

INTRODUCED: April 27, 2026

AN ORDINANCE No. 2026-106

As Amended

To authorize a Mosby Court South Redevelopment preliminary community unit plan permitting the development of a residential community of up to 600,000 square feet and no more than 500 dwelling units and up to 25,000 square feet of ground floor commercial area on approximately 12.84 acres of land located at 1804 P Street and 1930 P Street, upon certain terms and conditions, and to repeal Ord. No. 1961-164-144, and all amendatory ordinances thereto.

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Patrons – Mayor Avula (By Request), Ms. Robertson and President Newbille

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAY 26 2026 AT 6 P.M.

WHEREAS, the properties known as 1804 P Street and 1930 P Street and identified as Tax Parcels Nos. E000-0465/001 and E000-0465/002, respectively, in the 2026 records of the City Assessor, as shown on Sheets 1-7 of the survey entitled “Plat Showing a Boundary Survey of 12.746 Acres & 0.094 Acres Lying to the East of Mosby Street,” prepared by Timmons Group, and dated April 26, 2024, 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 500 dwelling units and up to 25,000 square feet of ground floor commercial on the Property; and

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: JUN 8 2026 REJECTED: _____ STRICKEN: _____

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 formal resolution, which has been transmitted to the City Council pursuant to section 30-456.5 of the Code of the City of Richmond (2020), 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 (2020), as amended, and Chapter 30, Article IV, Division 30 of the Code of the City of Richmond (2020), as amended, the development and use of the Property, generally in accordance with a plan entitled “Mosby Court South, 1804 P Street, Richmond, VA 23223,” prepared by Hooker DeJong Inc., with Sheet PR-1 dated March 27, 2026, and Sheets PR-1.1 through PR-2.5 dated July 3, 2025 (the “Preliminary Plan”), a copy of which plan is attached to and made a part of this ordinance, is hereby approved 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 shall be as generally depicted on the Preliminary Plan.

B. Where specific standards set forth in this ordinance exceed or modify standards for features shown on the Preliminary Plan, this ordinance shall prevail. Notwithstanding anything in section 30-456.7 of the Code of the City of Richmond (2020), as amended, to the contrary, any

approval, without conditions, of a subdivision plat depicting the final lot layout for any multifamily dwellings, community common areas, open space, and adjacent roads for one or more phases of the development of the Property shall be deemed, for purposes of this ordinance, to be approval of the final plan for such phase or phases. Any final community unit plan approved for the Property, including any approved 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 as shown on the Preliminary Plan or as included in this ordinance.

II. MAXIMUM RESIDENTIAL DENSITY: Residential use of the Property shall be limited to a maximum of 600,000 square feet and no more than 500 dwelling units, generally as shown on the Preliminary Plan. Notwithstanding anything in the Preliminary Plan to the contrary, each multifamily dwelling on the Property shall be permitted to be either a “walk-up” or an “elevator building.”

III. PHASING: Development of the Property in phases shall be permitted, generally as shown on the Preliminary Plan.

IV. DWELLING UNIT DEVELOPMENT STANDARDS:

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

2. **Multifamily dwellings.** There shall be a front yard with a depth of not less than 10 feet. In the case of corner lots, the front yard shall be required only on one street frontage. There shall be side yards of not less than five feet in width, including without limitation on corner lots. The distance between two buildings erected on the same lot shall not be less than six feet, except where buildings are attached. There shall be a rear yard with a depth of not less than five feet. Lot

coverage shall not exceed 80 percent of the area of the lot.

B. NON-DWELLING USES:

1. A maximum of 25,000 square feet of ground floor commercial area shall be provided.

2. Amenities that serve the Property as a whole shall be permitted as principal uses provided that such amenities are located in a community amenity building substantially as shown on the Preliminary Plan.

3. Accessory structures that are customarily incidental and clearly subordinate to the dwelling uses permitted by this ordinance shall be permitted, provided that such accessory structures do not exceed 12 feet in height. Notwithstanding the foregoing, playground equipment that exceeds 12 feet in height shall be permitted.

4. Accessory structures located within a required rear yard shall be permitted, except that (i) no such accessory structures shall be located within five feet of an alley, and (ii) where the rear yard abuts a side lot line of an adjoining lot, no such accessory structure shall be located nearer such side lot line than a distance equal to the minimum side yard required on the adjoining lot.

5. Accessory structures located within the portion of a required side yard situated within 30 feet of the rear lot line shall be permitted, provided that no such accessory structure shall be closer than two feet to the side lot line, unless such accessory structure is attached to an accessory structure on the adjacent lot by a common wall.

6. Accessory structures and attached additions that increase the height, floor area, or building footprint of any multifamily dwelling shall not be subject to approval or disapproval pursuant to section 30-456.7 of the Code of the City of Richmond (2020), as amended.

C. BUILDING HEIGHT: No building shall exceed the lesser of five stories or 60 feet

in height.

D. EXTERIOR BUILDING MATERIALS: The exteriors of the multifamily dwellings and non-dwelling uses shall be constructed with brick, brick veneer, stone, cementitious siding, wood, [vinyl,] or an equivalent material as approved in the Final Plan. [~~Vinyl siding shall have a minimum wall thickness of 0.044 inches, as evidenced by the manufacturer's printed literature.~~] Exterior trim, windows, and soffits shall be constructed with three coat smooth finish stucco, wood siding, vinyl cladding, or aluminum cladding. Roofing materials shall consist of architectural asphalt shingles, thermoplastic polyolefin (TPO), or an equivalent material as approved in the Final Plan.

E. DOORS: Each at-grade townhome-style multifamily dwelling unit shall have a secondary egress door to either the side yard or rear yard of the lot.

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

G. LANDSCAPING: Any landscaping and hardscaping in the open space areas shall be generally as shown on the Preliminary Plan. For each phase of the development of the Property, the first Final Plan approved after the adoption of this ordinance shall include a landscaping plan.

V. PUBLIC IMPROVEMENTS: Public improvements depicted on the Preliminary Plan shall be provided following their approval 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 without limitation utilizing reduced road centerline radii, intersection spacing, and alternative street sections. Prior to the issuance of any building permit for the Property, the owner of the Property shall convey to the City a sixty-foot-wide public right-of-way over, under, and across that portion of the Property labeled

as “19TH STREET” on the Preliminary Plan, which conveyance shall be by deed of special or general warranty that is approved as to form by the City Attorney and acceptable to the Director of the Department of Public Works as to terms. The Chief Administrative Officer or designee thereof is hereby authorized to execute such deed for the acceptance of such right-of-way.

B. ALLEYS: The Preliminary Plan depicts certain alleys, which shall be dedicated public right-of-way with an eighteen-foot minimum paved width and a twenty-foot minimum right-of-way width. Alley configuration shall be generally as shown on the Preliminary Plan, including without limitation reduced alley centerline radii, intersection spacing, and alternative turnarounds. Prior to the issuance of any building permit for the Property, the owner of the Property shall convey to the City five public rights-of-way over, under, and across those portions of the Property shown and labeled as “ALLEY” on the Preliminary Plan, which conveyance shall be by deed of special or general warranty that is approved as to form by the City Attorney and acceptable to the Director of Public Works as to terms. The Chief Administrative Officer or the designee thereof is hereby authorized to execute such deed for the acceptance of such rights-of-way.

C. SIDEWALKS: The owner of the Property shall install or improve sidewalks on both sides of all streets within the limits of the project site as approved herein, shown and labeled as “PROJECT BOUNDARY” on the Preliminary Plan (the “Project Boundary”). All such sidewalks shall have a minimum width of six feet and shall be constructed or improved in accordance with the requirements of the Director of Public Works. This requirement shall not apply to sidewalks located partially or entirely outside of the Project Boundary, including sidewalks adjacent to but not within the Project Boundary.

D. LIGHTING: New pedestrian-scale ornamental streetlight fixtures, as approved by

the Department of Public Utilities, shall be installed along all streets within the Project Boundary. New cobra head light fixtures shall not be permitted, except as required within public alleys. All existing cobra head light fixtures within public streets shall be replaced with pedestrian-scale ornamental fixtures, except along Mosby Street and 20th Street, where lighting may consist of combination pole-mounted fixtures with integrated pedestrian and roadway lighting.

E. STREET TREES: Deciduous shade trees shall be planted within the right-of-way in planting strips located between the sidewalk and the curb. Such planting strips shall be a minimum of four feet wide. The location of all street trees shall be generally as shown on the Preliminary Plan and shall not conflict with the placement of utilities. The final location of all 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 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 and shall have vegetative screening.

G. COMPLETION OF IMPROVEMENTS IN PUBLIC RIGHT-OF-WAY: All improvements required by this subsection (V) that will be located within public right-of-way shall be completed generally as shown on the Preliminary Plan, unless otherwise required by the Director of Public Works. 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 or the designee thereof and the Director of Public Utilities or the designee thereof, as applicable, that such improvements and work are in

accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works or the designee thereof and the Director of Public Utilities or the designee thereof, as applicable, 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 use and occupancy for the Property, or the applicable phase of the development thereof, shall not be issued until all requirements of this subsection (G) are fully satisfied.

VI. MINIMUM OPEN SPACE: Open space, as generally shown on the Preliminary Plan, shall be provided and may include active and passive recreational components. Submission of the plans for open space in phases shall be permitted.

VII. SCREENING: Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Dumpster facilities shall be screened with opaque structural or vegetative materials so as not to be visible from adjacent properties, or from any public street or other public space. Such enclosure or screening shall be designed to prevent trash or refuse from blowing onto other areas of the Property or onto adjacent properties or public streets or spaces. Chain link fences shall not be used to satisfy this dumpster screening requirement.

