

INTRODUCED: September 11, 2017

AN ORDINANCE No. 2017-184

To authorize the special use of the property known as 3005 East Franklin Street for the purpose of allowing one or more multifamily dwellings containing a total of no more than 12 dwelling units, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: OCT 9 2017 AT 6 P.M.

WHEREAS, the owner of the property known as 3005 East Franklin Street, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of one or more multifamily dwellings containing a total of no more than 12 dwelling units, which use, among other things, is not currently allowed by section 30-412.1 of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2010), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES: 0 NOES: 0 ABSTAIN: _____

ADOPTED: OCT 9 2017 REJECTED: _____ STRICKEN: _____

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

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

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2015), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 3005 East Franklin Street and identified as Tax Parcel No. E000-0638/001 in the 2017 records of the City Assessor, being more particularly shown on a survey entitled “Plat of Nos. 3005 & 3007 East Franklin Street, Richmond, Virginia,” prepared by Geo. M. Stephens, Jr., and dated March 24, 1981, 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 one or more multifamily dwellings containing up to 12 dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Sugar Bottom Apartments, 3005 E Franklin St, Richmond, Virginia 23223,” prepared by ADO/Architecture Design Office, and dated May 11, 2017, hereinafter referred to 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 use of the Property shall be as one or more multifamily dwellings containing a total of no more than 12 dwelling units, substantially as shown on the Plans.

(b) A total of eight on-site parking spaces shall be provided on the Property, substantially as shown on the Plans.

(c) Signage on the Property shall meet the requirements of the underlying zoning classification applicable to the Property.

(d) All building materials, material colors, and elevations shall be substantially as shown on the Plans, unless otherwise approved by the Commission of Architectural Review prior to the issuance of a building permit for the Property.

(e) All site improvements, including landscaping, shall be substantially as shown on the Plans.

(f) The height of the Special Use shall not exceed the height permitted in the underlying zoning district in which the Property is situated.

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

(h) Bicycle parking for no fewer than four bicycles shall be provided on the Property, substantially as shown on the Plans.

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

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

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

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

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2015), as amended.

(e) The Owner shall make improvements within the public right-of-way, including repair and extension of the existing sidewalk, installation of street trees, repair of existing curb cut, and repair of existing cobblestone gutter, 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 that such improvements and work are in accordance with such requirements, (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

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

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

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2015), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2015), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, 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 the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

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



City of Richmond

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

Item Request

File Number: PRE. 2017.333

RECEIVED

AUG 31 2017

OFFICE OF CITY ATTORNEY

O & R Request

O & R REQUEST

4-6870

AUG 18 2017

Office of the
Chief Administrative Officer

DATE: August 11, 2017

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor *[Signature]* 8/21/17
(This is no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer *[Signature]*

THROUGH: Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning *[Signature]*

FROM: Mark A. Olinger, Director, Department of Planning and Development Review *[Signature]*

RE: Special use permit for a multi-family development containing no more than twelve dwelling units at 3005 East Franklin Street.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the property known as 3005 East Franklin Street for the purpose of allowing a multi-family development containing up to twelve dwelling units, upon certain terms and conditions.

REASON: The applicant is proposing a multi-family development containing up to twelve dwelling units at 3005 East Franklin Street. The property is located in the R-6 Single-Family Attached Residential Zoning District, which does not permit multi-family use. A special use permit is therefore required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its October 2, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The .53 acre property is located in the Church Hill neighborhood and includes an eight (8) unit, 5,040 SF, multi-family building constructed, per tax records, in 1964. The development

will include the rehabilitation of the existing building and the construction of four (4) additional dwelling units. In addition, the project will provide streetscape improvements along East Franklin Street, including street trees and sidewalk extension, and on-site buffered parking.

The City of Richmond's current Master Plan designates a future land use category for the subject property as Single Family Residential at medium densities. Primary uses for this category "...are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre." (p.133) The plan describes additional appropriate uses for this category such as public facilities, parks, and places of worship.

