INTRODUCED: January 27, 2025

AN ORDINANCE No. 2025-025

As Amended

To authorize the special use of the properties known as 5009 Rear Snead Road, 5015 Snead Road, and 5015 Rear Snead Road for the purpose of up to 180 multifamily dwelling units and a clubhouse, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality by the City Attorney

PUBLIC HEARING: FEB 24 2025 AT 6 P.M.

WHEREAS, the owner of the properties known as 5009 Rear Snead Road, 5015 Snead Road, and 5015 Rear Snead Road, which are situated in a R-4 Single-Family Residential District, desires to use such properties for the purpose of up to 180 multifamily dwelling units and a clubhouse, which use, among other things, is not currently allowed by section 30-408.1, concerning permitted principal uses, 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

AYES:	NOES:	ABSTAIN:
ADOPTED:	REJECTED:	STRICKEN:

safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not 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 properties known as 5009 Rear Snead Road, 5015 Snead Road, and 5015 Rear Snead Road and identified as Tax Parcel Nos. C008-0660/060, C008-0660/070, and C008-0660/064, respectively, in the 2025 records of the City Assessor, being more particularly shown on a survey entitled "ALTA/NSPS Land Title Survey of Richmond City Tax Parcels C0080660070, C0080660060 and C0080660064 Located Along the South Line of Snead Road," prepared by Timmons Group, dated March 20, 2024, and last revised on May 22, 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 up to 180 multifamily dwelling units and a clubhouse, hereinafter referred to as "the Special Use," substantially as shown on sheets C4.00, C4.01, and C4.02 of the plans entitled "Snead Road Apartments," prepared by Timmons Group, dated May 24, 2024, and last revised September 19, 2024, and the plans entitled "Snead Road Apartments, Snead Road, Richmond, Virginia," prepared by Lawson and TS3 Architects, PC, and dated October 11, 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 up to 180 multifamily dwelling units and a clubhouse, substantially as shown on the Plans.
 - (b) The height of the Special Use shall not exceed three stories, as shown on the Plans.
- (c) All elevations and site improvements, including landscaping, shall be substantially as shown on the Plans.
- (d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- (e) No more than 270 parking spaces shall be provided for the Special Use, 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 (2020), as amended, and all future amendments to such laws.

The Owner shall make improvements within the right-of-way, including [the] (i) (e) [construction of] sidewalk improvements and the installation of a sidewalk within the public rightof-way along [either] the northern [or southern line] right-of-way of Snead Road from Francis Elementary School in an easterly direction to the Property[5] for a distance of approximately 500 feet; and (ii) a pedestrian crosswalk across Snead Road connecting the sidewalk to Francis Elementary School or the Property, as applicable; provided, however, that the [improvements described in (i) and (ii) shall only be required to be installed by the Owner in the event that the City has acquired sufficient right-of-way for the Owner's installation within 90 days of the Owner's submission of an application for a building permit Owner may, in its sole discretion, as an alternative to (i) and (ii), elect to pay \$50,000.00 to the City prior to the issuance of a final certificate of occupancy for the first building containing dwelling units on the Property, which payment will be for the purpose of future City construction of such sidewalk improvements, subject to appropriation of such funds for that purpose by City Council. [Such] All 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 his designee 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 his designee, 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.





City of Richmond

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

Master

File Number: Admin-2024-1464

File ID:Admin-2024-1464Type:Request for Ordinance orStatus:Regular Agenda

Resolution

Version: 1 Reference: In Control: City Clerk

Department: Richmond Dept of

Planning &

Development. Review

Subject: Final Action:

Title:

Internal Notes:

Agenda Date: 01/27/2025

File Created: 11/20/2024

Patron(s): Enactment Date:

Attachments: Admin-2024-1464 - APPLICATION DOCS, Enactment Number:

Admin-2024-1464 - AATF Ordinance

Contact: Introduction Date:

Related Files:

Approval History

Version	Seq#	Action Date	Approver	Action	Due Date
1	1	1/23/2025	Matthew Ebinger	Approve	1/27/2025
1	3	1/23/2025	Kevin Vonck	Approve	1/30/2025
1	5	1/23/2025	Sharon Ebert	Approve	1/27/2025
1	7	1/23/2025	Jeff Gray	Approve	1/27/2025
1	8	1/23/2025	Sabrina Joy-Hogg	Approve	1/27/2025
1	9	1/23/2025	Mayor Avula	Approve	1/27/2025

History of Legislative File

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

Text of Legislative File Admin-2024-1464

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: January 23, 2025

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: Sabrina Joy-Hogg, Interim Chief Administrative Officer

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

FROM: Kevin J. Vonck, Director, Planning and Development Review

RE: To authorize the special use of the properties known as 5009 Rear Snead

Road, 5015 Snead Road, and 5015 Rear Snead Road for the purpose of up to

180 multifamily dwelling units and a clubhouse, upon certain terms and

conditions.

ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit to authorize a multifamily use, with up to 180 units, within an R-4 Single-Family Residential District. Multifamily buildings are not a permitted principal use within the R-4 District. A Special Use Permit is therefore required.

BACKGROUND: The properties are located in the Piney Knolls neighborhood on Snead Road. The properties are a combined 460,633 sq. ft. (10.5 acres) of unimproved parcels of land. The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as neighborhoods "consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature."

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+

sq. ft. Residential density of 2 to 10 housing units per acre.

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

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets. (p. 54)

The current zoning for this property is R-4 Single-Family Residential District. Adjacent and nearby properties are largely located within the same R-4 zone. The proposed density of the parcel is 17 units per acre.

COMMUNITY ENGAGEMENT: This property is not located within the vicinity of a civic association. Community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

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

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: January 27, 2025

CITY COUNCIL PUBLIC HEARING DATE: February 24, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission February 18, 2025

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, Map

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

WILLIAMS MULLEN

Direct Dial: 804.420.6000 plloyd@williamsmullen.com

June 5, 2024, as Amended November 20, 2024

City of Richmond Department of Planning and Development Review City Hall, 900 East Broad Street, Room 511 Richmond, Virginia 23219

Re: Special Use Permit Application – 5015 Snead Road known as City Parcel Id. Nos. C0080660070, C0080660064, and C0080660060 (collectively, the "Property")

Ladies and Gentlemen:

This firm is counsel to The Lawson Companies (the "Applicant"), on whose behalf we submit the enclosed the materials referenced on Exhibit A (collectively, the "Application") to request approval of the special use of certain property pursuant to Section 30-1050.1 et seq. of the Code of the City (the "Code"). This letter will serve as the Applicant's Report.

Subject Property

The subject Property is composed of three adjoining parcels totaling 10.7 acres, more or less, located on Snead Road in the City's Piney Knolls neighborhood.

Current Use

R4

The Property is presently vacant and wooded with environmentally sensitive areas such as wetlands and RPA buffer and contains no improvements. The Property is currently designated R-4 Residential District on the Zoning Map of the City. Neighboring parcels to the north, and west are designated as R-4 Residential District, parcels to the south are designated as R-4 Residential and B-6 Business, while property to the east are designated as R-48 Residential District.

Proposed Special Use

The Applicants propose the special use of the Property to authorize the construction of up to 180 affordable multi-family housing units and ancillary uses customary to residential uses (e.g. amenity spaces), as authorized in the R-4 Residential District and subject to the corresponding applicable zoning district regulations.

