROJECT  
JACKSON WARD DISTRICT - RICHMOND CITY - VIRGINIA  
EASEMENT PLAN

JOB NO.  
58802  
SHEET NO.  
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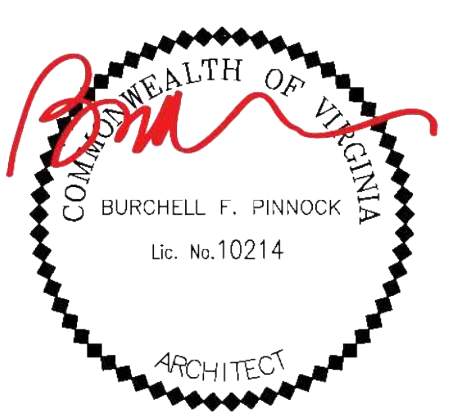


**A** LANDSCAPE PLAN  
 1 1/8" = 1'-0"

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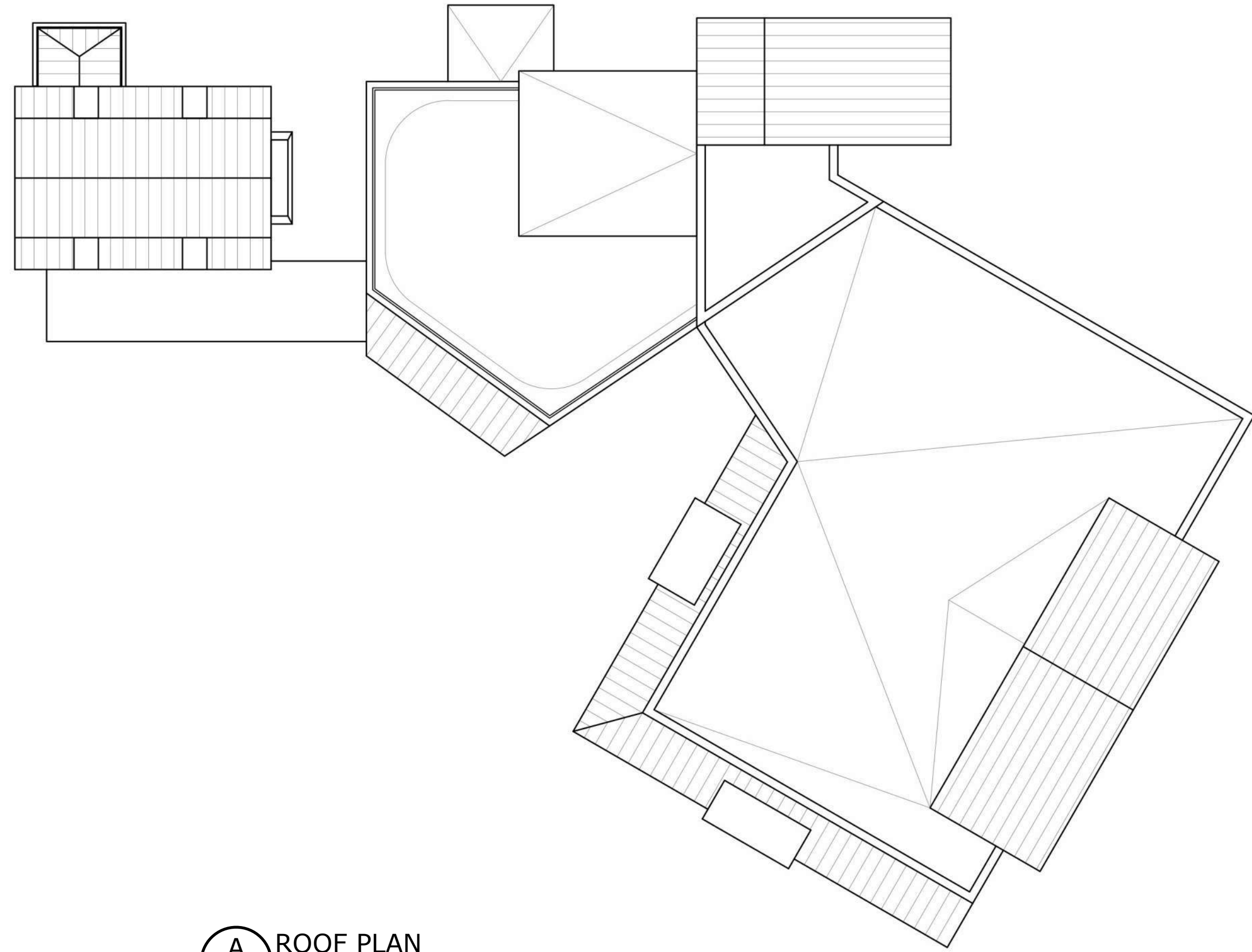
PROJECT NUMBER  
**2.220128.0**