In addition the Plan clearly recommends infill development within the East Planning District "...of like density and use..." as appropriate (p. 166). Additional supporting language within the Plan can be found within Chapter 8 "Neighborhoods and Housing" where policies for neighborhoods include encouraging "...a variety of housing choices in existing neighborhoods through a balance of preservation, rehabilitation, and new development". (p. 101)

The subject property and all adjacent properties are located within the same R-6 Single-Family Attached Residential Zone and are a part of the City's St. John's Church Old and Historic District.

A mix of vacant and residential (single-, two- and multi-family) land uses predominate the vicinity of the subject property. The proposed development would be a continuation of recent residential development on East Franklin Street between N 29th and N 31st Streets.

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

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$2,400 application fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: September 11, 2017

CITY COUNCIL PUBLIC HEARING DATE: October 9, 2017

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, October 2, 2017

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

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

PDR O&R No. 17-20



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/>

SUP 009046-2016

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: 3005-3007 E Franklin St. Date: 11/9/2016
 Tax Map #: E000063002 Fee: \$2400
 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: R-6

Existing Use: Run down apartment building



Proposed Use

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

Existing Use: Renovating an 8 unit building and constructing 2 new duplexes on side

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Matthew Jarreau

Company: RVA Sugar LLC

Mailing Address: 409 E Main St, Suite 204

City: Richmond State: VA Zip Code: 23219

Telephone: (814) 306-9019 Fax: ()

Email: mattj@hrrs.com

Property Owner: RVA Sugar LLC

If Business Entity name and title of authorized signee: Matthew P. Jarreau; Casey White; John

(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.) Murphree

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: () Fax: ()

Email: _____

Property Owner Signature: [Signature]

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

APPLICANT'S REPORT

October 26, 2016

*Special Use Permit Request
3005 East Franklin Street, Richmond, Virginia
Map Reference Numbers: E000-0638/001*

Submitted to:	City of Richmond Department of Planning and Development Review Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	RVA Sugar, LLC 1704 Avondale Avenue Richmond, Virginia 23227

Introduction

RVA Sugar, LLC ("the Applicant") requests a special use permit (SUP) for 3005 East Franklin Street ("the Property"). The SUP would authorize the construction of four new dwelling units in conjunction with the rehabilitation of eight existing multi-family dwelling units for a total of 12 multi-family dwelling units on the Property.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the south side of East Franklin Street between North 29th and North 31st Streets. North 30th Street intersects East Franklin Street adjacent to the Property but the right-of-way is only partially improved in this block and does not connect with East Franklin Street due to topography. The Property is referenced by the City Assessor as tax parcel E000-638/001. The Property consists of a single lot containing approximately 22,973 square feet or just over one-half acre of lot area. The Property is irregular in shape, having 154.5 feet of frontage on East Franklin Street and approximately 164.5 feet of depth along the majority of that frontage.



To the north of the Property are several properties which are currently under construction or contemplated for development. This includes 3008, 3010, and 3012 East Franklin Street, which have been authorized for the construction of single-family attached dwellings pursuant to recent approvals from the Board of Zoning Appeals. Similarly, 3000, 3004 and 3006 East Franklin, also owned by the Applicant, are the subject of a pending SUP request, which would authorize the construction of three single-family attached dwellings.

Properties to the west across the right-of-way of North 30th Street and to the south are improved with a mix of single-family and single-family attached dwellings. The properties to the east and fronting on East Franklin Street include two vacant parcels and a four-unit multi-family dwelling. Properties to the east and fronting North 31st Street include a vacant lot and single-family attached dwellings.

EXISTING ZONING

The Property and all the surrounding properties in the vicinity are zoned R-6 Single-Family Attached Residential, which generally permits single-family detached, single-family attached, two-family detached, and two family attached dwellings subject to certain feature requirements. The existing multi-family dwelling on the Property is a legal nonconforming use.

MASTER PLAN DESIGNATION

The Master Plan recommends "Single-Family (medium density)" for the Property.