The proposed development is in conformance with the R-4 Residential with the following requested exceptions:

- 1. Yard requirements per § 30-408.5;
- 2. Lot coverage requirements per § 30-408.6; and
- 3. Height requirements per § 30-408.7.

City of Richmond Department of Planning and Development Review June 5, 2024, as Amended November 20, 2024 Page 2

Notwithstanding any contrary provision of the City Code, the Property shall be developed subject to the following additional conditions:

- 1. Development Plan. The Property shall be developed in general conformance with the attached Exhibit A.2, entitled "Snead Road Apartments" dated 5/24/2024, as last revised 9/19/2024, prepared by Timmons Group (the "Concept Plan") and Exhibit A.3 entitled "Snead Road Apartments" dated 10/11/2024 prepared by TS 3 Architects (the "Example Architectural Elevation and Renderings"). In connection with review and approval of the Plan of Development, the Director of Planning and Development Review shall be authorized to approve changes in the location and extent of features of the proposed development of the Property, provided that such changes are in general conformance with the Concept Plan and Conceptual Elevations.
- 2. <u>Minimum multifamily unit size.</u> Multifamily buildings shall not be subject to any minimum floor area for each dwelling unit.
- 3. <u>Usable open space.</u> Usable open space of not less than ten percent of the area of the lot shall be provided for multifamily dwellings.
- 4. <u>Height.</u> Multifamily buildings shall not exceed three (3) stories in height.
- 5. <u>Density.</u> No greater than one hundred and eighty (180) dwelling units shall be permitted on the Property.

Conformance with Richmond 300 Master Plan

The Property is located to the northwest and southwest of two Micro Nodes at the intersections of Broad Rock and Walmsley Blvd and Broad Rock and Warwick, as well as to the southeast of both Hull/Warwick Neighborhood Node and Hull/Chippenham Neighborhood node and is designated as "Residential" on the Future Land Use Map of the City's Richmond 300 Master Plan (the "Master Plan"). The properties directly across Snead Rd are designated as Neighborhood Mixed Use and the properties adjacent to the east are designated as Community Mixed Use. While garden style multi-family residential is not a contemplated use in the Residential designation, as described in the Future Land Use Chapter of the Master Plan, Future Land Use Designations are "visionary and strategic" and "are not zoning" such that each application can be distinguished and determined based on other aspects of conformance with the Master Plan and do not solely have to conform to the Land Use Recommendations. Approving a multifamily development in this location will complement the Neighborhood Mixed Use and Community Mixed Use designations adjacent to the north and east and allow for a transition in the intensification of uses between these designations and the adjacent church to the west, and single-family housing to the east. The multi-family use also allows for housing to be centralized between the four designated Nodes in the Master Plan, further supporting those designations and the businesses that are located there.

With up to 180 units of affordable housing, the proposed project would bring new residential uses to the neighborhood. The proposed height of up to three stories will not overwhelm nearby single-family residential uses and will be consistent with other affordable housing apartment buildings approved in this area. The Property is large and wooded, which allows for visual separation from adjoining properties and uses. The main entrance to the project will be from Snead Road.

City of Richmond Department of Planning and Development Review June 5, 2024, as Amended November 20, 2024 Page 3

While this project does not exactly align with the recommended Residential designation, it fulfills other objectives in the Master Plan, most importantly, the creation of affordable housing. In addition, the project conforms to several other features in the Master Plan, which are outlined in the table below (emphasis added to excerpted text in the left column):

Master Plan Features	Elements of Project
Chapter 2, High-Quality Places, Urban Design,	The project has been designed to respect and
Goal 4, Objective 4.1(e): Encourage	preserve the natural features of the Property to the
development that respects and preserves the	extent feasible including preserving RPA and
natural features of the site through sensitive site	many of the existing wetlands.
design, avoids substantial changes to the	
topography, and minimizes property damage and	
environmental degradation resulting from	
disturbance of natural systems.	
Chapter 2, High-Quality Places, Urban Design,	As noted above, this project provides an
Goal 4, Objective 4.1(i): Encourage design	opportunity to allow a transition between the
approaches that support creative solutions for	Neighborhood Mixed Use and Community Mixed
transitions among varying intensities of building	Use designations to the north and east.
types and land uses.	
Chapter 5, Inclusive Housing, Vision:	This project would support the Vision of Inclusive
Richmond is a city where all people can access	Housing within the City by providing additional
quality housing choices. By preserving and	housing options for new and existing low-income
increasing housing options, Richmond supports	residents.
existing and new residents, regardless of income.	
As the city grows, Richmond provides options to	
existing residents, preventing involuntary	
displacement and reducing housing disparities.	
Housing is the foundation of inclusive Richmond	
neighborhoods that are walkable with adequate	
linkages to services, goods, and open spaces.	
Chapter 5, Inclusive Housing, Goal 14,	This project would advance the City's goal of
Objective 14.3: Create 10,000 new affordable	creating 10,000 new units of affordable housing.
housing units for low and very low-income	
households over the next 10 years.	

City of Richmond Department of Planning and Development Review June 5, 2024, as Amended November 20, 2024 Page 4

Charter Requirements

Based on the foregoing, the proposed use on the Property meets the criteria set forth in Section 17.11(b) of the Charter of the City that the Application is not (i) 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 cause overcrowding of land and 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.

Conclusion

Based on the foregoing, the proposed special use permit of the Property is consistent with the recommendations of the City's Richmond 300 Master Plan. Accordingly, we respectfully request that the Department of Planning and Development Review forward the Application with its recommendation for approval to the City Planning Commission and City Council, respectively, for public hearing.

Thank you for your consideration of this matter. Please feel free to contact the undersigned at 804.420.6615 or <u>plloyd@williamsmullen.com</u>, at any time if you have any questions or require additional materials.