PROJECT  
**JXN HAUS**  
**303 BATES STREET**  
**RICHMOND, VA 23219**

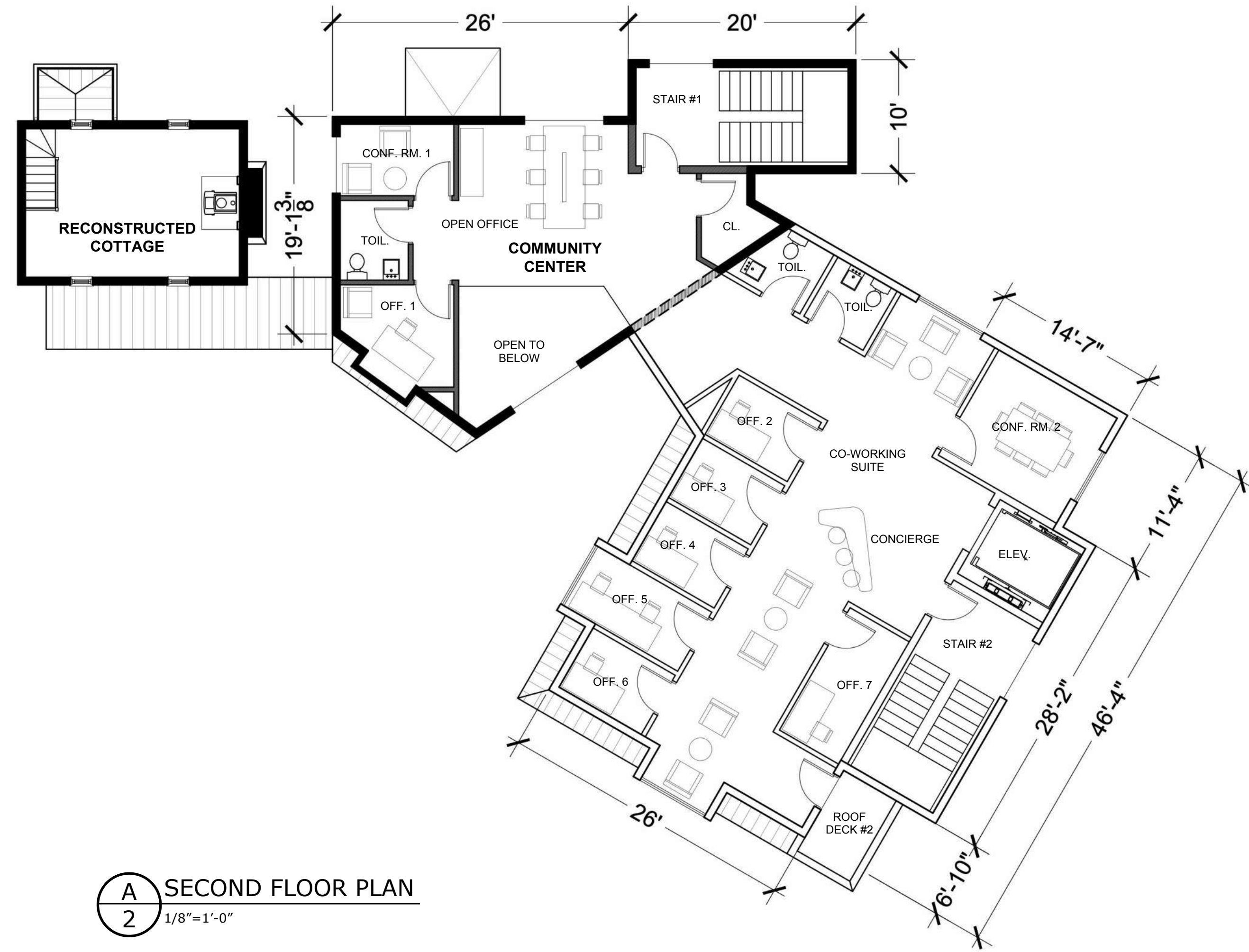