Proposal

PROJECT SUMMARY

The proposed development includes the construction of four dwelling units along with the substantial rehabilitation of eight existing units on the Property in order to redefine the character of the building and site.

BACKGROUND

The Property lies along a stretch of East Franklin Street known as 'Sugar Bottom' to local residents. There has been recent investment in the vicinity and several properties are in the mix. Seven parcels on the north line of East Franklin Street are in various stages of development. Three of those vacant properties have been authorized for the development of single-family attached dwellings and construction is underway. An additional three parcels, also owned by the Applicant, are the subject of a separate SUP, which would authorize three single-family attached dwellings. This project has been designed with consideration for those proposed dwellings. The substantial proposed redevelopment of the Property is intended to create a character which is more harmonious with existing and new development in the area. The redevelopment of the Property would help round out the block with compatible traditional urban residential development and contribute to the combined intent of the various ongoing projects – the preservation and/or restoration of the traditional urban residential fabric in the Sugar Bottom area.



PURPOSE OF REQUEST

From a zoning perspective, the purpose of the request is to authorize the construction of four new dwelling units in conjunction with the rehabilitation of eight existing multi-family dwelling units for a total of 12 multi-family dwelling units on the Property. The Property is improved with an eight-unit multi-family dwelling which was constructed in 1964. The current use of the Property as a multi-family dwelling is nonconforming. Elements of the proposal, including the construction of four new dwelling units and structural alterations to the existing dwelling units, would not be permitted based on the nonconforming use regulations contained in the zoning ordinance. Therefore the SUP is required.

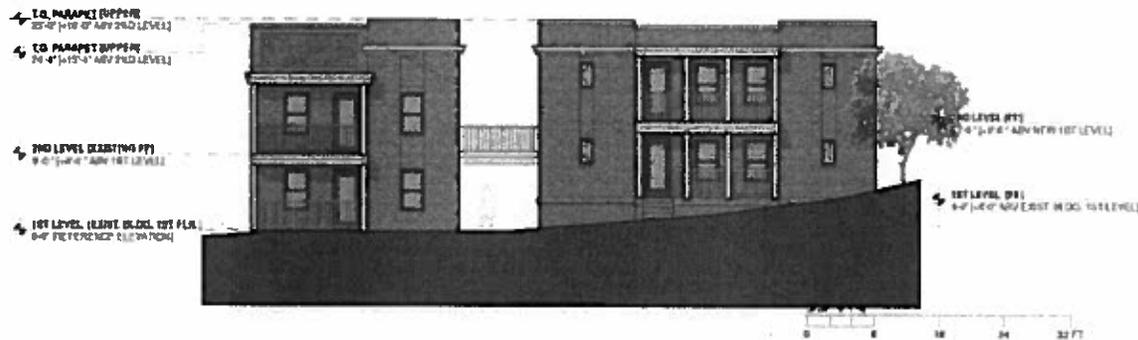
In exchange for the SUP authorization, the intent of this request is to: (1) substantially renovate the exterior of the existing building on the Property; (2) construct front and rear additions in order to establish a more appropriate character for the overall site; and (3) rehabilitate/reconfigure the eight dwelling units in the existing building. The existing building is in need of an exterior face-lift. The exterior design is not in keeping with existing historic or the proposed development context in the vicinity in terms of proportion, massing, and materials. This SUP would allow for the rehabilitation of the building while establishing a new architectural character for the Property that is intended to be compatible in scale and material quality with the surrounding historic context and new development across the street from the Property. The project's exterior was designed with careful consideration of the historic district guidelines and the Commission of Architecture Review granted a certificate of appropriateness for the design. Review and approval of a Certificate of Appropriateness and the quality assurances conditioned through the SUP would guarantee a higher quality development than would otherwise be afforded for the Property by normal zoning and nonconforming use regulations. Finally, the SUP would guarantee the rehabilitation of the eight existing dwelling units on the Property. These dwellings would be converted from two-bedroom to one-bedroom units in order to create more spacious and modern units.