Very truly yours,

/s/

T. Preston Lloyd, Jr.

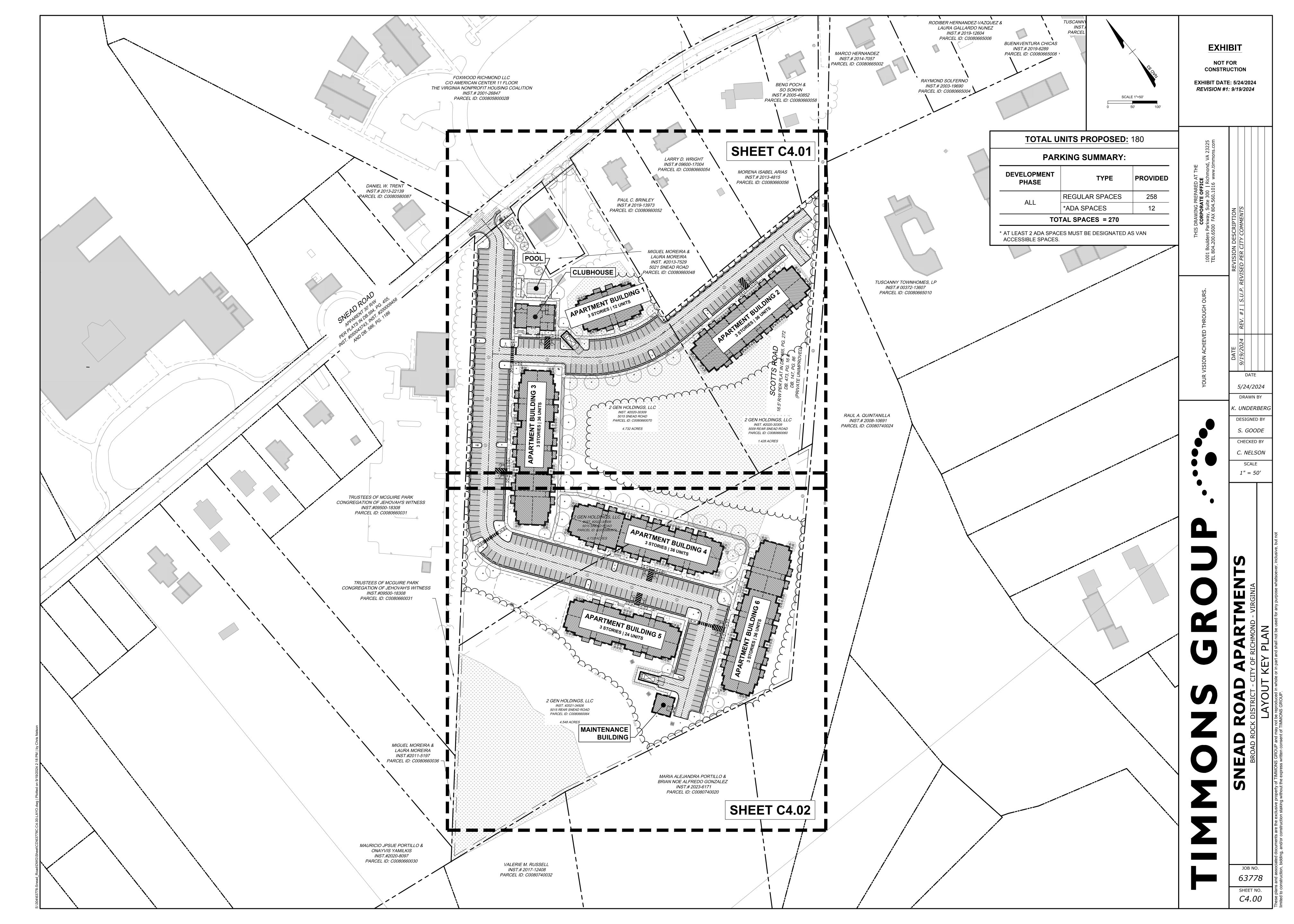
cc. Will Sexauer, The Lawson Companies (via email)
The Hon. Nicole Jones, Councilperson for the 9th District (via email)
Kevin J. Vonck, Ph.D., Director, Department of Planning and Development Review (via email)

