INTRODUCED: August 7, 2024

AN ORDINANCE No. 2024-208

To amend and reordain Ord. No. 80-260-81-41, adopted Mar. 9, 1981, as previously amended by Ord. Nos. 81-152-138, adopted August 24, 1981, 84-110-83, adopted May 29, 1984, 89-318-295, adopted Nov. 13, 1989, 2006-26-52, adopted Feb. 27, 2006, 2006-260-263, adopted Oct. 23, 2006, 2012-163-164, adopted Oct. 8, 2012, 2017-169, adopted Oct. 9, 2017, Ord. No. 2022-036, adopted Mar. 28, 2022, and Ord. No. 2022-190, adopted Jul. 25, 2022, concerning the Beaufont Oaks Community Unit Plan, to amend the use of the parcel known as 6951 West Carnation Street to allow for multifamily use.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

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

I. That Ordinance No. 80-260-81-41, adopted March 9, 1981, as previously amended by Ordinance Nos. 81-152-138, adopted August 24, 1981, 84-110-83, adopted May 29, 1984, 89-318-295, adopted November 13, 1989, 2006-26-52, adopted February 27, 2006, 2006-260-263, adopted October 23, 2006, 2012-163-164, adopted October 8, 2012, 2017-169, adopted October 9, 2017, 2022-036, adopted March 28, 2022, and Ordinance No. 2022-190, adopted July 25, 2022, be and is hereby amended and reordained as follows:

WHEREAS, by Ordinance No. 80-260-81-41, adopted March 9, 1981, the Council of the City of Richmond approved and permitted the development and use of the tract of land

AYES: 8 NOES: 0 ABSTAIN:

ADOPTED: SEP 9 2024 REJECTED: STRICKEN:

containing 63 acres, more or less, located east of Chippenham Parkway and south of the terminus of Hioaks Road, for residential and commercial purposes as shown on the plans entitled "Beaufont Oaks Community Unit Plan," prepared by Mills, Obenchain, Oliver & Webb, Inc., Architects, Engineers and Planners, Blacksburg, Virginia, and dated October 22, 1980; and

WHEREAS, by Ordinance No. 81-152-138, adopted August 24, 1981, the Council amended the Development Plan to include an additional two acres, permitted additional identification signage for the residential and office park parcels and designated two parcels for the purpose of access to Hioaks Road and Carnation Street, as shown on the plans entitled "Beaufont Oaks Community Unit Plan," prepared by Mills, Obenchain, Oliver & Webb, Inc., Architects, Engineers and Planners, Blacksburg, Virginia, and dated May 29, 1981 and the design character drawing prepared by Bremner, Youngblood and King and dated May 29, 1981; and

WHEREAS, by Ordinance No. 84-110-83, adopted May 29, 1984, the Council amended the Development Plan to include an additional two acres, increasing the aggregate acreage to 67 acres, more or less, as shown on a site plan entitled "Beaufont Oaks Community Unit Plan," prepared by Mills, Obenchain, Oliver & Webb, Inc., Architects, Engineers and Planners, Blacksburg, Virginia, and dated August 15, 1983, and authorized an increase in the number of multi-family dwelling units authorized for Beaufont Towers from 521 to 597 units; and

WHEREAS, by Ordinance No. 89-318-295, adopted November 13, 1989, the Development Plan was amended to authorize the use of 3.8 acres for the construction of a 120-bed nursing home as shown on a site plan entitled "Beaufont Oaks Community Unit Plan," prepared by Mills, Obenchain, Oliver & Webb, Inc., Architects, Engineers and Planners, Blacksburg, Virginia, and dated September 19, 1989; and

WHEREAS, by Ordinance No. 2006-26-52, adopted February 27, 2006, the Development Plan was amended to reduce the required landscape buffer along Chippenham Parkway, as shown on a site plan entitled "Community Unit Plan – Beaufont Oaks Healthcare Center Phase II," prepared by Draper Aden Associates and dated October 28, 2005, which modifies the drawing entitled "Beaufont Oaks Community Unit Plan," prepared by Mills, Obenchain, Oliver & Webb, Inc. Architects, Engineers and Planners, Blacksburg, Virginia, dated August 15, 1983, revised February 16, 1984, and last revised September 19, 1989; and