VIII. PARKING: Parking shall be provided as follows:

- A. Driveways shall not be permitted.
- B. Where on-street parking spaces are not defined by curb bump-outs, on-street spaces shall not be within 10 feet of crosswalks, stop signs, or traffic control signals.

C. Long-term bicycle parking requirements shall be as set forth in section 30-730.2 of the Code of the City of Richmond (2020), as amended, with the following clarifications and modifications:

1. Ground floor units shall be excluded from the number of dwelling units counted when determining long-term bicycle parking requirements.

2. Long-term bicycle parking requirements shall be determined for each building individually, and shall not be based on the number of dwelling units in a phase of development or the development as a whole. Notwithstanding anything in section 30-730.2 of the Code of the City of Richmond (2020), as amended, to the contrary, long-term bicycle parking spaces located on premises separate from the building which they are intended to serve shall be permitted, provided that such premises are accessible to the residents of the building which they are intended to serve. Groups of long-term bicycle parking spaces intended to serve multiple premises shall be permitted.

D. Short-term bicycle parking requirements shall be as set forth in section 30-730.2 of the Code of the City of Richmond (2020), as amended. For the purpose of determining the required number of short-term bicycle parking spaces, each building shall be considered individually.

IX. ADMINISTRATION AND IMPLEMENTATION:

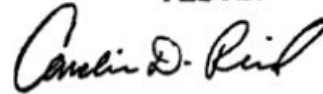
A. Except as otherwise specifically provided by this ordinance, the zoning regulations prescribed by Chapter 30 of the Code of the City of Richmond (2020), as amended, for the district in which the Property is situated shall apply.

B. The Final Plan application for the first phase of development of the Property must be submitted within five years after the effective date of this ordinance. In the event the required application is not submitted within five years after the effective date of this ordinance, this ordinance shall be null and void and of no further effect.

§ 2. That Ordinance No. 1961-164-144, and all amendatory ordinances thereto,
be and are hereby repealed.

§ 3. This ordinance shall be in force and effect upon adoption.

**A TRUE COPY:
TESTE:**

A handwritten signature in cursive script, appearing to read "Amelia D. Reed".

City Clerk

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: April 20, 2026

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Odie Donald II, Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO for Economic Development and Planning

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

RE: To authorize a Mosby Court South Redevelopment preliminary community unit plan permitting the development of a residential community of up to 500 dwelling units and up to 25,000 square feet of ground floor commercial area on approximately 12.84 acres of land located at 1804 P Street and 1930 P Street, upon certain terms and conditions, and to repeal Ord. No. 1961-164-144, and all amendatory ordinances thereto.

ORD. OR RES. No. _____

PURPOSE: The applicant has submitted a preliminary community unit plan to facilitate the redevelopment of the Mosby Court South community into a mixed-use community with up to 500 dwelling units, amenity, and commercial space. The preliminary community unit plan identifies the maximum number of dwelling units and maximum amount of commercial and residential floor area proposed, the general character and location of all buildings, structures and open spaces, and the general location of all means of ingress and egress and areas for the parking and circulation of vehicles. A final community plan will be required.

BACKGROUND: Mosby South is located in the Fairmount neighborhood, bound by Mosby Street, R Street, North 20th Street, and O Street. The community was opened in 1962 by the

Richmond Redevelopment and Housing Authority (RRHA) and currently has 438 dwelling units. The City's Richmond 300 Master Plan designates this property 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.

More importantly, the City's Master Plan identifies the Mosby community as a Priority Neighborhood. Priority Neighborhoods consist of public housing and land owned or recently transferred by RRHA. They play an integral role in communities across the city.

COMMUNITY ENGAGEMENT: The applicant is responsible for initial community outreach; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$3,600 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: April 27, 2026

CITY COUNCIL PUBLIC HEARING DATE: May 26, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission May 19, 2026

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: 1961-164-144 – Original Community Unit Plan for Mosby South

ATTACHMENTS: Draft Ordinance, Authorization from Property Owner, Applicant's Report, Plans, Survey

STAFF:

Alyson Oliver, Program & Operations Supervisor, Land Use Administration, 646-3709

Shaianna Trump, Planner & Planning Commission Secretary, Land Use Administration, 646-7319

Community Unit Plan Application Applicant Report for Mosby South

The Richman Group (“the Applicant”) submits this Community Unit Plan (CUP) application on behalf of the owner, Richmond Redevelopment and Housing Authority (RRHA) to include all those lots which comprise the public housing complex known as Mosby South. The CUP designation will allow: the inclusion of live/work units; the erection of a structure of up to 5-stories on the most prominent corner of the site (Mosby and O Streets); a variety of commercial spaces that serve the immediate community. The proposed CUP designation will support the redevelopment of a key Gateway Project, for those entering the neighborhood via the Martin Luther King Bridge.

The landuse designation listed in the 2023 amendment to the Richmond 300 Master Plan describes Mosby South as a Priority Neighborhood. The Priority Neighborhoods are characterized as functionally obsolete, as a result of disinvestment in the residences and infrastructure, as well as having limited access to basic services. The applicant plans to design and develop, a vibrant neighborhood which will be completed in coordinated phases to include a Up to 500 units of high quality housing options, commercial/flex spaces to house resident oriented services, and park amenities as requested by the community. The Applicant and RRHA are confident that the proposed development aligns with the recommendations of the 300 Plan in a neighborhood that is primed for revitalization, that has been guided and influenced by input from the entire neighborhood and supported by both private and public investment.

Site Description and Current Uses

The subject property known as Mosby South is located at a prime location on the edge of downtown is comprised of 15.3 contiguous acres on what equates to approximately 5.75 city blocks. The site is bounded by Mosby St., 20th Street, and O Street, Q Street and R Street. The site was developed in 1962 with 210 units within two-story duplexes in an attempt to transition from the six-or-more unit structures that were typical of previous RRHA complexes. The site also includes a vacant lot that was purchased by RRHA to remove a community nuisance. The current site is located at the east end of the Martin Luther King Bridge which is an important transportation connector to downtown Richmond. Finally, the site is adjacent to the Martin Luther King Middle School, recently built in 2017, on Mosby Street. MLK was designed to and serves as a vital community center for youth and families as well as the community at large, as a venue used to host educational, public health awareness and cultural events to name a few.

Proposed Uses and Justification

The Applicant proposes to redevelop the Mosby South site by demolishing the existing structures in phases and redeveloping it into a community of modern energy-efficient residences to meet the needs of a mixed income population. The entire site will be well-designed and walkable, containing well-appointed green spaces that link to other site amenities and resources within the surrounding community. The development will also feature the re-establishment of 19th Street which was closed when the current development was built.

The proposed development will contain a variety of 1, 2, and 3-bedroom residential options which may include attached townhomes, stacked flats, and a mixed-use building which will contain first floor commercial spaces. Targets for the commercial space will be professional services, offices or personal service businesses, but may include retail offerings as well.

The developer intends to introduce a new initiative to be known as the Richman Innovation Center, serving as a dedicated space designed to foster creative thinking, collaboration, and the development of new ideas. These centers often focus on research, prototyping, and experimentation in various fields, such as technology, business, design, and the arts. The goal is to bring together individuals from diverse backgrounds to solve problems, create new products, and explore innovative solutions.

The development team has spent a considerable amount of time and resources engaging the local residents and stakeholders alike and have clearly heard their priorities. In effort to directly address one major point of interest the Richman Group will also consider maintaining one of the original structures onsite to for community use as well as housing artifacts to present and preserve the history of the community.

Conformance with Master Plan

The Richmond 300 plan was amended in 2023 to include specific language to identify and address the redevelopment of Richmond's Priority Neighborhoods of which Mosby South is included. The amendment stated that RRHA recognized the potential for redeveloping public housing sites to better serve the needs of the communities in which they are located. The City and RRHA have agreed to a long-term goal of deconcentrating poverty and providing safe affordable housing as part of mixed income and mixed-use neighborhoods.

In accordance with the master plan the Applicant, in partnership with RRHA intends to improve this Priority Neighborhood through targeted planning, by means of public and private investment. The proposed development will be guided by several critical values that align with The City and RRHAs commitment to Priority Neighborhoods. First there is a commitment by the applicant to design and development sustainable and resilient environments comprised of a variety of housing types that exemplify inclusive communities which serve people of all income levels and housing experiences. The proposed development will also contain high quality spaces which include green and gathering spaces, for internal use but will also be completed with consideration for linkages on site and with the recreation, amenities and resources in the greater community

Finally, the City and RRHA have committed to transforming the public housing communities into thriving well connected, civically engaged mixed, income, mixed use communities of choice that strengthens the vibrancy of the surrounding communities. The Applicant shares that commitment and is certain that the proposed redevelopment has the potential to result in a catalytic project that will become a model for future development.