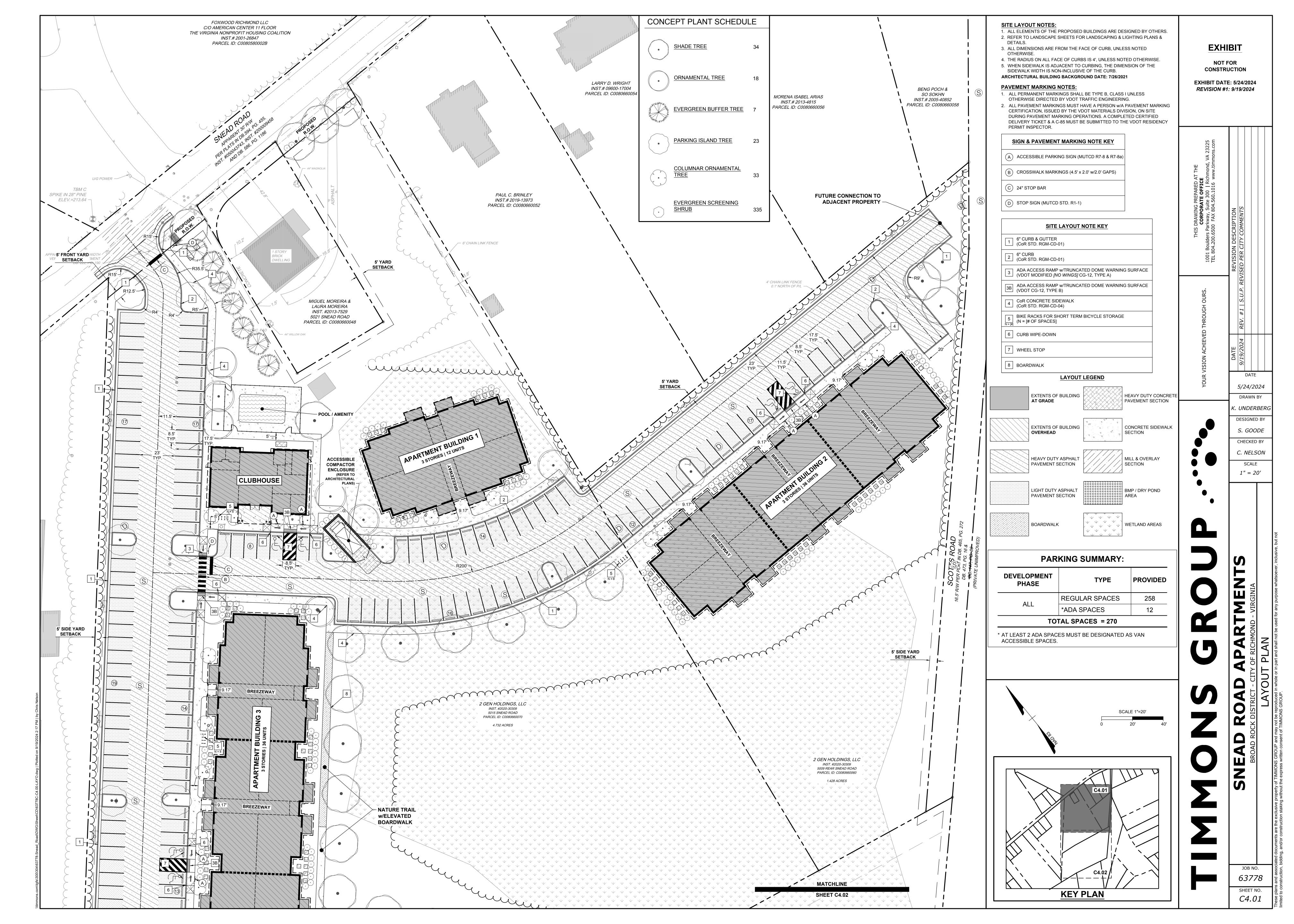
EXHIBIT A

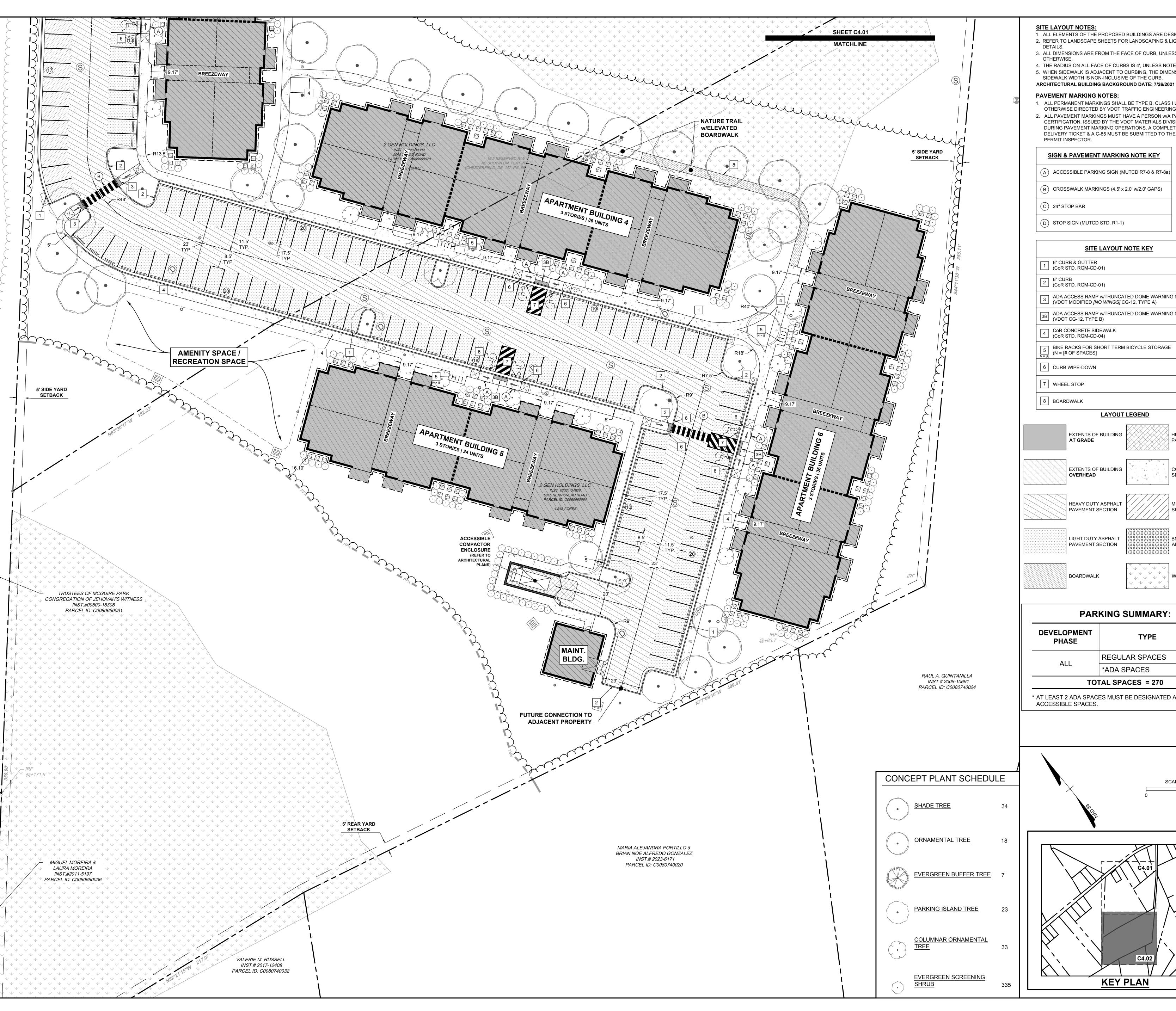
Enclosures

- 1. Special Use Permit Application Form;
- 2. Conceptual master plan entitled "Snead Road Apartments" dated 5/24/2024, as last revised 9/19/2024, prepared by Timmons Group (the "Conceptual Master Plan");
- 3. Example Architectural Elevations and Renderings entitled "Snead Road Apartments" dated 10/11/2024 prepared by TS 3 Architects (the "Example Architectural Elevations and Renderings"); and
- 4. Special Power of Attorney by the Applicants.

5015 Snead Rd SUP - Applicant's Report(105207725.2)







- 1. ALL ELEMENTS OF THE PROPOSED BUILDINGS ARE DESIGNED BY OTHERS. 2. REFER TO LANDSCAPE SHEETS FOR LANDSCAPING & LIGHTING PLANS &
- 3. ALL DIMENSIONS ARE FROM THE FACE OF CURB, UNLESS NOTED
- 4. THE RADIUS ON ALL FACE OF CURBS IS 4', UNLESS NOTED OTHERWISE. 5. WHEN SIDEWALK IS ADJACENT TO CURBING, THE DIMENSION OF THE SIDEWALK WIDTH IS NON-INCLUSIVE OF THE CURB.

PAVEMENT MARKING NOTES:

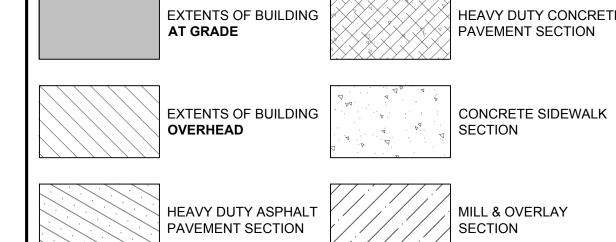
- 1. ALL PERMANENT MARKINGS SHALL BE TYPE B, CLASS I UNLESS
- OTHERWISE DIRECTED BY VDOT TRAFFIC ENGINEERING. 2. ALL PAVEMENT MARKINGS MUST HAVE A PERSON w/A PAVEMENT MARKING CERTIFICATION, ISSUED BY THE VDOT MATERIALS DIVISION, ON SITE DURING PAVEMENT MARKING OPERATIONS. A COMPLETED CERTIFIED DELIVERY TICKET & A C-85 MUST BE SUBMITTED TO THE VDOT RESIDENCY

SIGN & PAVEMENT MARKING NOTE KEY

- (A) ACCESSIBLE PARKING SIGN (MUTCD R7-8 & R7-8a)
- B CROSSWALK MARKINGS (4.5' x 2.0' w/2.0' GAPS)
- D STOP SIGN (MUTCD STD. R1-1)

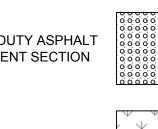
	SITE LAYOUT NOTE KEY
1 1 4 1 2 2 2	JRB & GUTTER STD. RGM-CD-01)
2 6" CL (CoR	JRB STD. RGM-CD-01)
1121	ACCESS RAMP w/TRUNCATED DOME WARNING SURFACE T MODIFIED <i>[NO WINGS]</i> CG-12, TYPE A)
1 1313 1	ACCESS RAMP w/TRUNCATED DOME WARNING SURFACE T CG-12, TYPE B)

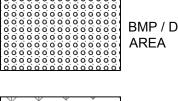
- CoR CONCRETE SIDEWALK (CoR STD. RGM-CD-04)
- BIKE RACKS FOR SHORT TERM BICYCLE STORAGE N = [#] [# OF SPACES]

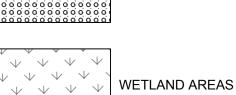


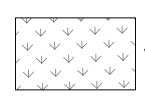
LAYOUT LEGEND

PAVEMENT SECTION



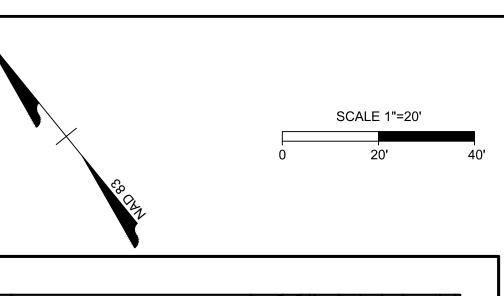






	PARKING SUMMARY:			
	DEVELOPMENT PHASE	TYPE	PROVI	
	ALL	REGULAR SPACES	258	
	ALL	*ADA SPACES	12	

TOTAL SPACES = 270 * AT LEAST 2 ADA SPACES MUST BE DESIGNATED AS VAN ACCESSIBLE SPACES.