WHEREAS, by Ordinance No. 2006-260-263, adopted October 23, 2006, the Development Plan was amended to include a private primary and secondary school in the permitted uses; and

WHEREAS, by Ordinance No. 2012-163-164, adopted October 8, 2012, the Community Unit Plan was amended to include an adult care residence use and to establish the number of permitted adult care residence dwelling units, a portion of which are shown on the plan entitled "Development Plans for Phase II – Sitework Beaufont Richmond, Virginia, The Beaufont Towers Retirement and Assisted Living Community Located at 7017 W. Carnation Street," prepared by Lumsden Associates, P.C. and dated December 28, 2011; and

WHEREAS, by Ordinance No. 2017-169, adopted October 9, 2017, the Community Unit Plan was amended to include a church use in the permitted uses; and

WHEREAS, by Ordinance No. 2022-036, adopted March 28, 2022, the Community Unit Plan was amended to remove the designation of "Reserved for Future Extension" for the area to the north of 350 Hioaks Road as shown on the plans entitled "Beaufont Oaks, Community Unit Plan," prepared by Mills, Obenchain, Oliver & Webb, Inc., and last revised January 13, 2022, and to incorporate that area into the area identified as "Beaufont Towers" to its south to

accommodate an expansion of the multifamily development identified as "Beaufont Towers,"; and

WHEREAS, by Ordinance No. 2022-190, adopted July 25, 2022, the Community Unit Plan was amended to allow residential use of the property known as 7000 West Carnation Street as shown on the plans entitled "Beaufont Oaks, Community Unit Plan," prepared by Mills, Obenchain, Oliver & Webb, Inc., and last revised April 25, 2022; and

WHEREAS, the owner of the property located at [~~7000~~] 6951 West Carnation Street has submitted to the City Planning Commission (the "Commission") a request to amend the Community Unit Plan to remove the designation of [~~"Proposed Office"~~] "Proposed Community Shopping" for such parcel and to designate such parcel as "Multi-Family Residential" that is shown on the plans entitled "Beaufont Oaks, Community Unit Plan," prepared by Mills, Obenchain, Oliver & Webb, Inc. and last revised [~~April 25, 2022~~] May 30, 2024; and

WHEREAS, the Commission has reviewed such request to amend the Community Unit Plan based upon findings of fact as set out in a resolution dated October 1, 2024 [~~July 5, 2022, and adopted by the Commission on July 5, 2022~~]; and

WHEREAS, the Council concurs in the findings of fact made by the Commission.

NOW THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

That Ordinance No. 80-260-81-41, adopted March 9, 1981, as last amended by [~~Ordinance No. 2022-036~~] Ordinance No. 2022-190, adopted [~~March 28, 2022~~] July 25, 2022, be and is hereby amended and reordained as follows:

§ 1. That pursuant to Section 17.10(g) of the Charter of the City of Richmond (2020) and Article IV of Chapter 30 of the Code of the City of Richmond (2020), as amended, the

development of the land containing 67 acres, more or less, located east of Chippenham Parkway and east and south of Hioaks Road, being further described as follows: beginning at a point on the western line of Hioaks Road said point being 1462.62 feet south, measured along the west line of Hioaks Road, of the south line of Jahnke Road, said point also being the southeastern property corner of a parcel of land now or formerly owned by Chippenham Hospital, Inc.; thence extending 284.89 feet in an easterly direction along a line of bearing S 76° 34' 52" E to a point; thence extending 50.03 feet in a southerly direction along a line of bearing S 11° 25' 30" W to a point; thence extending 50.18 feet in an easterly direction along a line of bearing S 76° 34' 52" E to a point; thence extending 688.82 feet in a southerly direction along a line of bearing S 6° 07' 01" W to a point; thence extending 241.56 feet in an easterly direction along a line of bearing S 83° 10' 16" E to a point; thence extending 552.61 feet in an easterly direction along a line of bearing S 78° 56' 43" E to a point; thence extending 344.37 feet in an easterly direction along a line of bearing S 84°o 47' 08" E to a point; thence extending 30.75 feet in an easterly direction along a line of bearing S 81° 00' 00" E to a point; thence extending 281.08 feet in an easterly direction along a line of bearing S 76° 36' 40" E to a point; thence extending 1323.68 feet in a southerly direction along a line of bearing S 22° 05'30" W to a point; thence extending 1472.45 feet in a westerly direction along a line of bearing N 84° 23' 20" W to a point; thence extending 160.84 feet in a southerly direction along a line of bearing S 14° 12' 50" E to a point; thence extending 389.37 feet in a westerly direction along a line of bearing S 72° 26' 41" W to a point; thence extending 1168.50 feet in a northerly direction along the east line of Chippenham Parkway to a point thence extending 668.62 feet in an easterly direction along a line of bearing N 71° 51' 45" E to a point on the west line of Hioaks Road; thence extending 1082.01 feet in a northerly direction along the west line of Hioaks Road to the point of beginning, and a parcel of