PROJECT DETAILS/DESIGN

The Property is limited by a steep grade on its western approximate half that slopes up from the existing building toward 30th St at Libby Terrace. This distinguishing slope drove the original site layout with the building placed perpendicular to East Franklin Street in a shotgun configuration. The proposed design addresses this topographical limitation in order to create a positive through the positioning of the proposed additions at each end of the existing structure.



The proposed additions would match the existing building height of two stories. They would flank the existing building to the north and south in order to form a sheltered central courtyard area bordered on three sides by the building and on the fourth, western side, by the hill and vegetation. At the same time, the proposed design would mitigate the negative aspects of the original shotgun layout. By placing an addition perpendicular to the existing building and adjacent to East Franklin Street the frontage is filled out with a more compatible building rhythm and visual impact of the original shotgun configuration is reduced. Add to that a new front façade for the existing building and a compatible front façade for the new building/addition and the appearance from the curb is much more compatible with existing and proposed development in the area.



The exterior of the existing painted concrete block building would be substantially upgraded with insulation and brick veneer on the East Franklin Street (northern elevation) façade and provided with a two-story front porch and fenestration that is consistent with a front façade. East and west elevations of the existing building would be clad in cementitious siding. The proposed additions would be in brick veneer on sides that face East Franklin Street. Similar to the existing building, the addition adjacent to East Franklin Street would have a two-story front porch and fenestration consistent with a front façade. The gabled roof on the existing building would be masked by

decorative parapet panels with variation in height, which would match the parapet planned for the proposed additions.



While there are currently no porches on the existing building, porches are a prominent feature of the redesign. Each unit would have access to porch area either fronting the central courtyard or East Franklin Street. The central courtyard would serve as the focus and primary entry for all of the units except the ground level dwellings facing East Franklin Street. Access to the courtyard would be provided between the existing building and proposed addition along East Franklin Street.

The eight existing dwelling units would be reconfigured. They are currently small two-bedroom and one-bath units. At 565 square feet of floor area, the conversion of these dwellings to one-bedroom units will result in a significant upgrade – more modern and habitable units. The four new units would be spacious two-bedroom and two-bath units at 890 square feet of floor area each. The dwelling unit layouts would be modern and open. In comparison to the existing units, interior walls are minimized within the living and dining areas in order to accentuate the space in these areas. The kitchen design responds to the modern trend of incorporating the kitchen into the living and dining space through the use of peninsula-counter arrangements and bar seating. Ample counter space is proposed in addition to a sensible working layout, thereby maximizing kitchen functionality.

Of street parking would be provided in its existing location with access to the majority of units via the courtyard area. Ten parking spaces would be located within the parking area. Given the property's uniquely wide configuration 154.5 feet there is also ample additional on street parking available along the property frontage. In addition, with the reduction of the eight existing dwellings from two-bedroom to one-bedroom dwelling units the bedroom total for the Property would remain constant at 16 bedrooms. In other words the proposed development would have no net increase in bedrooms and there would be no increase in the ratio of parking spaces per bedroom.

Findings of Fact

The following are factors indicted in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed special use permit amendment will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed site improvements and density are compatible with those found in the vicinity and have been approved by the Commission of Architectural Review. The rehabilitation of the existing building and reconfiguration of the site in conjunction with the quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc. that would not be guaranteed by the underlying zoning.

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

The proposed special use permit amendment will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation for the four new dwelling units will not create congestion on streets, roads, alleys or any other public right of way.

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

The property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

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

The proposed special use permit amendment will not tend to over crowd the land or create an undue concentration of land. The site is large and can easily accommodate the development while allowing substantial portions of the site to remain undeveloped. As proposed, the site improvements would define a central courtyard as an amenity, which will result in increased site livability

- ***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 amendment would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

This benefit can be attributed to the significant investment in the property coupled with the absence of school-age children residing within the complex, who require substantial City spending in schools and playground facilities. .