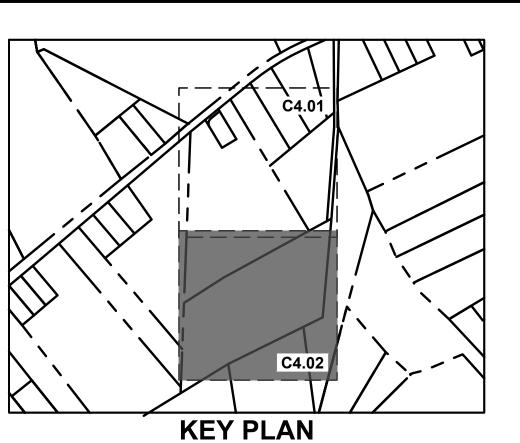


EXHIBIT NOT FOR REVISION #1: 9/19/2024

CONSTRUCTION **EXHIBIT DATE: 5/24/2024**

DATE 5/24/2024 DRAWN BY C. UNDERBERC

DESIGNED BY S. GOODE CHECKED BY C. NELSON SCALE 1'' = 20'

JOB NO.

SHEET NO. C4.02

SNEAD ROAD APARTMENTS

SNEAD ROAD RICHMOND, VIRGINIA OCTOBER 11, 2024









SNEAD ROAD APARTMENTS SNEAD ROAD RICHMOND, VIRGINIA 10.11.2024





± 10.71 ACRES

BUILDING 4 1 BR 12 2 BR 12 3 BR 12 36 UNITS

BUILDING 5 2 BR 12 3 BR 12 24 UNITS

SITE PLAN

SITE AREA:

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 6 1 BR 12 2 BR 12 3 BR 12

12 12 <u>12</u> 36 UNITS

TOTAL UNIT COUNT: 180 UNITS
CLUBHOUSE: 2,711.04 GSF
MAINTENANCE: 1,024.00 GSF
PARKING PROVIDED: 270 PARKING SPACES
BUILDING TYPE: 3 STORY APARTMENTS



SNEAD ROAD APARTMENTS SNEAD ROAD RICHMOND, VIRGINIA 10.11.2024





- Satellite Dish
- Gas Valve O⇔ Light Pole
- Sanitary Manhole © Sanitary Cleanout
- Ø Utility Pole < Guy Anchor
- Water Meter ⊗ Water Valve

○ Iron Rod Found

Storm Manhole

SCALE: 1"=2000'

- ਊ *Mailbox*

- -Ö− Fire Hydrant

VICINITY MAP

- Gas Test
- ⊸ Sign

- Iron Pipe Found Underground Fiber Optic Marker – — — они— — – Overhead Utility Line

SURVEY NOTES:

- PREPARED FOR LAWSON COMPANIES.
- FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. - ENCUMBRANCES SHOWN HEREON ARE BASED ON RECORD INFORMATION FOUND AT DATE OF SURVEY OR FROM THE TITLE COMMITMENT REFERENCED HEREON.
- 2. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW, AND NOT SHOWN BY THE PUBLIC RECORDS. - NOT A SURVEY MATTER. 3. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. - NONE KNOWN OF BY THIS SURVEYOR.
- 4. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT A

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE

- 5. TAXES, STORM WATER, UTILITY, RECYCLING AND SPECIAL ASSESSMENTS WHICH BECOME DUE AND PAYABLE SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, LIENS, AND SUPPLEMENTAL TAXES WHICH MAY COME DUE AND ALL TAXES FOR SUBSEQUENT FISCAL YEARS, BUT NOT YET DUE AND PAYABLE. -NOT A SURVEY MATTER.
- 6. INTENTIONALLY DELTED.

NOTED HEREON.

EXCEPTIONS FROM SCHEDULE B TITLE COMMITMENT

TITLE COMMITMENT EXHIBIT A LEGAL DESCRIPTION

COURT, CITY OF RICHMOND, VIRGINIA, AS INSTRUMENT #05-011652.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, LYING AND BEING IN THE CITY OF RICHMOND, (FORMERLY MANCHESTER DISTRICT, CHESTERFIELD COUNTY), VIRGINIA, CONTAINING 1.4275 ACRES,

ASSOCIATES, INC., CONSULTING ENGINEERS, DATED MARCH 1, 2005, ENTITLED "PLAT SHOWING 1.427 ACRES OF LAND OF SNEAD RD., CITY OF RICHMOND, VIRGINIA", A COPY OF WHICH PLAT IS

BEING THE SAME REAL ESTATE CONVEYED TO 2 GEN HOLDINGS, LLC, A VIRGINIA LIMITED LIABILITY

LIABILITY COMPANY, BY DEED OF BARGAIN AND SALE DATED NOVEMBER 25, 2020, RECORDED

DECEMBER 16, 2020 IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA AS

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, LYING AND BEING IN THE CITY OF RICHMOND,

VIRGINIA, CONTAINING AN AREA OF 4.93 ACRES, MORE OR LESS, AS SHOWN ON THAT CERTAIN PLAT OF

SURVEY MADE BY BODIE, TAYLOR AND PURYEAR, INC., DATED OCTOBER 4, 1983, ENTITLED "SURVEY &

MAP SHOWING IMPROVEMENTS THEREON OF 4.93 ACRES OF LAND SITUATED ON THE SOUTH LINE OF

SNEAD ROAD IN THE CITY OF RICHMOND, VIRGINIA", A COPY OF WHICH PLAT IS RECORDED IN DEED

REFERENCE TO WHICH PLAT IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THE

BOOK 374, AT PAGE 1071, IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, AND

LESS AND EXCEPT THAT CERTAIN PIECE OR PARCEL OF LAND CONVEYED TO V. EARL DICKINSON AND

RECORDED DECEMBER 9, 1983 IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA,

BEING A PORTION OF THE SAME REAL ESTATE CONVEYED TO 2 GEN HOLDINGS, LLC, A VIRGINIA LIMITED

LIABILITY COMPANY, BY DEED OF BARGAIN AND SALE FROM ROSENEATH PROPERTIES, L.L.C., A VIRGINIA

LIMITED LIABILITY COMPANY, BY DEED OF BARGAIN AND SALE DATED NOVEMBER 25, 2020, RECORDED

COMMENCING AT A CORNER STAKE ON THE LINE OF NEWBY AND ANNA M. SCOTT THENCE N71° W 12 3/4

DECEMBER 16, 2020 IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA AS

ALL THAT CERTAIN TRACT OF LAND IN MANCHESTER MAGISTERIAL DISTRICT IN THE COUNTY OF CHESTERFIELD, STATE OF VIRGINIA CONTAINING BY SURVEY 4 65/100 ACRES MORE OR LESS SAID

POLES TO A STAKE; THENCE N 76 1/2° W 26 1/4 POLES; THENCE N 46 3/4° E 21 POLES TO A STAKE; THENCE S 75° E 38 4/5 POLES AND 16 1/2 FEET TO A STAKE; THENCE S 48 3/4° W 23 1/5 POLES TO THE

BEING THE SAME REAL ESTATE CONVEYED TO 2 GEN HOLDINGS, LLC BY SPECIAL COMMISSIONER'S DEED FROM JOHN B. COLEMAN, JR., OWNER OF RECORD, AND GREGORY A. LUKANUSKI, SPECIAL COMMISSIONER, DATED DECEMBER 10, 2021, RECORDED DECEMBER 10, 2021 IN THE CLERK'S OFFICE,