ISSUE  
**MARCH 6, 2024**  
 REVISION 1  
**NOV. 1, 2024**

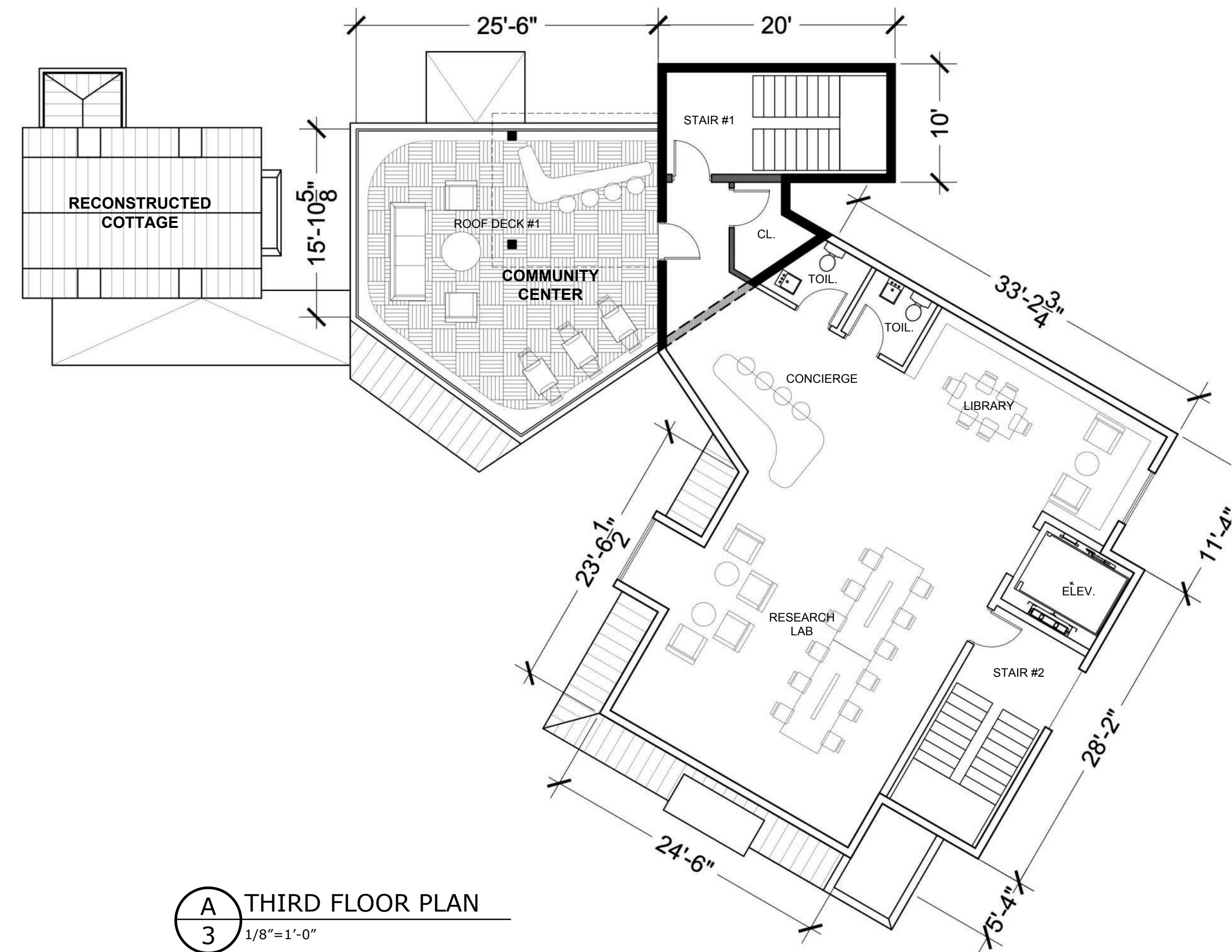