Conclusion

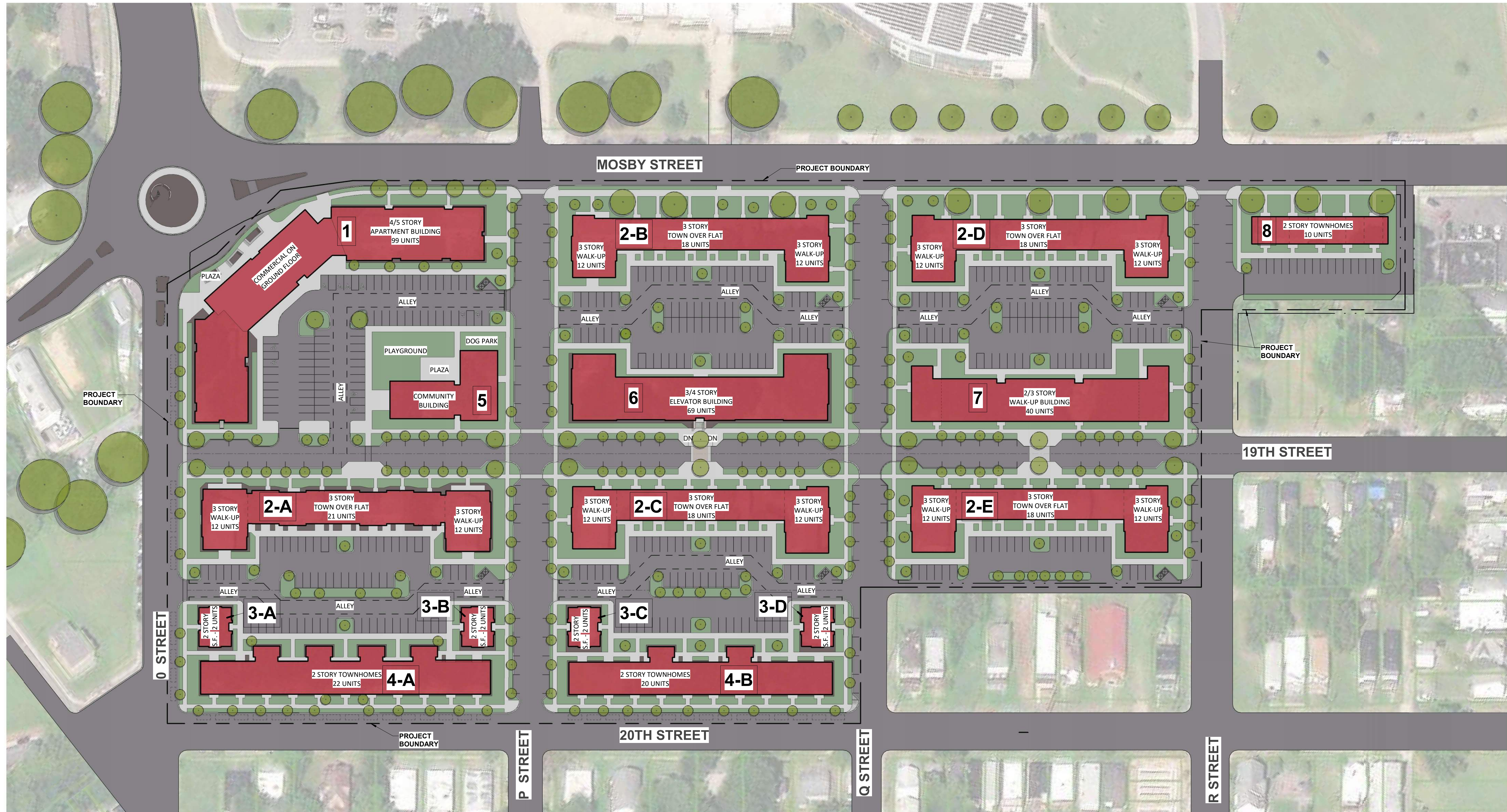
The proposed development will be completed using a 'replace and retain' approach to facilitate a phased sequence of development. The phasing will allow the applicant to relocate current residents directly into new units so there will be essentially one move during the transition. The phased development approach will focus on replacement of the existing units, increasing density by adding additional units and creating commercial spaces. The unit mix will accommodate households at 30%, 60%, 80%, and up to 100% AMI to achieve a strong mix at various income levels. Targeted markets will include but, not be limited to civil servants such as teachers, first responders and employers located in downtown such as MCV, creating quality affordable opportunities for all.

The Applicant plans to offer essential amenities to site residents, visitors, and workers, that meet their basic needs in an environment that encourages frequent and healthy interaction. The development team is hopeful that this interaction will create a bond and true sense of community among residents and visitors like. Through an interactive network of well-defined community spaces residents and visitors will be afforded opportunities to engage in spaces programmed for active and passive activities. Because of the prime location the applicant will also create well-defined linkages to community assets that serve retail service and recreational needs, as well as, access to arts, entertainment and destination commercial amenities offered in the Downtown Core.

The Development team is certain that the successful Redevelopment of Mosby South will result in a profound and immediate impact on the surrounding community. The applicant believes that this project, will serve as an anchor and once completed will attract additional residential and commercial investment in the surrounding neighborhood.

The use of the proposed development site, and its design, construction, maintenance and management/operation of the structures, facilities and appurtenances proposed thereon will be completed in such a manner as to adequately safeguard the health, safety and welfare of the occupants of the adjoining and surrounding property; will not unreasonably impair an adequate supply of light and air to adjacent property; will not unreasonably increase congestion in streets; will not unreasonably increase public danger from fire or otherwise unreasonably affect public safety; and will not diminish, nor impair the established values of property in the adjacent neighborhood.

Thanks in advance for your careful consideration of this submission and please feel free to contact me at _____ or 804.305.4032 should you need additional information or clarification of any of the content within the submission.





OVERALL SITE PLAN
 1" = 60'-0"





BUILDING 1 - FRONT ELEVATION ALONG MOSBY

1/16" = 1'-0"



BUILDING 1 - FRONT ELEVATION AT CORNER

1/16" = 1'-0"

CONTEXT / INSPIRATION PHOTOS



BUILDING 1 - EXTERIOR CONCEPTS | PR-2.1

MOSBY COURT SOUTH

1804 P STREET, RICHMOND VA 23223

7/3/2025



BUILDING 2 - PARTIAL FRONT ELEVATION - END
3/32" = 1'-0"



BUILDING 2 - FRONT ELEVATION
1/16" = 1'-0"



BUILDING 2 - PARTIAL FRONT ELEVATION - MIDDLE
3/32" = 1'-0"



CONTEXT / INSPIRATION PHOTOS



BUILDING 3 - SIDE ELEVATION

1/8" = 1'-0"



BUILDING 3 - FRONT ELEVATION

1/8" = 1'-0"



CONTEXT / INSPIRATION PHOTO





BUILDING 4 - PARTIAL FRONT ELEVATION

1/8" = 1'-0"



BUILDING 4 - FRONT ELEVATION

1/16" = 1'-0"



CONTEXT / INSPIRATION PHOTO



BUILDING 4 - EXTERIOR CONCEPTS | PR-2.4

MOSBY COURT SOUTH

1804 P STREET, RICHMOND VA 23223

7/3/2025



BUILDING 5 - SIDE ELEVATION

1/8" = 1'-0"



BUILDING 5 - FRONT ELEVATION

1/8" = 1'-0"

CONTEXT / INSPIRATION PHOTO



BUILDING 5 - EXTERIOR CONCEPTS | PR-2.5

MOSBY COURT SOUTH

1804 P STREET, RICHMOND VA 23223

7/3/2025

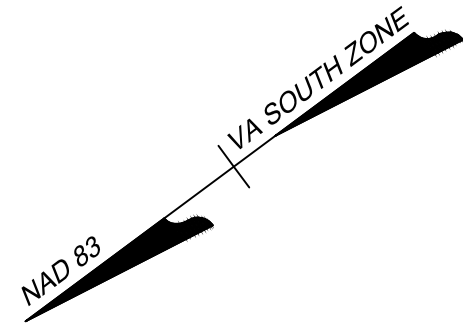
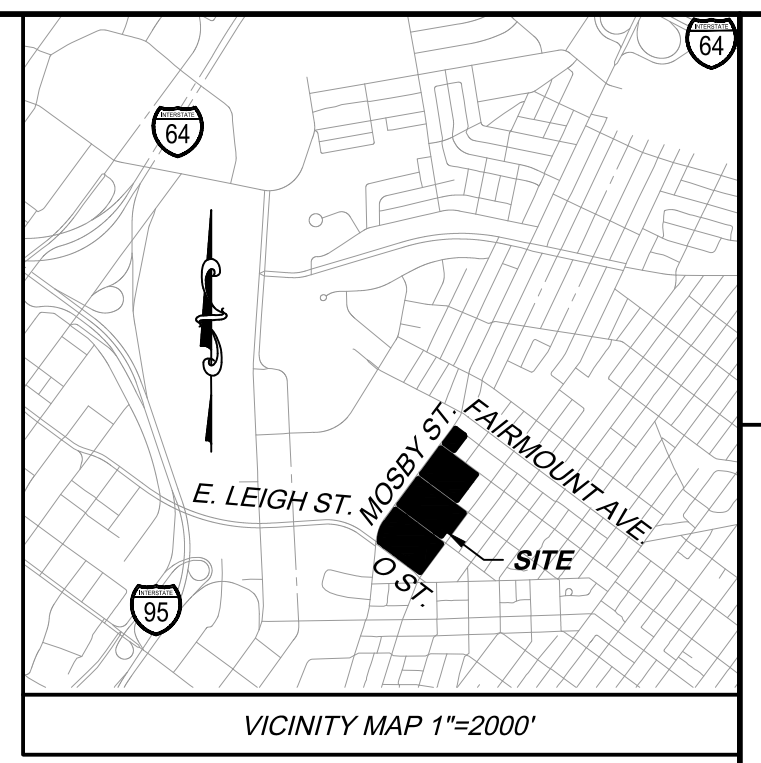
Y:\1903162535-MosbySouth\DWG\62535MosbySouth_903v-XPSURV.dwg | Plotted on 4/26/2024 1:14 AM | by Joe Wade