ALL THAT CERTAIN TRACTS OR PARCELS OF LAND LOCATED IN THE CITY OF RICHMOND, VIRGINIA AND

BEGINNING AT AN IRON PIPE FOUND ALONG THE SOUTH LINE OF SNEAD ROAD AND BEING LOCATED

APPROXIMATELY 925' WEST OF THE INTERSECTION OF SAID SOUTH LINE WITH THE WEST LINE OF SNEAD COURT; THENCE LEAVING SAID SOUTH LINE OF SNEAD ROAD S 08°14'17" W, HAVING PASSED THROUGH A PINCHED IRON PIPE FOUND AT 300.41' AND THENCE CONTINUING FOR A TOTAL DISTANCE OF 595.94' TO AN IRON PIPE FOUND; THENCE N 79°30'41" W, 379.03' TO AN IRON ROD SET; THENCE N 83°30'17" W, 182.23' TO AN IRON ROD SET POINT; THENCE N 41°17'50" E, 665.59' TO AN IRON ROD FOUND ALONG THE SOUTH LINE OF SAID SNEAD ROAD; THENCE N 89°57'48" E, 74.02' TO AN IRON ROD SET; THENCE S 08°15'39" W, 126.87' TO AN IRON ROD SET; THENCE S 81°44'21" E, 65.00' TO AN IRON ROD SET; THENCE N 08°15'39" E, 136.35' TO AN IRON ROD SET; THENCE N 89°57'48" E, 60.18' TO THE POINT OF BEGINNING, CONTAINING:

ALL THAT CERTAIN TRACTS OR PARCELS OF LAND LOCATED IN THE CITY OF RICHMOND, VIRGINIA AND

COMMENCING AT AN IRON PIPE FOUND ALONG THE SOUTH LINE OF SNEAD ROAD AND BEING LOCATED APPROXIMATELY 925' WEST OF THE INTERSECTION OF SAID SOUTH LINE WITH THE WEST LINE OF SNEAD COURT; THENCE LEAVING SAID SOUTH LINE OF SNEAD ROAD S 08°14'17" W, 300.41' TO A PINCHED IRON PIPE FOUND, SAID PINCHED IRON PIPE FOUND BEING THE TRUE POINT AND PLACE OF BEGINNING; THENCE N 89°29'39" E, HAVING PASSED THROUGH IRON PIPES FOUND AT 100.6' AND 202.0' AND THROUGH AN IRON ROD FOUND AT 288.0' AND THENCE CONTINUING FOR A TOTAL DISTANCE OF 323.47' TO AN IRON

RIGHT-OF-WAY, THENCE CONTINUING WITH THE WESTERN LINE OF SAID SCOTT ROAD S38°56'24"W, 55.95' TO AN IRON ROD SET: THENCE S 43°30'47" W. 366.89' TO AN IRON ROD FOUND: THENCE LEAVING THE WESTERN LINE OF THE SAID SCOTTS ROAD N 79°38'32" W, 79.32' TO AN IRON PIPE FOUND; THENCE N 08°14'17" E, 295.53' TO THE TRUE POINT AND PLACE OF BEGINNING, CONTAINING 1.428 ACRES OF LAND,

ALL THAT CERTAIN TRACTS OR PARCELS OF LAND LOCATED IN THE CITY OF RICHMOND, VIRGINIA AND

COMMENCING AT AN IRON PIPE FOUND ALONG THE SOUTH LINE OF SNEAD ROAD AND BEING LOCATED APPROXIMATELY 925' WEST OF THE INTERSECTION OF SAID SOUTH LINE WITH THE WEST LINE OF SNEAD COURT; THENCE LEAVING SAID SOUTH LINE OF SNEAD ROAD S 08°14'17" W, HAVING PASSED THROUGH A PINCHED IRON PIPE FOUND AT 300.41' AND THENCE CONTINUING FOR A TOTAL DISTANCE OF 595.94' TO AN IRON PIPE FOUND, SAID IRON PIPE FOUND BEING THE TRUE POINT AND PLACE OF BEGINNING; THENCE S 79°38'32" E, 79.32' TO AN IRON ROD FOUND ALONG THE WESTERN LINE AND TERMINUS OF SCOTTS ROAD A 16.5' WIDE APPARENT PRIVATE RIGHT-OF-WAY: THENCE S 79°38'32" E. 19.71' TO AN IRON ROD SET ALONG THE EASTERN LINE OF SAID SCOTTS ROAD; THENCE LEAVING THE SAID SCOTTS ROAD S 44°11'30" W. 385.11' TO AN IRON ROD FOUND: THENCE N 77°09'10" W. 409.41' TO AN IRON ROD FOUND: THENCE N 82°21'15" W, 217.07' TO AN IRON PIPE FOUND; THENCE N 41°17'50" E, HAVING PASSED THROUGH IRON RODS FOUND AT 24.0' AND 171.9' AND THENCE CONTINUING FOR A TOTAL DISTANCE OF 350.90' TO AN IRON ROD SET; THENCE S 83°30'17" E, 182.23' TO AN IRON ROD SET; THENCE S 79°30'41" E, 379.03' TO THE TRUE POINT AND PLACE OF BEGINNING, CONTAINING: OR 4.548 ACRES OF LAND, MORE

PIPE FOUND ALONG THE WESTERN LINE OF SCOTTS ROAD, A 16.5' WIDE APPARENT PRIVATE

SURVEY BEING MADE BY D.F. LAPRADE, SURVEYOR, AND BOUNDED AS FOLLOWS:

CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA AS INSTRUMENT NO. 210034926.

AS SURVEYED METES AND BOUNDS DESCRIPTION OF PARCEL ID: C0080660070

AS SURVEYED METES AND BOUNDS DESCRIPTION OF PARCEL ID: C0080660060

AS SURVEYED METES AND BOUNDS DESCRIPTION OF PARCEL ID: C0080660064

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

4.732 ACRES OF LAND, MORE OR LESS.

MORE OR LESS.

PAMELA M. DICKENSON, HUSBAND AND WIFE, BY DEED OF BARGAIN AND SALE DATED DECEMBER 6, 1983,

MORE OR LESS, ALL AS MORE PARTICULARLY DESCRIBED ON PLAT OF SURVEY MADE BY HULCHER &

ATTACHED TO AND RECORDED WITH THAT CERTAIN DEED RECORDED IN THE CLERIC'S OFFICE, CIRCUIT

COMPANY, BY DEED OF BARGAIN AND SALE FROM ROSENEATH PROPERTIES, L.L.C., A VIRGINIA LIMITED

PARCEL I: (5009 REAR SNEAD ROAD)

FILE NO. SHHR-469

INSTRUMENT NO. 200030309.

PROPERTY CONVEYED.

INSTRUMENT NO. 200030309.

POINT OF BEGINNING.

PARCEL III: (5015 REAR SNEAD ROAD)

DIVISION II, IN DEED BOOK 600, PAGE 660.