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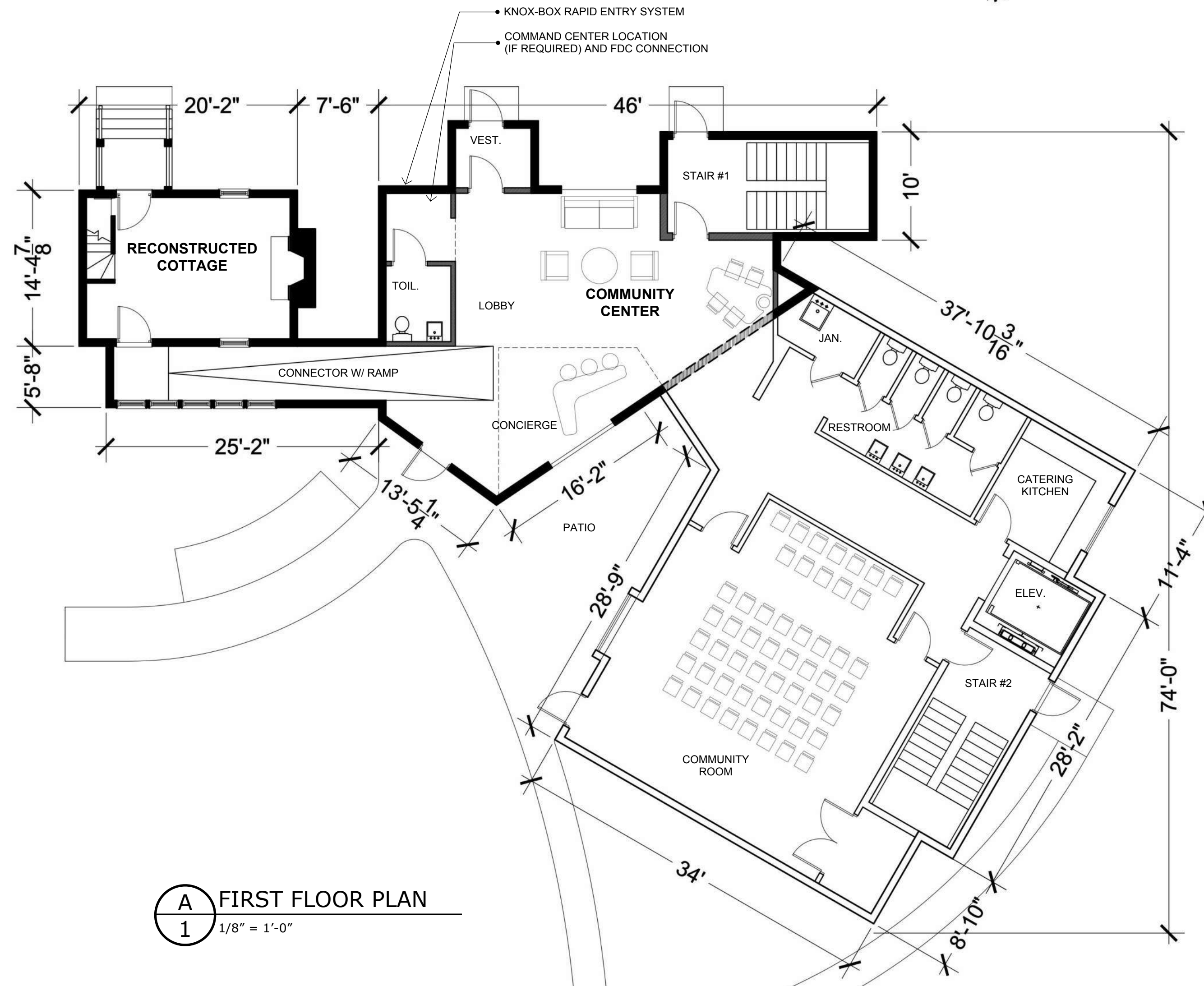
A ROOF PLAN  
4 1/8"=1'-0"