- *Interfere with adequate light and air.*

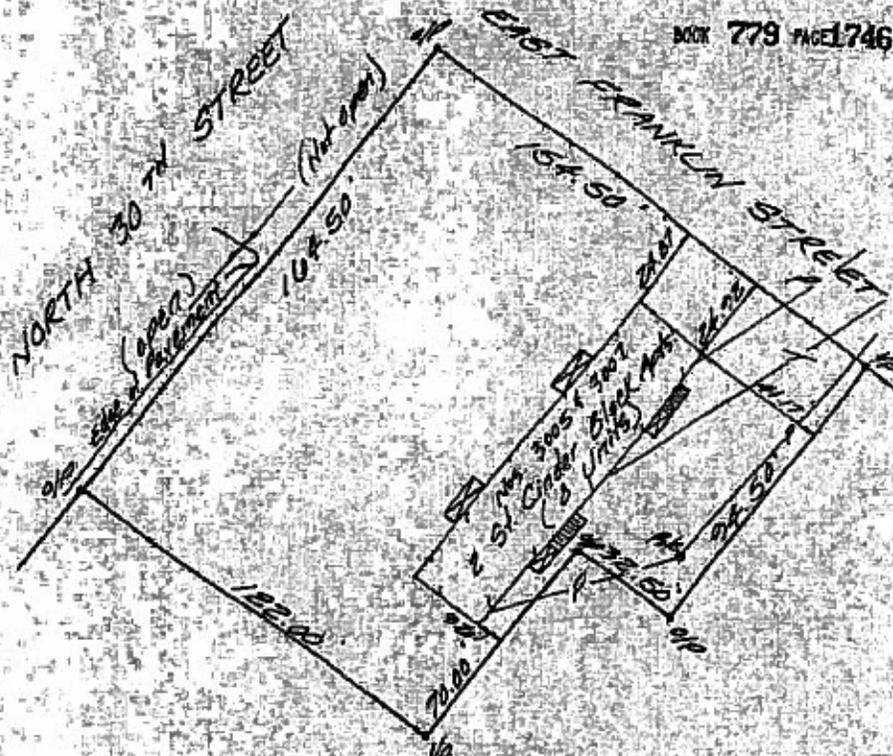
The light and air available to the subject and adjacent properties will not be affected. Any impact of the proposed new structures is mitigated by the large size of the Property, substantial setbacks, site topography, the positioning of the improvements on the site, and the compatibility of the proposed use with surrounding uses.

Summary

In summary RVA Sugar, LLC is enthusiastically seeking approval for the construction of four new dwelling units in conjunction with the rehabilitation of eight existing multi-family dwelling units for a total of 12 multi-family dwelling units on the Property. This SUP would allow for the rehabilitation of the building while establishing a new architectural character for the property that is intended to be compatible in scale and material quality with the surrounding historic context and new development across the street from the Property. In exchange, the quality assurances conditioned through the SUP would guarantee the rehabilitation of the existing structure on the site and provide for a higher quality development than might otherwise be guaranteed by the underlying zoning and nonconforming use regulations. The SUP request offers a thoughtfully designed development which provides appropriate, high quality infill design that is compatible and "of the day".

R. Stephens

BOOK 779 PAGE 1746



PLAT OF
 NOS. 3005 & 3007 EAST
 FRANKLIN STREET,
 RICHMOND, VIRGINIA.



This is to certify that on 3-24-81
 I made an accurate field survey of the premises shown
 herein that all improvements and necessary rights of
 utility are shown/shown, this plat and its accompan-
 iments in accordance with laws relating thereto.
 In Testimony Whereof, I have hereunto set my hand
 and the seal of my office, this 24th day of March, 1981.