LINE TABLE		
LINE	BEARING	LENGTH
L1	N53°27'28"W	55.60'
L2	N5°50'24"E	50.80'
L3	S53°10'25"E	123.62'
L4	S53°10'25"E	124.05'
L5	S53°10'25"E	66.76'
L6	S53°10'25"E	125.64'
L7	N53°17'24"W	126.26'
L8	N52°49'08"W	66.75'
L9	N53°27'28"W	123.73'
L10	S53°10'25"E	123.84'
L11	N53°17'15"W	123.50'
L12	N52°57'33"W	123.54'
L13	S53°05'54"E	123.55'
L14	S53°05'54"E	124.55'
L15	S53°29'18"E	65.95'
L16	S53°29'18"E	125.64'
L17	N53°29'18"W	125.64'
L18	N53°31'47"W	66.63'

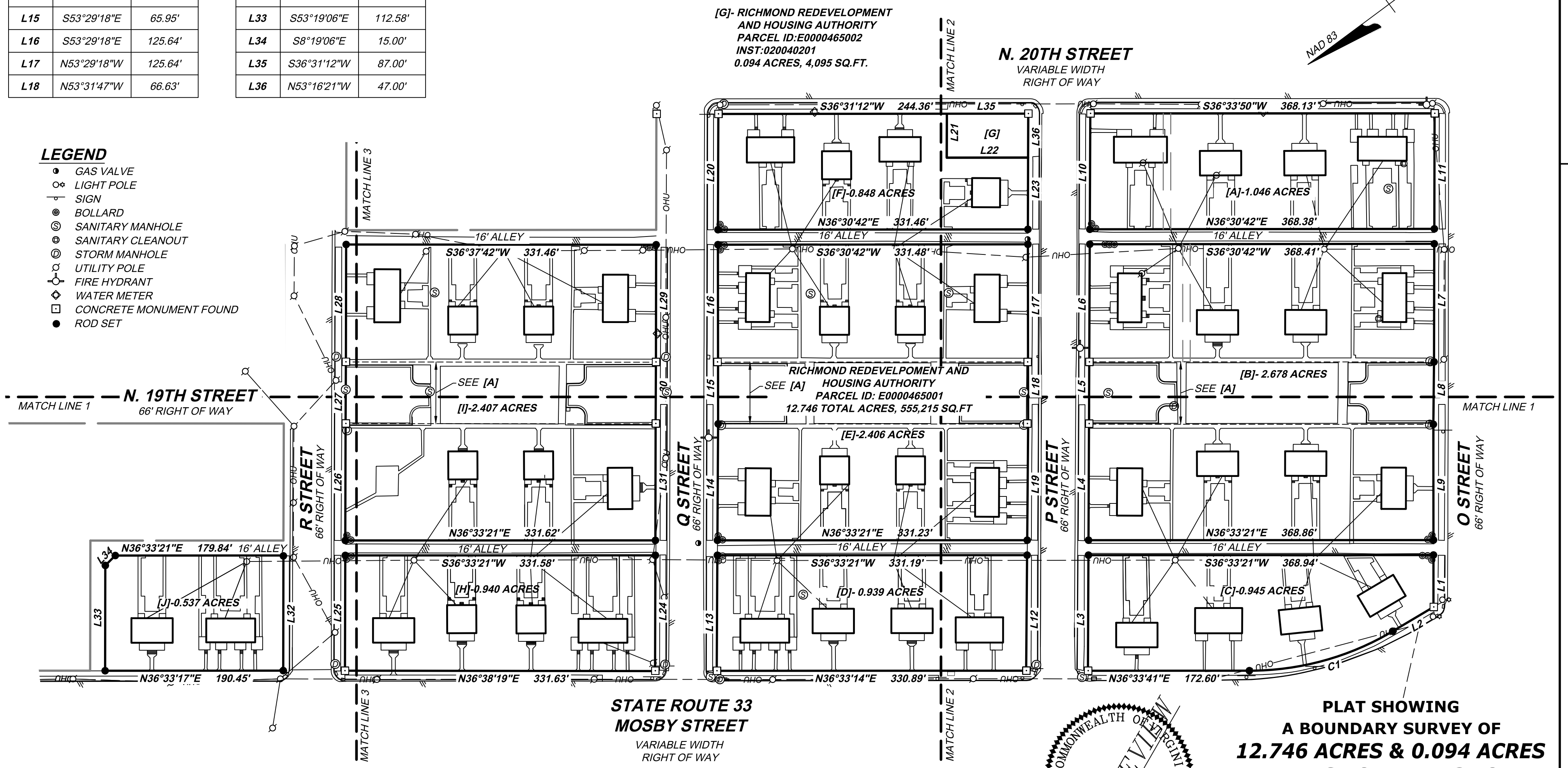
LINE TABLE		
LINE	BEARING	LENGTH
L19	N52°57'33"W	124.13'
L20	S53°13'27"E	123.79'
L21	N53°16'21"W	47.00'
L22	S36°31'12"W	87.00'
L23	N53°16'21"W	76.74'
L24	N53°17'20"W	123.73'
L25	S53°15'54"E	123.25'
L26	S53°15'07"E	125.05'
L27	S53°08'00"E	65.84'
L28	S53°18'20"E	125.62'
L29	N53°20'14"W	125.62'
L30	N53°08'00"W	65.84'
L31	N53°17'29"W	124.63'
L32	N53°19'06"W	123.16'
L33	S53°19'06"E	112.58'
L34	S8°19'06"E	15.00'
L35	S36°31'12"W	87.00'
L36	N53°16'21"W	47.00'

ACREAGE TABLE	
[A]	1.046 ACRES, 45,563 SQ.FT.
[B]	2.678 ACRES, 116,654 SQ.FT.
[C]	0.945 ACRES, 41,164 SQ.FT.
[D]	0.939 ACRES, 40,903 SQ.FT.
[E]	2.406 ACRES, 104,805 SQ.FT.
[F]	0.848 ACRES, 36,939 SQ.FT.
[G]	0.094 ACRES, 4,094 SQ.FT.
[H]	0.940 ACRES, 40,946 SQ.FT.
[I]	2.407 ACRES, 104,849 SQ.FT.
[J]	0.537 ACRES, 23,391 SQ.FT.
TOTAL PARCEL ID: E0000465001	
TOTAL PARCEL ID: E0000465001 & E0000465002	
12.746 ACRES, 555,215 SQ.FT.	
12.840 ACRES, 559,309 SQ.FT.	

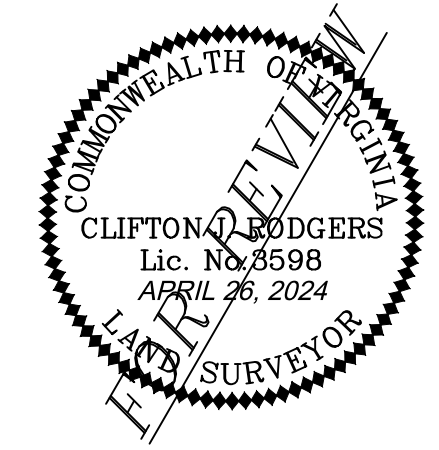
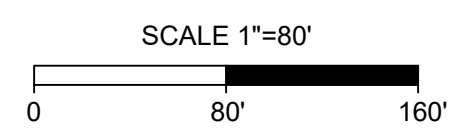
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	300.00'	160.86'	82.41'	30°43'19"	N21°12'04"E	158.94'



- LEGEND**
- GAS VALVE
 - LIGHT POLE
 - ⊕ SIGN
 - ⊙ BOLLARD
 - ⊙ SANITARY MANHOLE
 - ⊙ SANITARY CLEANOUT
 - ⊙ STORM MANHOLE
 - ⊙ UTILITY POLE
 - ⊙ FIRE HYDRANT
 - ⊙ WATER METER
 - CONCRETE MONUMENT FOUND
 - ROD SET



[A]: PER ORDINANCE NUMBER 61-165-145 ALL SEWERS AND GAS WATER MAINS, PIPES, AND CONNECTIONS THERETO, AND ALL ELECTRIC FACILITIES IN THE STREETS AND ALLEYS CLOSED TO PUBLIC USE AND TRAVEL BY THIS ORDINANCE MAY REMAIN IN PLACE BY THE CITY TO HAVE THE RIGHT TO CONTINUE TO RECONSTRUCT, REPLACE, REPAIR, MAINTAIN AND OPERATE THEM WITHOUT INTERFERENCE OR OBSTRUCTION.