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



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

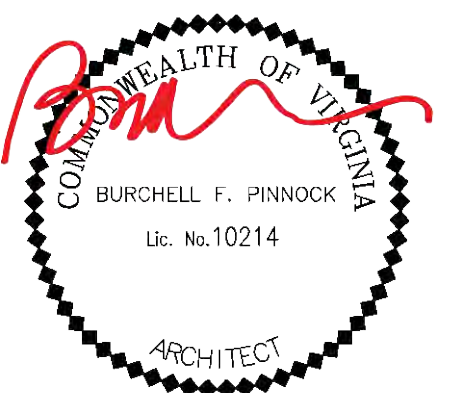


A FIRST FLOOR PLAN  
1 1/8"=1'-0"

RECONSTRUCTED COTTAGE - 492 SF  
COMMUNITY CENTER - 6,856 SF

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PROJECT NUMBER  
2.220128.0

PROJECT  
JXN HAUS  
303 BATES STREET  
RICHMOND, VA 23219

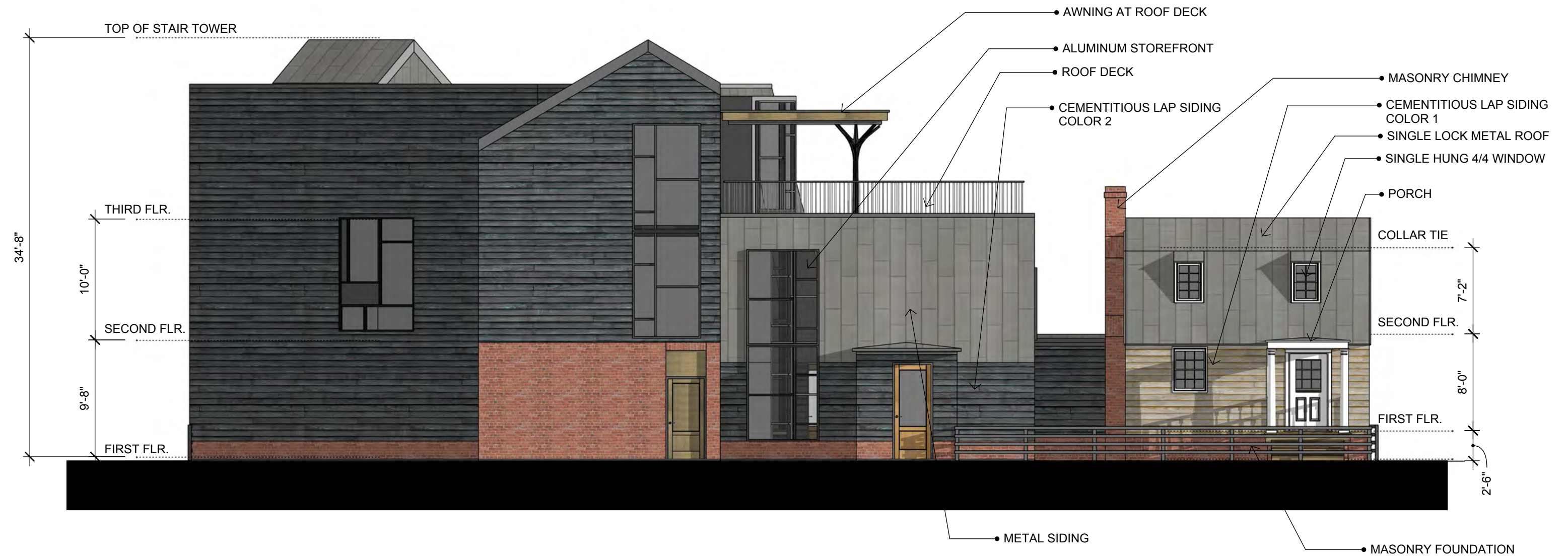


ISSUE  
MARCH 6, 2024  
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JULY 1, 2024

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**A**  
**3** EAST ELEVATION  
 1/8" = 1'-0"



**A**  
**2** NORTH ELEVATION (E. BATES STREET)  
 1/8" = 1'-0"



**A**  
**3** WEST ELEVATION (N. 3RD STREET)  
 1/8" = 1'-0"

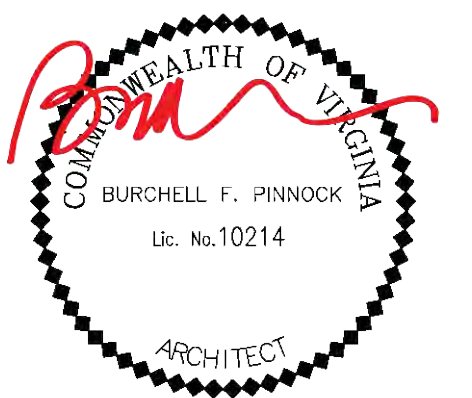


**A**  
**1** SOUTH ELEVATION  
 1/8" = 1'-0"

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