land containing 4.0130, being described as follows: beginning at an iron rod on the eastern right-of-way line of Chippenham Parkway, said rod being a common corner to Sigma Corporation and Fralin and Waldron, Inc., and lying approximately 1,300 feet north of the Chippenham Parkway/U.S. Route 60 intersection; said rod being a point on a curve concave to the right and having a radius of 11,387.16 feet, a tangent of 188.33 feet, and a chord of 376.60 feet bearing N 16° 24' 50" W; thence with said right-of-way through a delta of 1° 53'42" and an arc of 376.62 feet to an iron rod; thence leaving said right-of-way N 72° 26' 41" E, 389.37 feet to an iron rod; thence N 72° 26' 41" E, 20.03 feet to a point; thence S 14° 12' 50" E, 51.18 feet to a point on a curve, said curve being concave to the right, and having a radius of 115.12 feet, a tangent of 18.84 feet, a chord of 37.19 feet bearing S 58° 00' 34" E; thence through a delta of 18° 35' 29" and an arc of 37.35 feet to a point of compound curvature; said curve being concave to the right, and having a radius of 207.52 feet, a tangent of 64.44 feet, a chord of 123.08 feet bearing S 31° 27' 50" E; thence through a delta of 34° 30' 00" and an arc of 124.96 feet to a point; thence S 14° 12' 50" E, 81.06 feet to a point of curvature of a curve of a curve concave to the right, said curve having a radius of 118.39 feet, a tangent of 55.21 feet, a chord of 100.7 feet bearing S 10° 47' 10" W; thence through a delta of 50° 00' 00" and an arc of 103.31 feet to point of compound curvature, said curve being concave to the right and having a radius of 177.96 feet, a tangent of 12.36 feet, a chord of 24.66 feet bearing S 39° 45' 35" W; thence through a delta of 7° 56' 50" and an arc of 24.68 feet to a point; thence S 14° 12' 50" E, 30.58 feet to a point on the line common to Fralin and Waldron, Inc., and Sigma Corporation; thence with said line S 77° 36' 07" W 20.01 feet to an iron rod; thence continuing with said line S 77° 36' 07" W 374.44, feet to the point of beginning, for residential and commercial purposes, a community unit plan as authorized in Chapter 30, Article IV of the Code of the City of Richmond (2020), as amended, as

per the preliminary plan and approved Development Plans, as amended, for the development of not more than [~~597~~] 966 multi-family dwelling units, of which 174 units may be designated as or converted to no more than 217 adult care residence dwelling units, 145,000 square feet of office space, [~~20,000 square feet of commercial space,~~] a private school consisting of elementary and secondary grades with an accessory day care, a day care center, a church, a 120-bed nursing home, open space, and recreational facilities, parking and other attendant facilities on the above-described property, is hereby approved and permitted upon the following terms and conditions:

(1) That final plans for grading, storm drainage and retention facilities shall be approved by the Director of Public Utilities of the City prior to issuance of building permits. If storm water retention is required on the nursing home site or other development sites, as determined by the Director of Public Utilities, the location, landscaping and screening of the retention area(s) shall be shown on the final plans and shall be subject to the approval of the Planning Commission;

(2) That all cost related to extension of utilities to serve the development shall be borne by the owner, except to such extent as normal City policy relative to cost-sharing for utilities serving non-residential development may be applicable;