**PLAT SHOWING
A BOUNDARY SURVEY OF
12.746 ACRES & 0.094 ACRES
LYING TO THE EAST OF
MOSBY STREET**

City of Richmond	Virginia
DATE: April 26, 2024	SCALE: 1"=80'
SHEET 1 OF 7	J.N.:62535
DRAWN BY: J. Wade	CHECK BY: C. Rodgers

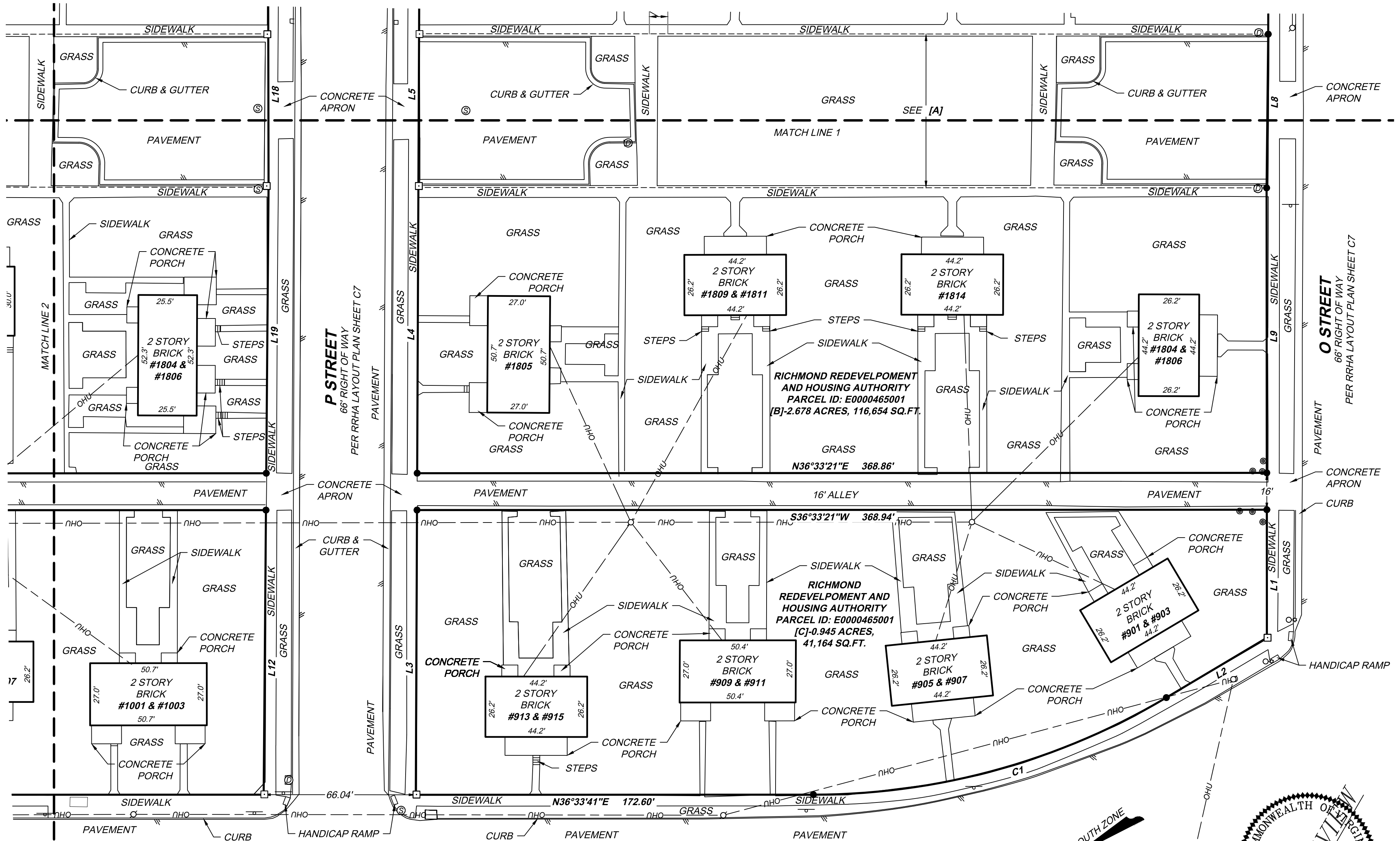
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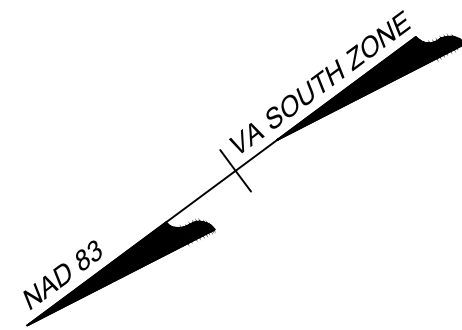
LINE TABLE		
LINE	BEARING	LENGTH
L1	N53°27'28"W	55.60'
L2	N5°50'24"E	50.80'
L3	S53°10'25"E	123.62'
L4	S53°10'25"E	124.05'
L5	S53°10'25"E	66.76'
L8	N52°49'08"W	66.75'
L9	N53°27'28"W	123.73'
L12	N52°57'33"W	123.54'
L18	N53°31'47"W	66.63'
L19	N52°57'33"W	124.13'

- LEGEND**
- GAS VALVE
 - LIGHT POLE
 - SIGN
 - BOLLARD
 - SANITARY MANHOLE
 - SANITARY CLEANOUT
 - STORM MANHOLE
 - UTILITY POLE
 - FIRE HYDRANT
 - WATER METER
 - CONCRETE MONUMENT FOUND
 - ROD SET

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	300.00'	160.86'	82.41'	30°43'19"	N21°12'04"E	158.94'

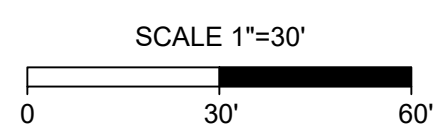
STATE ROUTE 33
MOSBY STREET
 VARIABLE WIDTH
 RIGHT OF WAY

[A]: PER ORDINANCE NUMBER 61-165-145 ALL SEWERS AND GAS WATER MAINS, PIPES, AND CONNECTIONS THERETO, AND ALL ELECTRIC FACILITIES IN THE STREETS AND ALLEYS CLOSED TO PUBLIC USE AND TRAVEL BY THIS ORDINANCE MAY REMAIN IN PLACE BY THE CITY TO HAVE THE RIGHT TO CONTINUE TO RECONSTRUCT, REPLACE, REPAIR, MAINTAIN AND OPERATE THEM WITHOUT INTERFERENCE OR OBSTRUCTION.



PLAT SHOWING
A BOUNDARY SURVEY OF
12.746 ACRES & 0.094 ACRES
LYING TO THE EAST OF
MOSBY STREET

City of Richmond	Virginia
DATE: April 26, 2024	SCALE: 1"=30'
SHEET 2 OF 7	J.N.:62535
DRAWN BY: J. Wade	CHECK BY: C. Rodgers



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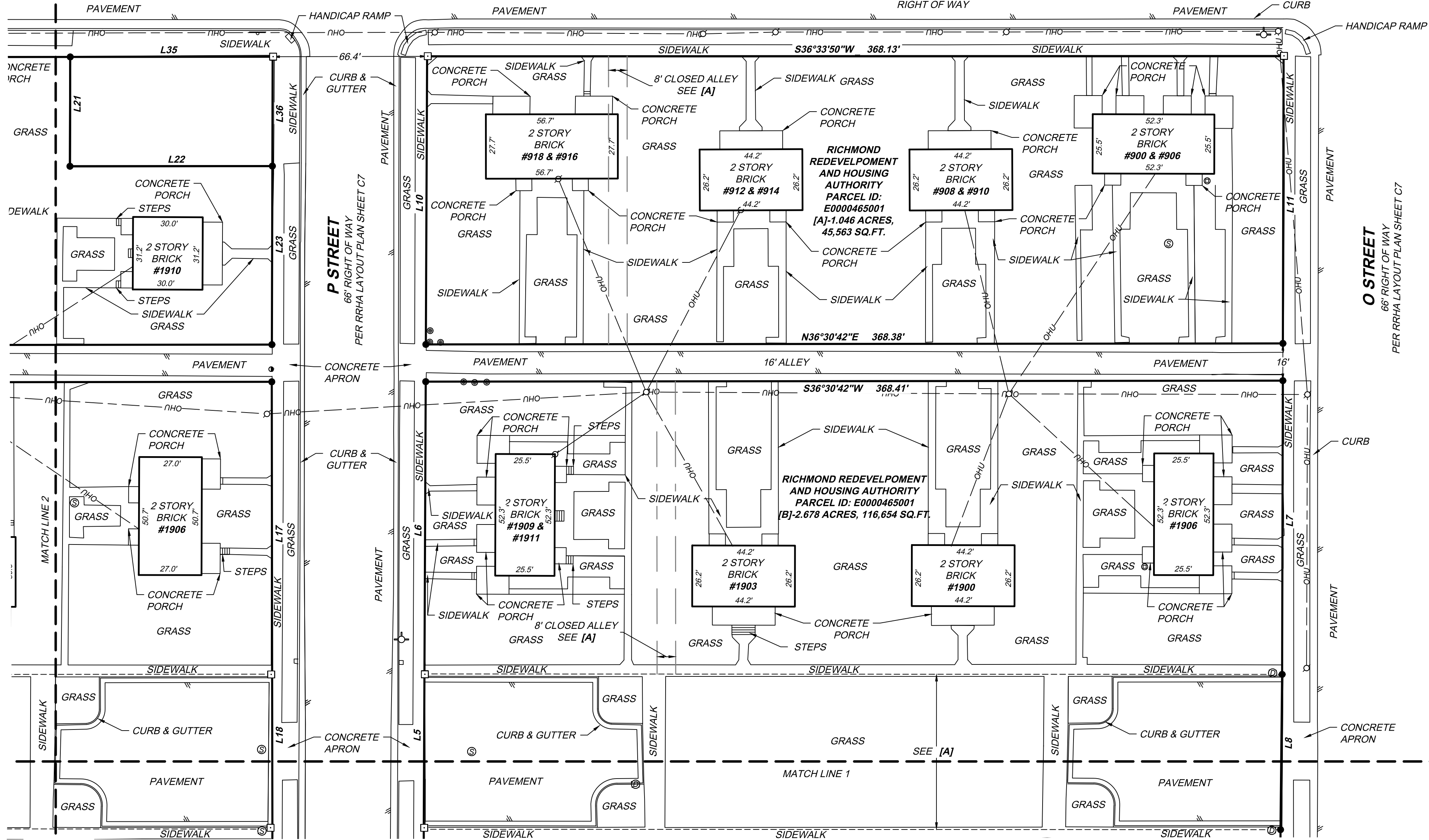
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Site Development | **Residential** | **Infrastructure** | **Technology**

TIMMONS GROUP

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N. 20TH STREET
VARIABLE WIDTH
RIGHT OF WAY



P STREET
66' RIGHT OF WAY
PER RRHA LAYOUT PLAN SHEET C7

O STREET
66' RIGHT OF WAY
PER RRHA LAYOUT PLAN SHEET C7

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
PARCEL ID: E0000465001
[A]-1.046 ACRES, 45,563 SQ.FT.