 Geo. M. Stephens, Jr.
 Surveyor

DATE: MARCH 24, 1981
 DRAWN BY: S.E.R.
 SCALE: 1"=40'
 BY: R.W.S.
 BOOK NO: 423

 GEO. M. STEPHENS, JR.
 CERTIFIED LAND SURVEYOR
 #520 & #74 L10
 RICHMOND, VIRGINIA
 MEMBER: ACSM & VAS

PROJECT DESCRIPTION	Project description and other information of any importance to be included in project description.
GENERAL SUP NOTES	1. ALL SUP NOTES TO BE MADE LEGIBLE AND READABLE BY THE CONTRACTOR. 2. ALL SUP NOTES TO BE MADE LEGIBLE AND READABLE BY THE CONTRACTOR. 3. ALL SUP NOTES TO BE MADE LEGIBLE AND READABLE BY THE CONTRACTOR.
CODE INFORMATION	1. ALL SUP NOTES TO BE MADE LEGIBLE AND READABLE BY THE CONTRACTOR. 2. ALL SUP NOTES TO BE MADE LEGIBLE AND READABLE BY THE CONTRACTOR.
ZONING INFORMATION	1. ALL SUP NOTES TO BE MADE LEGIBLE AND READABLE BY THE CONTRACTOR. 2. ALL SUP NOTES TO BE MADE LEGIBLE AND READABLE BY THE CONTRACTOR.
DRAWING INDEX	1. ALL SUP NOTES TO BE MADE LEGIBLE AND READABLE BY THE CONTRACTOR. 2. ALL SUP NOTES TO BE MADE LEGIBLE AND READABLE BY THE CONTRACTOR.

RESPONSE TO SUP STAFF
COMMENTS
08-15-2017
NOT FOR CONSTRUCTION



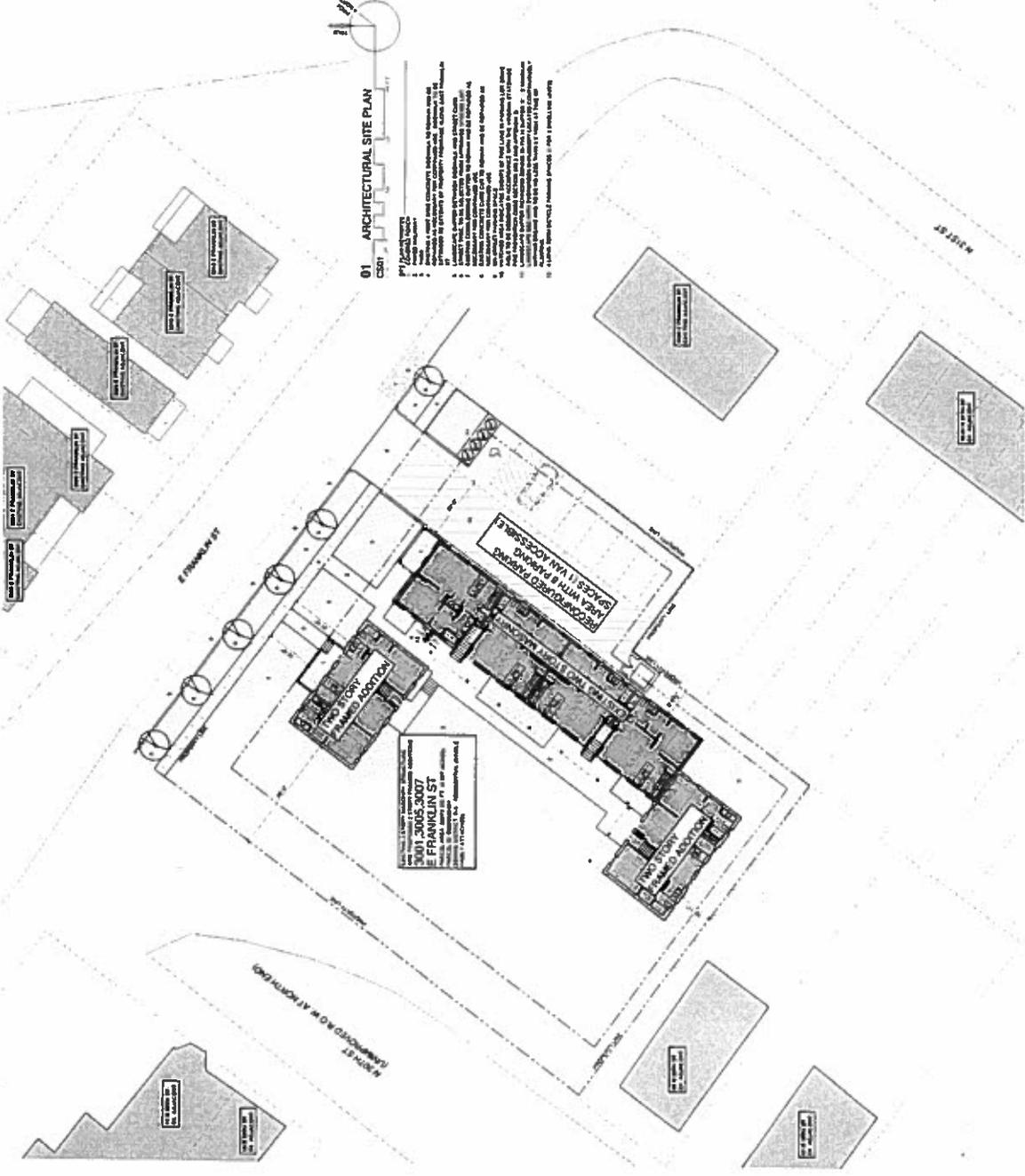
ARCHITECT:
[Firm Name]
[Address]
[City, State, Zip]