(3) That a perpetual scenic easement (in accordance with provisions of the Code of Virginia) covering the 12.9 acre open space area shown on the plan and located to the north of "Carnation Road" shall be dedicated to the City, at no cost to the City, by the owners of the property. Terms of the easement dedication shall prohibit any development on the site other than open space recreational facilities and storm water retention and drainage facilities, and fee simple title to such land shall be made available to the City at appraised value at such time as the City desires to take title and use such land for public purposes, The City shall not obligated to

reimburse the owner for any improvements related to storm water drainage or retention facilities serving the adjacent development. Terms of the easement shall also specify that any improvements to the land shall be subject to approval by the Chief Administrative Officer and that maintenance of the land and all improvements shall be the responsibility of the owner until such time as the City takes title. Prior to the issuance of any building permits on the project site such easement agreement, approved as to form and content by the City Attorney, shall be executed and recorded;

(4) The rights-of-way for Hioaks Road extended and Carnation Street shall be dedicated to the City at no cost at such time as requested by the City. The right-of-way for the public street extending southward from the intersection of Hioaks Road and Carnation Streets shall be dedicated to the City at no cost at such time as required by the City. The construction of the public street shall be at the cost and expense of the developer. The width and alignment of the right-of-way at its intersection with Carnation Street hall be in accordance with the requirements of the Director of Public Works of the City;

(5) The plan shall not be construed to preclude access to abutting properties located east of Hioaks Road and north of Carnation [~~Road~~] Street; and prior to or at the time of Planning Commission approval of a final plan for development of any portion of the Beaufont Oaks site east of Hioaks Road and north of Carnation [~~Road~~] Street, provision shall be made for such access to abutting property as may be required by the Planning Commission or by applicable law;

(6) Areas of the site not devoted to building, parking, walkways, recreation facilities and utility installations required by the City shall be left in their natural state except for selective clearing of underbrush and unhealthy materials, and shall be supplemented with additional

landscape improvements where needed to enhance the aesthetic character of the development, achieve screening of undesirable views, buffer traffic noise and ameliorate other adverse conditions. The 20-foot buffer easement on the east side of the nursing home site shall be left in its natural state and, to the extent necessary to achieve an effective visual screen from the abutting property, shall be supplemental by the planting of evergreen vegetative material not less than six feet in height;

(7) The minimum number of parking spaces for residential uses shall be one space per unit, except that the minimum number of parking spaces for the Multifamily Residential development at 6951 West Carnation Street shall be 150 spaces, and provided that the minimum number of spaces for units to be occupied by elderly and/or handicapped persons shall be one space per two adult care residence dwelling units;

(8) The minimum number of parking spaces for all office, [~~shopping,~~] education and, day care center, and church uses shall be as required by normal zoning ordinance provisions;

(9) The detailed design and arrangement of all parking areas, driveways, access drives and service areas shall be subject to Planning Commission approval in conjunction with final plan review of each phase of development. All parking area improvement and screening requirements set forth in Article VII of the zoning ordinance shall be met;

(10) [~~The general character and architectural treatment of the shopping cluster shall be compatible with Phase I residential structures, and where possible, shall incorporate similar materials and colors. All signs, display windows and service appurtenances shall, to the extent possible, be oriented away from Carnation Street~~] Reserved;

(11) [~~Signage for the shopping cluster shall conform to the B-1 District regulations.~~] Signage [~~for all other components of the plan~~] shall conform to the RO-1 District regulations

with respect to number, size, placement and lighting, except that: one permanent identification sign shall be permitted adjacent to each of the two access drives serving Beaufont Oaks Phase I; and one permanent identification sign shall be permitted adjacent to each of the three access drives serving the office park; and one permanent sign not exceeding fifteen square feet in area identifying Beaufont Towers, Beaufont Manor, Beaufont Health Care Center (nursing home), and Beaufont Oaks Phase II shall be permitted at the southwest corner of Hioaks Road and Carnation Street. Such identification signs shall be of the general character shown on the plans attached to Ord. No. 2006-260-263, adopted October 23, 2006;