PARCEL II: (5015 SNEAD ROAD)

- 7. EASEMENT: GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY DATED APRIL 27, 1934, RECORDED SEPTEMBER 10, 1934 IN DEED BOOK 222, PAGE 190 (CHESTERFIELD COUNTY). GRANTS EASEMENT FOR A POLE LINE FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, INCLUDING TELEPHONE AND TELEGRAPH, AND APPURTENANCES THERETO, AT DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THEREWITH SHOWS EASEMENT. (PARCEL II) - APPARENT EASEMENT LOCATION IS SHOWN HEREON.
- 8. INTENTIONALLY DELETED. SURVEY MADE BY TIMMONS GROUP, DATED MARCH 20, 2024, ENTITLED ALTA/NSPS LAND TITLE SURVEY OF RICHMOND CITY TAX PARCELS C0080660070, C0080660060 AND C0080660064 LOCATED ALONG THE

SOUTH LINE OF SNEAD ROAD, CITY OF RICHMOND, VIRGINIA", SHOWS THE FOLLOWING:

A) FENCES DO NOT CONFORM TO PROPERTY LINE - FENCES ARE SHOWN AS OBSERVED AT TIME OF B) EDGE OF CONCRETE DRIVE ENCROACHES INTO INSURED PARCEL - DRIVE IS SHOWN AS OBSERVED AT TIME OF FIELD SURVEY C) 16.5' RESERVED R/W AS SHOWN ON PLAT (CHESTERFIELD) DB. 147, PG. 86. - RESERVED R/W IS

- 2. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. SHHR-469 DATED MARCH 28, 2024 AT 8:00 AM.
- 3. THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FIRM PANELS 5101290076D, LAST REVISED APRIL 2, 2009.
- 4. HORIZONTAL CONTROL BASED ON VA STATE GRID, SOUTH ZONE, NAD'83 (2011), AS ESTABLISHED BY GPS, ON APRIL 18, 2024.
- 5. THE PROPERTY DESCRIBED IN THE "AS SURVEYED" DESCRIPTIONS INCLUDED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN EXHIBIT A OF TITLE COMMITMENT NO. SHHR-469. EXISTING EASEMENTS, COVENANTS AND RESTRICTIONS, IF ANY, REFERENCED IN SCHEDULE B - EXCEPTIONS, OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- 6. THERE IS NO EVIDENCE OF RECENT CONSTRUCTION ACTIVITY ON THIS PROPERTY OTHER THAN THAT ASSOCIATED WITH TIMBER HARVESTING ACTIVITIES AND FARMING.
- 7. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- 8. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 9. AREA COMPUTED BY COORDINATE METHOD.
- 10. NO OBSERVABLE EVIDENCE OF A CEMETERIES WERE FOUND ON THE SURVEYED PROPERTY,
- 11. THERE ARE NO KNOWN BOUNDARY GAPS, GORES OR STRIPS AS IT PERTAINS TO THE SURVEYED PROPERTY OTHER THAN AS MAY BE SHOWN HEREON.
- 12. THIS PLAT IS BASED ON A CURRENT TIMMONS GROUP FIELD SURVEY PERFORMED IN APRIL OF 2024.

13. PER CITY OF RICHMOND GIS, ZONING ON ALL SURVEYED PROPERTY SHOWN HEREON IS R-4 -

RESIDENTIAL (SINGLE FAMILY). NO ZONING REPORT OR LETTER HAS BEEN FURNISHED. 14. PROPERTY LINE BETWEEN TAX PARCEL ID NUMBER C0080660070 AND TAX PARCEL ID NUMBER C0080660048 IS BASED ON BUILDING OFFSETS SHOWN ON PLAT RECORDED IN DEED BOOK 600, PAGE 660. NO OTHER PLATS OR DEEDS OF RECORDED HAVE BEEN PROVIDED OR FOUND REGARDING THE

LOCATION OF THE PROPERTY LINE AND NO PHYSICAL EVIDENCE OBSERVED AT TIME OF SURVEY.

15. SCOTTS ROAD APPEARS TO BE A PRIVATE RIGHT OF WAY SHOWN ON SEVERAL PLATS INCLUDING DB. 465. PG. 272, DB. 473, PG. 16 AND DB. 147, PG. 86. THERE IS NO PARCEL ID FOUND IN THE CITY GIS FOR THIS STRIP AND NO INFORMATION REGARDING OWNERSHIP OR CONVEYANCE OF 16.5' RIGHT OF WAY WAS REVEALED IN THE TITLE COMMITMENT REFERENCED HEREON. OWNERSHIP OF THIS STRIP IS UNKNOWN.

AREA TABLE

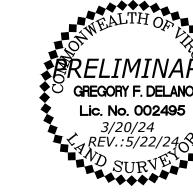
PARCEL ID C0080660070 4.732 ACRES 1.428 ACRES C0080660060 4.548 ACRES C0080660064 10.708 ACRES

SURVEYOR'S CERTIFICATE

CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS (2021), JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, AND 13 OF

GREG F. DELANO, LS (LIC. NO. 2495

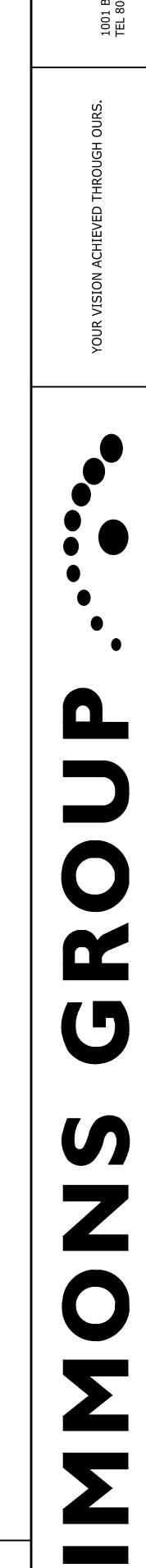


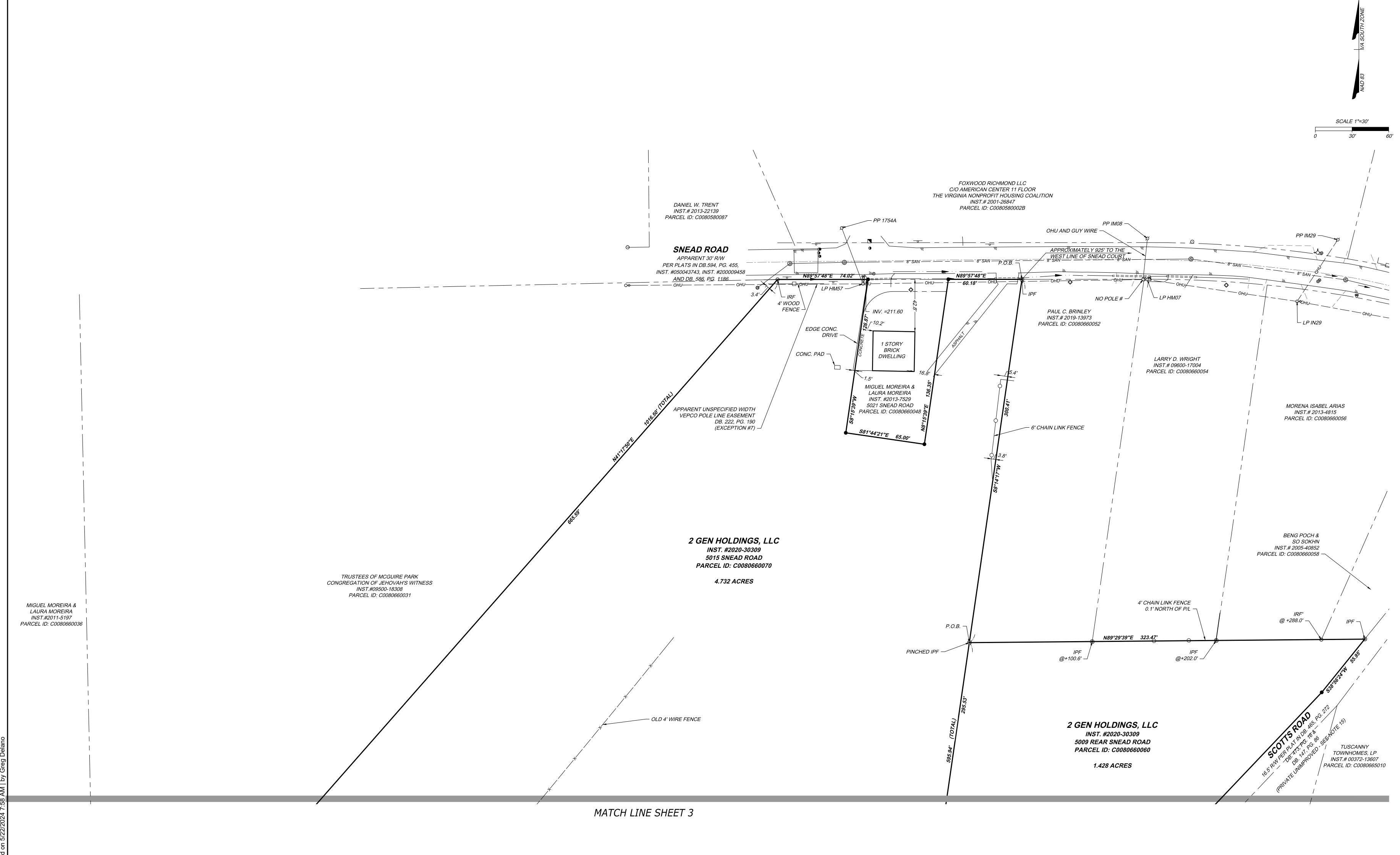
ALTA/NSPS LAND TITLE SURVEY OF RICHMOND CITY TAX PARCELS C0080660070, C0080660060 AND C0080660064 LOCATED ALONG THE SOUTH LINE OF SNEAD ROAD