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
PARCEL ID: E0000465001
[B]-2.678 ACRES, 116,654 SQ.FT.

LINE TABLE

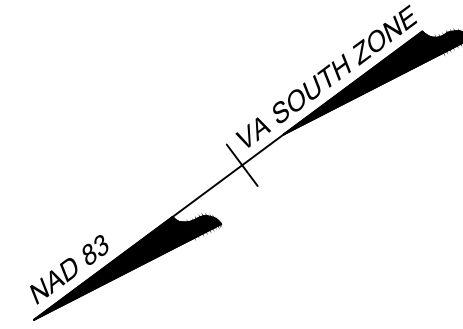
LINE	BEARING	LENGTH
L5	S53°10'25"E	66.76'
L6	S53°10'25"E	125.64'
L7	N53°17'24"W	126.26'
L8	N52°49'08"W	66.75'
L10	S53°10'25"E	123.84'
L11	N53°17'15"W	123.50'
L17	N53°29'18"W	125.64'

LINE TABLE

LINE	BEARING	LENGTH
L18	N53°31'47"W	66.63'
L21	N53°16'21"W	47.00'
L22	S36°31'12"W	87.00'
L23	N53°16'21"W	76.74'
L35	S36°31'12"W	87.00'
L36	N53°16'21"W	47.00'

- LEGEND**
- GAS VALVE
 - ⊙ LIGHT POLE
 - ⊙ SIGN
 - ⊙ BOLLARD
 - ⊙ SANITARY MANHOLE
 - ⊙ SANITARY CLEANOUT
 - ⊙ STORM MANHOLE
 - ⊙ UTILITY POLE
 - ⊙ FIRE HYDRANT
 - ⊙ WATER METER
 - ⊙ CONCRETE MONUMENT FOUND
 - ROD SET

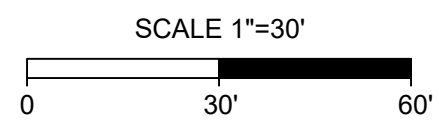
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**PLAT SHOWING
A BOUNDARY SURVEY OF
12.746 ACRES & 0.094 ACRES
LYING TO THE EAST OF
MOSBY STREET**

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	300.00'	160.86'	82.41'	30°43'19"	N21°12'04"E	158.94'

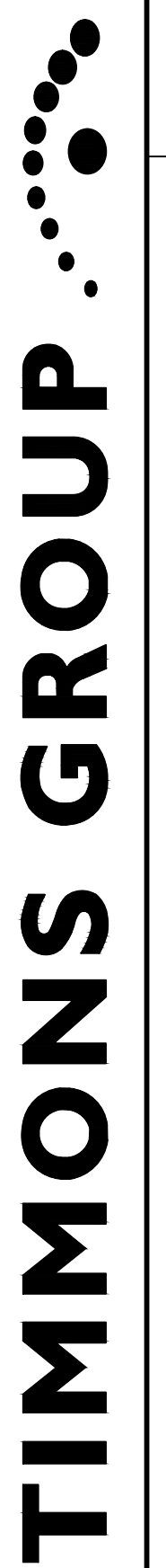


City of Richmond	Virginia
DATE: April 26, 2024	SCALE: 1"=30'
SHEET 3 OF 7	J.N.:62535
DRAWN BY: J. Wade	CHECK BY: C. Rodgers

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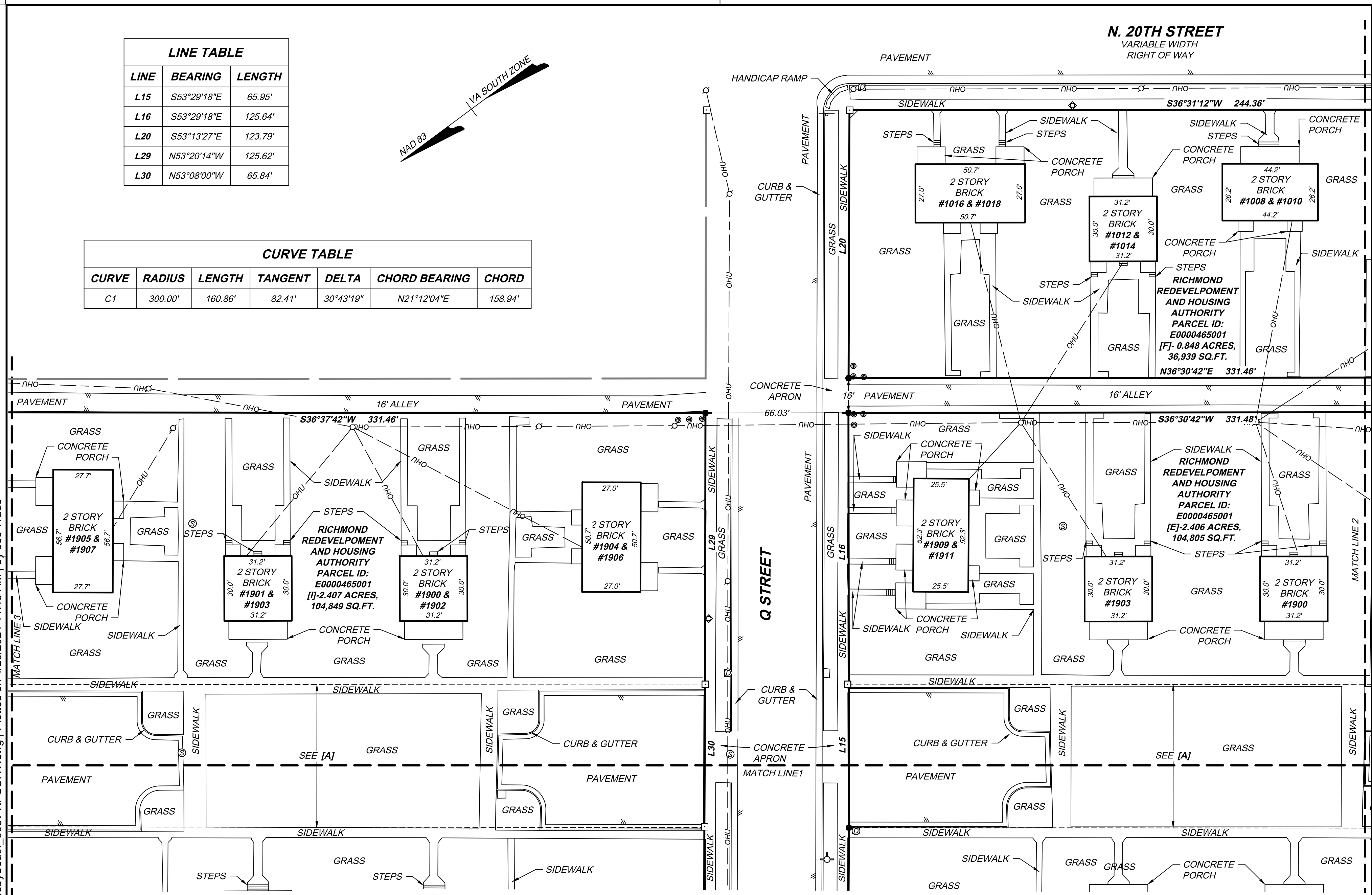
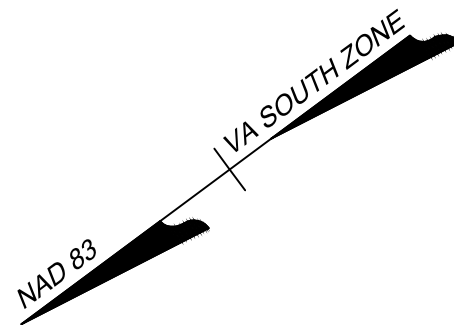
YOUR VISION ACHIEVED THROUGH OURS.

Site Development | **Residential** | **Infrastructure** | **Technology**



LINE TABLE		
LINE	BEARING	LENGTH
L15	S53°29'18"E	65.95'
L16	S53°29'18"E	125.64'
L20	S53°13'27"E	123.79'
L29	N53°20'14"W	125.62'
L30	N53°08'00"W	65.84'

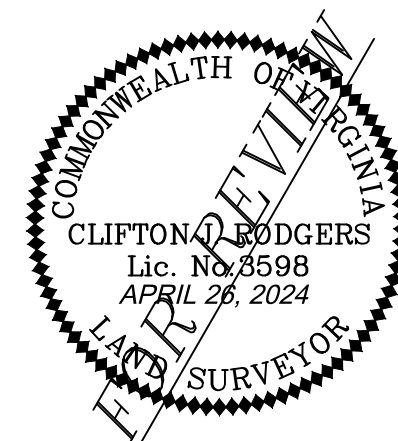
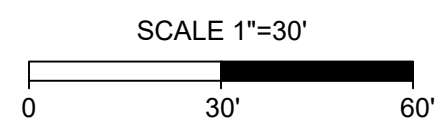
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	300.00'	160.86'	82.41'	30°43'19"	N21°12'04"E	158.94'



LEGEND

- GAS VALVE
- ⊙ LIGHT POLE
- SIGN
- BOLLARD
- ⊙ SANITARY MANHOLE
- ⊙ SANITARY CLEANOUT
- ⊙ STORM MANHOLE
- ⊙ UTILITY POLE
- ⊙ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ CONCRETE MONUMENT FOUND
- ROD SET

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A BOUNDARY SURVEY OF
12.746 ACRES & 0.094 ACRES
LYING TO THE EAST OF
MOSBY STREET**