SUGAR BOTTOM APARTMENTS
3001 E FRANKLIN ST
RICHMOND, VIRGINIA 23229

COVER SHEET /
CONSTRUCTION
PROJECT INFORMATION
DATE: 11/28/17
PROJECT NO: CS01

CS01



01 ARCHITECTURAL SITE PLAN

1. ALL SUP NOTES TO BE MADE LEGIBLE AND READABLE BY THE CONTRACTOR.
2. ALL SUP NOTES TO BE MADE LEGIBLE AND READABLE BY THE CONTRACTOR.

03 VICINITY MAP
CS01

RESPONSE TO SUP STAFF
 04/11/2017
 04/12/2017
 NOT FOR CONSTRUCTION



ARCHITECT:
 T. J. G. ARCHITECTS, INC.
 3005 E. FRANKLIN ST.
 RICHMOND, VIRGINIA 23223
 (804) 781-1272



**SUGAR BOTTOM
 APARTMENTS**
 3005 E FRANKLIN ST.
 RICHMOND, VIRGINIA 23223

FLOOR PLAN

Prepared: August 2016
 No. 2005 1709 12
 ARCHITECT: T. J. G. ARCHITECTS, INC.
 SCALE: 1/8" = 1'-0"

A102

UNIT SCHEDULE

UNIT #	TYPE	NO.	AREA	DATE	STATUS
101	1 BR	1	650	08/16/16	OK
102	1 BR	1	650	08/16/16	OK
103	1 BR	1	650	08/16/16	OK
104	1 BR	1	650	08/16/16	OK
105	1 BR	1	650	08/16/16	OK
106	1 BR	1	650	08/16/16	OK
107	1 BR	1	650	08/16/16	OK
108	1 BR	1	650	08/16/16	OK
109	1 BR	1	650	08/16/16	OK
110	1 BR	1	650	08/16/16	OK
111	1 BR	1	650	08/16/16	OK
112	1 BR	1	650	08/16/16	OK
113	1 BR	1	650	08/16/16	OK
114	1 BR	1	650	08/16/16	OK
115	1 BR	1	650	08/16/16	OK
116	1 BR	1	650	08/16/16	OK
117	1 BR	1	650	08/16/16	OK
118	1 BR	1	650	08/16/16	OK
119	1 BR	1	650	08/16/16	OK
120	1 BR	1	650	08/16/16	OK
121	1 BR	1	650	08/16/16	OK
122	1 BR	1	650	08/16/16	OK
123	1 BR	1	650	08/16/16	OK
124	1 BR	1	650	08/16/16	OK
125	1 BR	1	650	08/16/16	OK
126	1 BR	1	650	08/16/16	OK
127	1 BR	1	650	08/16/16	OK
128	1 BR	1	650	08/16/16	OK
129	1 BR	1	650	08/16/16	OK
130	1 BR	1	650	08/16/16	OK
131	1 BR	1	650	08/16/16	OK
132	1 BR	1	650	08/16/16	OK
133	1 BR	1	650	08/16/16	OK
134	1 BR	1	650	08/16/16	OK
135	1 BR	1	650	08/16/16	OK
136	1 BR	1	650	08/16/16	OK