(12) Buildings and parking areas shall be set back at least 75 feet from the right-of-way of Chippenham Parkway, except that the setback for Beaufont Oaks Healthcare Center parcel may be reduced to 50 feet, as shown on the plans attached to Ord. No. 2006-260-263, adopted October 23, 2006, provided that a 10-foot supplemental planting strip is provided within the setback along its eastern edge. The plantings shall be evergreen trees, not less than five (5) feet in height at the time of planting and shall be spaced not less than ten (10) feet on center. The understory vegetation within the planting strip may be thinned in order to facilitate the planting of the evergreen screening trees provided that there is no substantial removal of existing trees. The remaining setback area shall be left in its natural state. All buildings and parking areas shall be set back not less than 25 feet from Hioaks Road and Carnation Street east of Hioaks, [~~except that setbacks for the shopping cluster shall be determined by the Planning Commission at the time of final plan approval with consideration for necessary amenities, and~~] provided that no minimum setback from Hioaks Road and West Carnation Street shall apply to the "Multi-Family Residential" at 7000 West Carnation Street. Parking areas within the Beaufont Oaks apartments site shall be provided with a setback of not less than ten feet from the proposed public street

right-of-way that extends southward from Carnation Street. For the Multi-Family Residential development located at 6951 West Carnation Street, the following conditions shall apply: (i) there shall be no minimum setback from any property lines; (ii) An evergreen hedge row not less than four feet in height at the time of installation or an opaque fence or wall not less than four feet in height shall be installed along those sides of the parking lot area adjacent to property in any "R" zoning district; and (iii) the height of the residential development shall be limited to four stories;

(13) Access from Phase I to Warwick Road shall be of a temporary nature as specified in the approval of the final plans for that phase by the Planning Commission;

(14) That final detailed plans, including site plans, typical elevation drawings, typical floor plans, and drainage and utility plans, for each phase of the development shall be submitted to and approved by the City Planning Commission prior to issuances of building permits. The Commission shall, by formal resolution, approve such plans if it finds them to be consistent with the objectives of the preliminary plan as adopted by Council and not in conflict with any of the conditions specified herein. Otherwise, the Commission shall not approve such plans. Building permits shall be requested within twelve months of the date of Commission approval of final plans. Plans submitted for building permit approval shall be substantially in conformance with plans approved by the Commission. In accordance with section 30-456.9 of the Code of the City of Richmond (2020), as amended, the plans entitled "Development Plan for Phase II – Sitework Beaufont Richmond, Virginia, The Beaufont Towers Retirement and Assisted Living Community Located at 7017 W. Carnation Street", prepared by Lumsden Associates, PC and dated December 28, 2011, having been approved by the City Planning Commission on September 4, 2012, and copies of which are attached to Ordinance No. 2012-163-164, adopted

October 8, 2012, the plans entitled "The Barrington at Hioaks Parking Expansion," prepared by Dewberry Engineers Inc., and dated December 2, 2021, copies of which are attached to and made a part of Ordinance No. 2022-036, adopted March 28, 2022; [~~and~~] the plans entitled "7000 W Carnation Street," prepared by Walter Parks Architects, and dated February 15, 2022, and "7000 Carnation Prepared for Lynx Ventures," prepared by Kimley Horn, and dated February 22, 2022, copies of which are attached to and made a part of [~~this amendatory ordinance~~] Ordinance No. 2022-190, adopted July 25, 2022, and the plans entitled "NOON HIOAKS PHASE II", prepared by Walter Parks Architects, and dated May 6, 2024, and the plans entitled "COMMUNITY UNIT PLAN NOON HIOAKS PHASE II," prepared by AES Consulting Engineers, and dated February 28, 2024, last revised June 19, 2024, copies of which are attached to and made a part of this amendatory ordinance, shall be deemed to be the final plan for the phase of development shown on said plans. An application for a building permit for the plans referred to above and attached to this amendatory ordinance, shall be made within twenty-four (24) months from the effective date of this amendatory ordinance. This building permit shall expire and shall become null and void if any necessary construction has not commenced within one hundred eighty (180) days from the date of the building permit or if construction is suspended or abandoned for a period of one hundred eighty (180) days at any time after such construction has commenced, as provided in any applicable provisions of the Virginia Uniform Statewide Building Code. Should application for the building permit not be made within twenty-four (24) months after the effective date of this amendatory ordinance or should the building permit expire and become null and void after the expiration of the twenty-four (24) month time period for making application for the building permit, the privileges granted by this amendatory ordinance shall terminate;