City of Richmond	Virginia
DATE: April 26, 2024	SCALE: 1"=30'
SHEET 4 OF 7	J.N.:62535
DRAWN BY: J. Wade	CHECK BY: C. Rodgers

Y:\903162535-MosbySouth\DWG\62535MosbySouth_903v-XPSURV.dwg | Plotted on 4/26/2024 11:15 AM | by Joe Wade

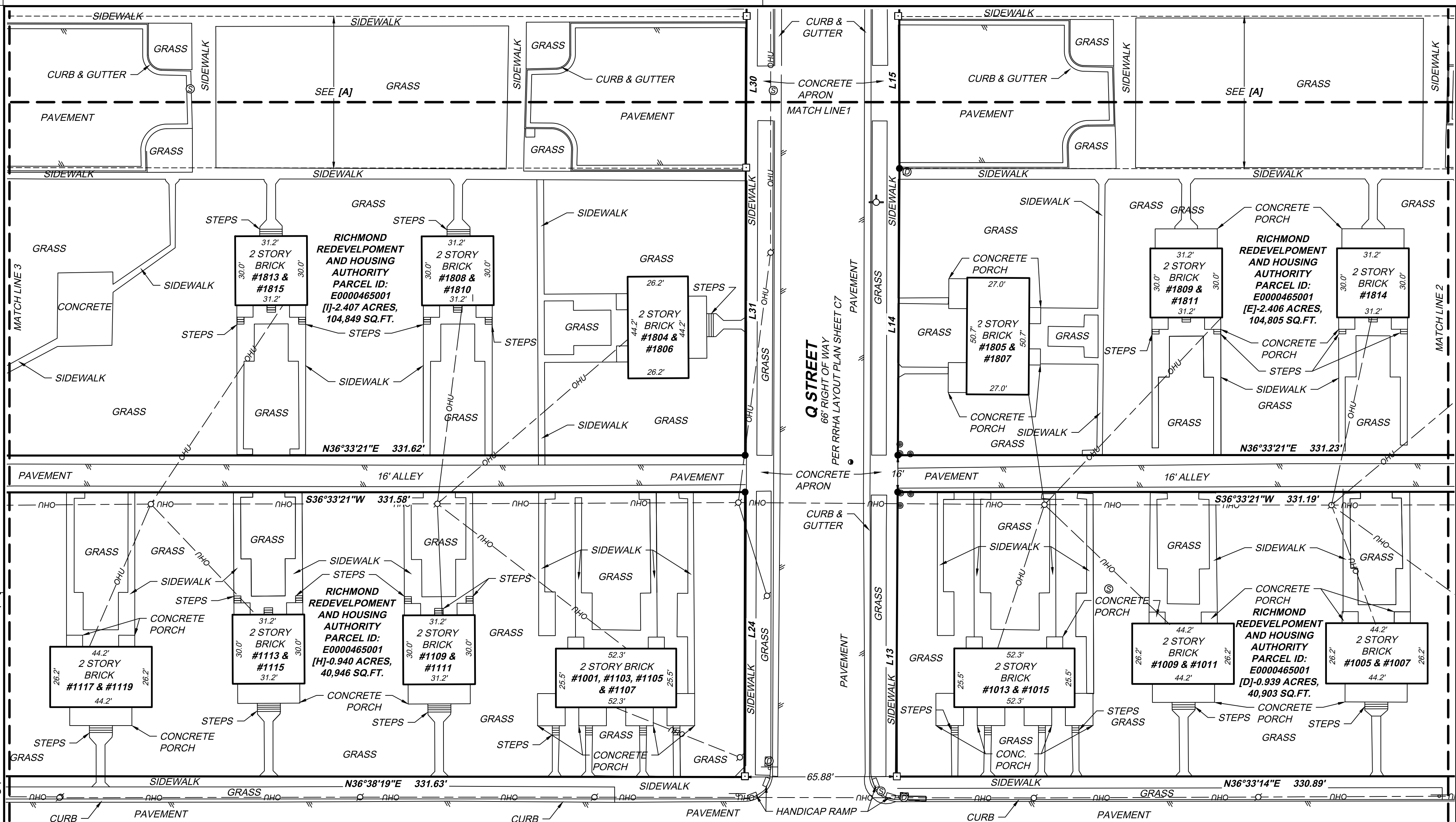
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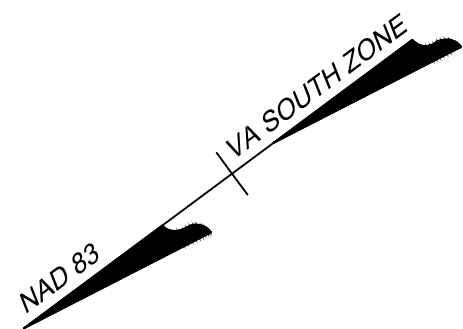
Site Development | Residential | Infrastructure | Technology

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LEGEND

- GAS VALVE
- ⊗ LIGHT POLE
- ⊕ SIGN
- ⊙ BOLLARD
- ⊙ SANITARY MANHOLE
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- ⊙ WATER METER
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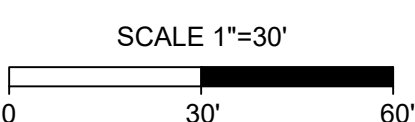
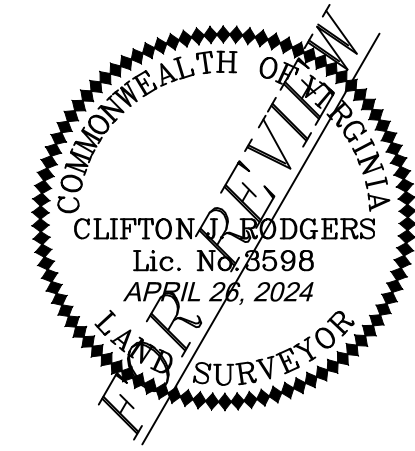


LINE TABLE		
LINE	BEARING	LENGTH
L13	S53°05'54"E	123.55'
L14	S53°05'54"E	124.55'
L15	S53°29'18"E	65.95'
L24	N53°17'20"W	123.73'
L30	N53°08'00"W	65.84'
L31	N53°17'29"W	124.63'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	300.00'	160.86'	82.41'	30°43'19"	N21°12'04"E	158.94'

**STATE ROUTE 33
MOSBY STREET**
VARIABLE WIDTH
RIGHT OF WAY

[A]: PER ORDINANCE NUMBER 61-165-145 ALL SEWERS AND GAS WATER MAINS, PIPES, AND CONNECTIONS THERETO, AND ALL ELECTRIC FACILITIES IN THE STREETS AND ALLEYS CLOSED TO PUBLIC USE AND TRAVEL BY THIS ORDINANCE MAY REMAIN IN PLACE BY THE CITY TO HAVE THE RIGHT TO CONTINUE TO RECONSTRUCT, REPLACE, REPAIR, MAINTAIN AND OPERATE THEM WITHOUT INTERFERENCE OR OBSTRUCTION.



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A BOUNDARY SURVEY OF
12.746 ACRES & 0.094 ACRES
LYING TO THE EAST OF
MOSBY STREET**

City of Richmond	Virginia
DATE: April 26, 2024	SCALE: 1"=30'
SHEET 5 OF 7	J.N.:62535
DRAWN BY: J. Wade	CHECK BY: C. Rodgers