N. W. L.		
RELIMINAR	City of Richmond	Virginia
GREGORY F. DELANO Lic. No. 002495 Lic. No. 002495	Date: 3/20/24	Scale: 1"=30'
3/20/24 REV.:5/22/24 &	Sheet1 of 3	J.N.: 63778
SURV	Drawn by: GFD	Checked by:LMT
greg.delano@timmons.com	Revised:5/22/24	

THE LAWSON COMPANIES, INC. A VIRGINIA CORPORATION SAFE HARBOR TITLE COMPANY

TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 26, 2024.

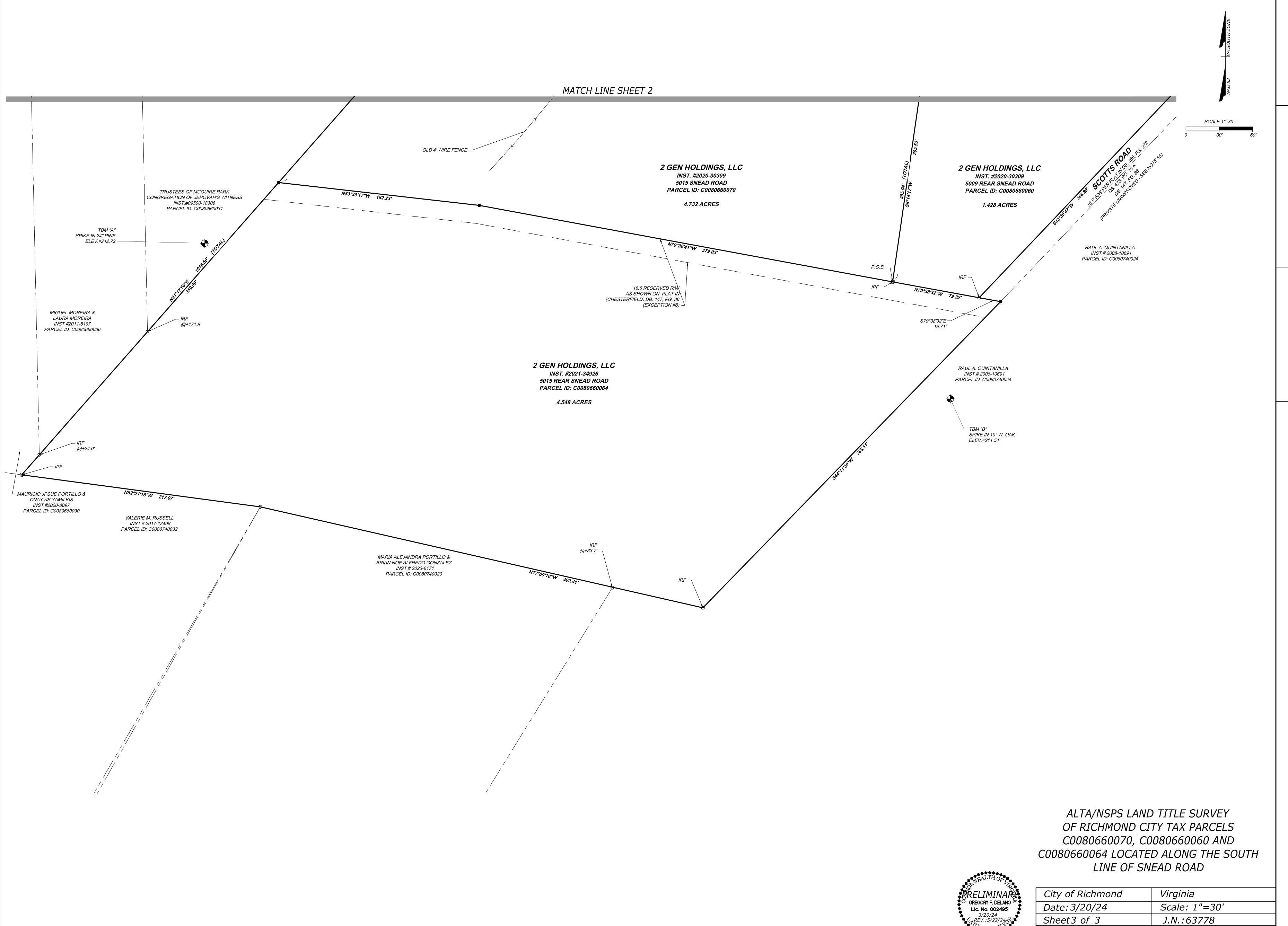




ALTA/NSPS LAND TITLE SURVEY
OF RICHMOND CITY TAX PARCELS
C0080660070, C0080660060 AND
C0080660064 LOCATED ALONG THE SOUTH
LINE OF SNEAD ROAD



City of Richmond	Virginia
Date: 3/20/24	Scale: 1"=30'
Sheet2 of 3	J.N.: 63778
Drawn by: GFD	Checked by:LMT
Revised:5/22/24	



THIS DRAWING PREPARED AT THE **CORPORATE OFFICE**11 Boulders Parkway, Suite 300 | Richmond, VA 232.804.200.6500 FAX 804.560.1016 www.timmons.c

ISION ACHIEVED THROUGH OURS.

ENDORD SEROLE

Drawn by: GFD

Revised:5/22/24

Checked by:LMT



Special Use Permit

LOCATION: 5009 Snead Road, 5015 Snead Road, and

5015 Rear Snead Road

APPLICANT: Megan Nedostup

COUNCIL DISTRICT: 9

PROPOSAL: To authorize the special use of the properties known as 5009 Snead Road, 5015 Snead Road, and 5015 Rear Snead Road for the purpose of up to 180 multifamily dwellings, upon certain terms and conditions.

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