(15) Vehicular access from the adjacent vacant B-3 zoned land to the cul-de-sac and/or to the nursing home driveway may be permitted in conjunction with a specific development proposal for that vacant land, subject to the approval of the Directors of Public Works and Planning and Development Review;

(16) A secondary means of emergency access shall be provided to the nursing home site, either through the adjacent office building site to the south or through the vacant B-3 zoned land to the east. Such access shall be approved by the Director of Planning and Development Review and the Chief of Fire and Emergency Services.

(17) For the purposes of this ordinance, the term "adult care residence dwelling unit" means any dwelling unit functioning as part of a facility operated or maintained as a residence providing for the maintenance or care of four or more adults who are aged, infirm or disabled and which is licensed by the Commonwealth of Virginia as an assisted living facility. All adult care residence dwelling units shall contain provisions for living and sleeping, with sanitation facilities within the unit, and with or without cooking facilities within the unit. Those units that do not contain cooking facilities shall be occupied solely by individuals qualifying for assisted living care, as determined by the Commonwealth of Virginia, and shall not be occupied by the general public.

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

II. This amendatory ordinance shall be in force and effect upon adoption.

APPROVED AS TO FORM:

_____
CITY ATTORNEY'S OFFICE

A TRUE COPY:
TESTE:

City Clerk

RECEIVED
By City Attorney at 9:30 am, Aug 05, 2024

City of Richmond

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

Master

File Number: Admin-2024-0827

File ID:	Admin-2024-0827	**Type:**	Request for Ordinance or Resolution	**Status:**	Regular Agenda
Version:	2	**Reference:**		**In Control:**	City Clerk Waiting Room
Department:	Planning and Development.Review	**Cost:**		**File Created:**	06/26/2024
Subject:				**Final Action:**	
Title:					

Internal Notes:

Code Sections:		**Agenda Date:**	09/09/2024
Indexes:		**Agenda Number:**	
Patron(s):	Urban Design Committee	**Enactment Date:**	
Attachments:	Ordinance AATF, Application, Narrative, Plat, Plans, O&R Map	**Enactment Number:**	
Contact:		**Introduction Date:**	
Drafter:	Raymond.Roakes@rva.gov	**Effective Date:**	
Related Files:			

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
2	1	7/25/2024	Ray Roakes	Approve	7/26/2024
2	2	7/25/2024	Kris Daniel-Thiem - FYI	Notified - FYI	
2	3	7/26/2024	Kevin Vonck	Approve	8/1/2024
2	4	7/26/2024	Alecia Blackwell - FYI	Notified - FYI	
2	5	7/31/2024	Sharon Ebert	Approve	7/30/2024
2	6	7/31/2024	Caitlin Sedano - FYI	Notified - FYI	
2	7	8/1/2024	Jeff Gray	Approve	8/2/2024
2	8	8/2/2024	Lincoln Saunders	Approve	8/5/2024
2	9	8/2/2024	Mayor Stoney	Approve	8/6/2024

History of Legislative File

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

Text of Legislative File Admin-2024-0827

City of Richmond
Intracity Correspondence

O&R Transmittal

DATE: July 25, 2024

TO: The Honorable Members of City Council
THROUGH: The Honorable Levar M. Stoney, Mayor (by request)
(This is no way reflects a recommendation on behalf of the Mayor)
THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer
THROUGH: Sharon L. Ebert, Deputy CAO for Planning & Economic Development
FROM: Kevin J. Vonck, Director of Planning & Development Review
RE: To amend and reordain Ord. No. 80-260-81-41, adopted Mar. 9, 1981, as previously amended by Ord. Nos. 81-152-138, adopted August 24, 1981, 84-110-83, adopted May 29, 1984, 89-318-295,adopted Nov. 13, 1989, 2006-26-52, adopted Feb. 27, 2006, 2006-260-263, adopted Oct. 23,2006, 2012-163-164, adopted Oct. 8, 2012, 2017-169, adopted Oct. 9, 2017, Ord. No. 2022- 036, adopted Mar. 28, 2022, and Ord. No. 2022-190, adopted July 25, 2022, concerning the Beaufont Oaks Community Unit Plan, to amend the use of the parcel known as 6951 West Carnation Street to allow for multifamily use.