137	1 BR	1	650	08/16/16	OK
138	1 BR	1	650	08/16/16	OK
139	1 BR	1	650	08/16/16	OK
140	1 BR	1	650	08/16/16	OK
141	1 BR	1	650	08/16/16	OK
142	1 BR	1	650	08/16/16	OK
143	1 BR	1	650	08/16/16	OK
144	1 BR	1	650	08/16/16	OK
145	1 BR	1	650	08/16/16	OK
146	1 BR	1	650	08/16/16	OK
147	1 BR	1	650	08/16/16	OK
148	1 BR	1	650	08/16/16	OK
149	1 BR	1	650	08/16/16	OK
150	1 BR	1	650	08/16/16	OK
151	1 BR	1	650	08/16/16	OK
152	1 BR	1	650	08/16/16	OK
153	1 BR	1	650	08/16/16	OK
154	1 BR	1	650	08/16/16	OK
155	1 BR	1	650	08/16/16	OK
156	1 BR	1	650	08/16/16	OK
157	1 BR	1	650	08/16/16	OK
158	1 BR	1	650	08/16/16	OK
159	1 BR	1	650	08/16/16	OK
160	1 BR	1	650	08/16/16	OK
161	1 BR	1	650	08/16/16	OK
162	1 BR	1	650	08/16/16	OK
163	1 BR	1	650	08/16/16	OK
164	1 BR	1	650	08/16/16	OK
165	1 BR	1	650	08/16/16	OK
166	1 BR	1	650	08/16/16	OK
167	1 BR	1	650	08/16/16	OK
168	1 BR	1	650	08/16/16	OK
169	1 BR	1	650	08/16/16	OK
170	1 BR	1	650	08/16/16	OK
171	1 BR	1	650	08/16/16	OK
172	1 BR	1	650	08/16/16	OK
173	1 BR	1	650	08/16/16	OK
174	1 BR	1	650	08/16/16	OK
175	1 BR	1	650	08/16/16	OK
176	1 BR	1	650	08/16/16	OK
177	1 BR	1	650	08/16/16	OK
178	1 BR	1	650	08/16/16	OK
179	1 BR	1	650	08/16/16	OK
180	1 BR	1	650	08/16/16	OK
181	1 BR	1	650	08/16/16	OK
182	1 BR	1	650	08/16/16	OK
183	1 BR	1	650	08/16/16	OK
184	1 BR	1	650	08/16/16	OK
185	1 BR	1	650	08/16/16	OK
186	1 BR	1	650	08/16/16	OK
187	1 BR	1	650	08/16/16	OK
188	1 BR	1	650	08/16/16	OK
189	1 BR	1	650	08/16/16	OK
190	1 BR	1	650	08/16/16	OK
191	1 BR	1	650	08/16/16	OK
192	1 BR	1	650	08/16/16	OK
193	1 BR	1	650	08/16/16	OK
194	1 BR	1	650	08/16/16	OK
195	1 BR	1	650	08/16/16	OK
196	1 BR	1	650	08/16/16	OK
197	1 BR	1	650	08/16/16	OK
198	1 BR	1	650	08/16/16	OK
199	1 BR	1	650	08/16/16	OK
200	1 BR	1	650	08/16/16	OK