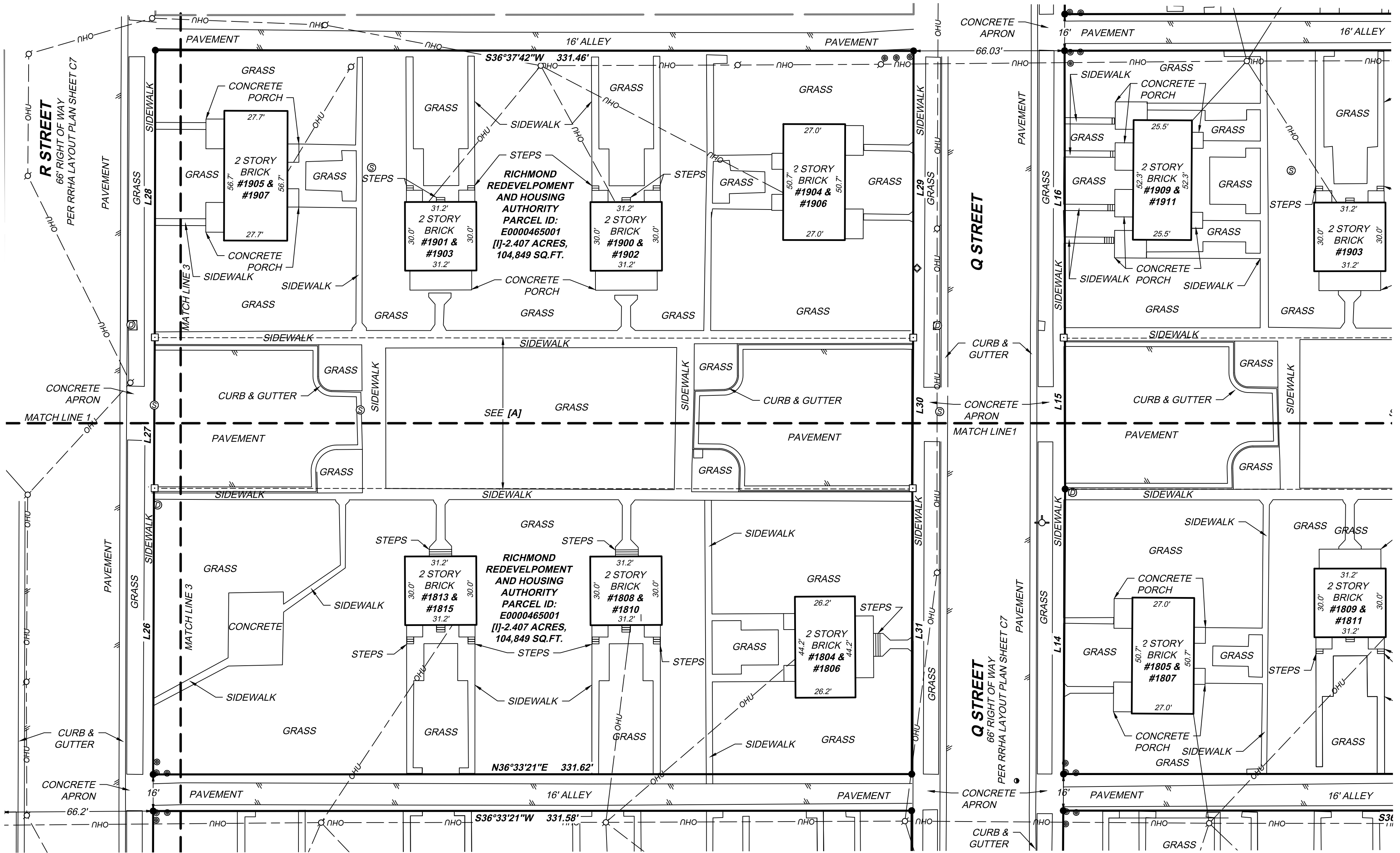
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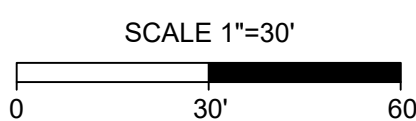
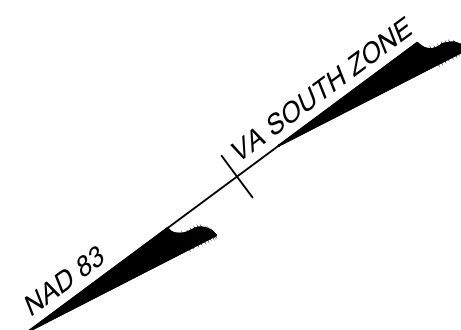
LEGEND

- GAS VALVE
- ⊕ LIGHT POLE
- ⊕ SIGN
- ⊕ BOLLARD
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LINE TABLE		
LINE	BEARING	LENGTH
L14	S53°05'54"E	124.55'
L15	S53°29'18"E	65.95'
L16	S53°29'18"E	125.64'
L26	S53°15'07"E	125.05'
L27	S53°08'00"E	65.84'
L28	S53°18'20"E	125.62'
L29	N53°20'14"W	125.62'
L30	N53°08'00"W	65.84'
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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
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**PLAT SHOWING
A BOUNDARY SURVEY OF
12.746 ACRES & 0.094 ACRES
LYING TO THE EAST OF
MOSBY STREET**

City of Richmond	Virginia
DATE: April 26, 2024	SCALE: 1"=30'
SHEET 6 OF 7	J.N.:62535
DRAWN BY: J. Wade	CHECK BY: C. Rodgers

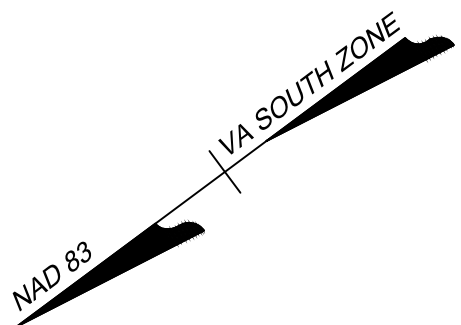
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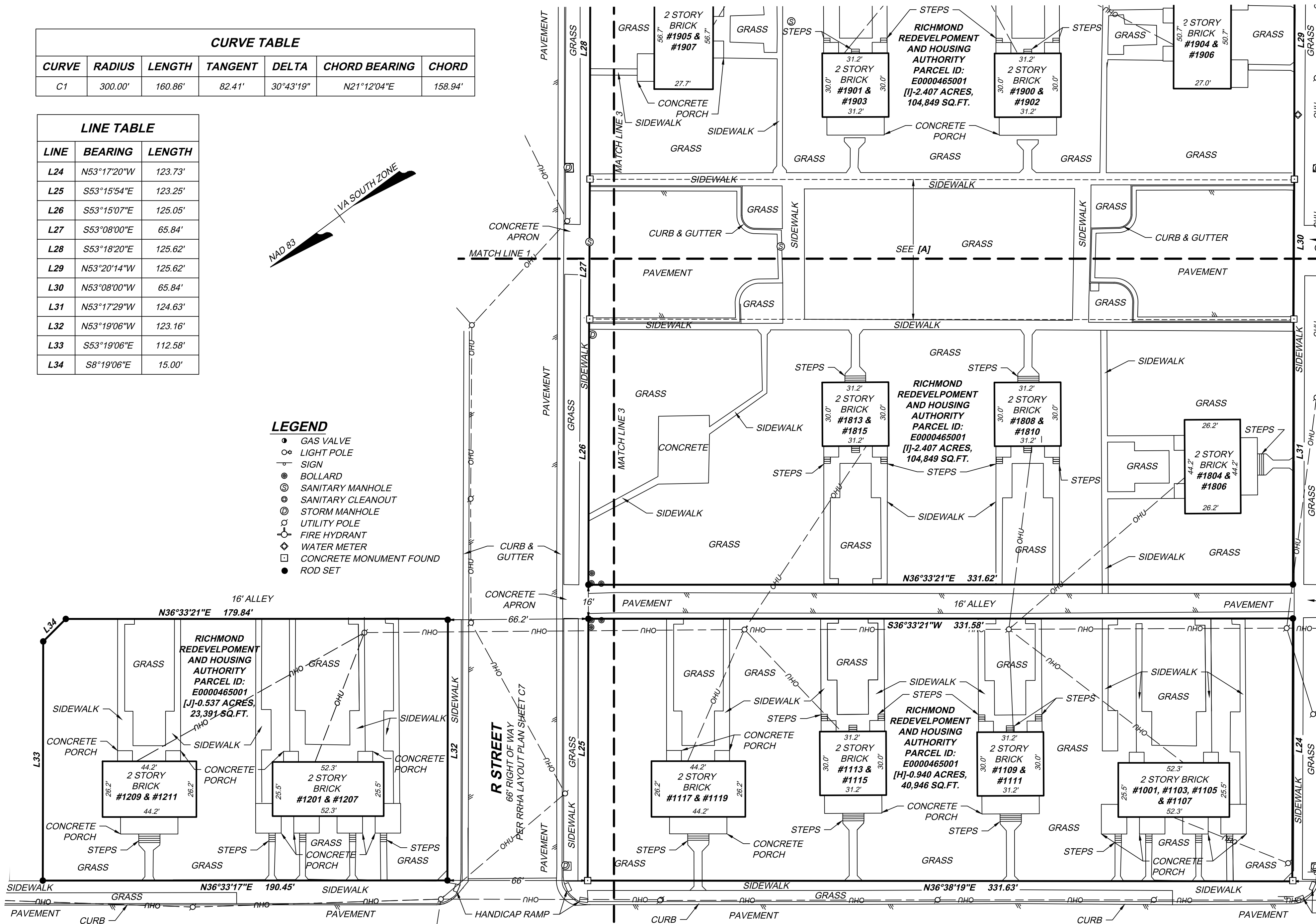
Y:\903162535-MosbySouth\DWG\62535MosbySouth_903v-XPSURV.dwg | Plotted on 4/26/2024 1:15 AM | by Joe Wade

CURVE TABLE						
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LINE TABLE		
LINE	BEARING	LENGTH
L24	N53°17'20"W	123.73'
L25	S53°15'54"E	123.25'
L26	S53°15'07"E	125.05'
L27	S53°08'00"E	65.84'
L28	S53°18'20"E	125.62'
L29	N53°20'14"W	125.62'
L30	N53°08'00"W	65.84'
L31	N53°17'29"W	124.63'
L32	N53°19'06"W	123.16'
L33	S53°19'06"E	112.58'
L34	S8°19'06"E	15.00'

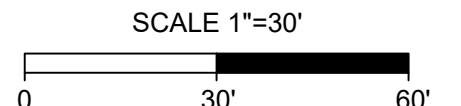


- LEGEND**
- GAS VALVE
 - LIGHT POLE
 - ⊕ SIGN
 - ⊙ BOLLARD
 - ⊙ SANITARY MANHOLE
 - ⊙ SANITARY CLEANOUT
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**STATE ROUTE 33
MOSBY STREET**
VARIABLE WIDTH
RIGHT OF WAY



**PLAT SHOWING
A BOUNDARY SURVEY OF
12.746 ACRES & 0.094 ACRES
LYING TO THE EAST OF
MOSBY STREET**

City of Richmond	Virginia
DATE: April 26, 2024	SCALE: 1"=30'
SHEET 7 OF 7	J.N.:62535
DRAWN BY: J. Wade	CHECK BY: C. Rodgers

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MOTION

To amend Ord. No. 2026-106, which authorizes a Mosby Court South Redevelopment preliminary community unit plan permitting the development of a residential community of up to 500 dwelling units and up to 25,000 square feet of ground floor commercial area on approximately 12.84 acres of land located at 1804 P Street and 1930 P Street, upon certain terms and conditions, and repeals Ord. No. 1961-164-144, and all amendatory ordinances thereto, to modify the maximum residential density and exclude certain building material.