ORD. OR RES. No.

PURPOSE: The applicant is requesting a Community Unit Plan Amendment to authorize a multifamily dwelling on the parcel located at 6951 West Carnation Street where commercial uses are permitted, which is included in the previously approved Beaufont Oaks Community Unit Plan. The Community Unit Plan must be amended to permit multi-family dwellings as a permitted use at this location.
BACKGROUND: The property is in the Hioaks neighborhood situated on a block bounded by Hioakes Road to the west and West Carnation Street to the north. The property is currently vacant and consists of 2.648 acres. The City's Richmond 300 Master Plan designates a future land use for the subject property as Destination Mixed-Use, which is defined as "Key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements."
"Intensity: Buildings typically have a minimum height of five stories."
"Primary Uses: Retail/office/ personal service, multi-family residential, cultural, and open space. Secondary Uses: Institutional and government. P.64"
The current zoning for the property is R-3 - Residential (Single Family).
COMMUNITY ENGAGEMENT: No Civic Association represents this area; additional community notification will take place after introduction.
STRATEGIC INITATIVES AND OTHER GOVERNMENTAL: None
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: Special Meeting, August 2024
CITY COUNCIL PUBLIC HEARING DATE: September 9, 2024
REQUESTED AGENDA: Consent
RECOMMENDED COUNCIL COMMITTEE: Planning Commission, September 3, 2024
AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
RELATIONSHIP TO EXISTING ORD. OR RES.: Amend and reordain Ord. No. 2022-190
ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Survey, Plans, Map

STAFF: Matthew Ebinger, Planning Supervisor - Land Use Administration 804-646-6308
Ray Roakes, Planner - Land Use Administration 804-646-5467

Application for: **COMMUNITY UNIT PLAN**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
http://www.richmondgov.com/

Application is hereby submitted for: (check one)

- ☐ preliminary plan
- ☑ Final Plan
- ☑ preliminary plan admendment
- ☐ Final Plan Admenment

Project Name/Location

Property Address: 6951 W Carnation St. Richmond, VA 23225 Date: 04/26/2024
Tax Map #: C0050879008 Fee: $1,500.00
Total area of affected site in acres: 2.648

(See page 7 for fee schedule, please make check payable to the "**City of Richmond**")

Zoning

Current Zoning: R-3 (Beaufont Oaks CUP)

Existing Use: Vacant Land

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
Multifamily
Existing Use: Vacant Land

Is this property subject to any previous land use cases?

Yes ☑ No ☐ If Yes, please list the Ordinance Number: 2022-190

Applicant/Contact Person: Brian K. Jackson
Company: Hirschler
Mailing Address: 2100 E. Cary Street
City: Richmond State: VA Zip Code: 23223
Telephone: _(804) 771-9545 Fax: _( )
Email: BJackson@Hirschlerlaw.com

Property Owner: 6951 CARNATION ACQUISITION, LLC, a Virginia limited liability company
If Business Entity, name and title of authorized signee: John Gregory, Managing Partner

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 7 E 2nd St.
City: Richmond State: VA Zip Code: 23224
Telephone: _(804) 920-5435 Fax: _( )
Email: JGREGORY@LYNXVENTURES.COM

Property Owner Signature:

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

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

Review & Approval Process For:
COMMUNITY UNIT PLAN

The owner of any tract of land situated in any zoning district and which comprises not less than ten contiguous acres in area, except for intervening public streets and alleys, may submit to a community unit plan for the use and development of such land in a manner that does not conform with the regulations and restrictions prescribed for the zoning district in which such tract is situated.

Community unit plan applications are broken into two phases of review and approval; preliminary plan and final plan. The preliminary plan requires review and approval by the City Planning Commission and the City Council in the form of an ordinance. After approval of a preliminary community unit plan by the City Council and within a period of time specified in the ordinance adopting such plan, a final plan indicating in detail the proposed layout of the site and character of improvements thereon must be approved by the planning commission.

Applicants ***must*** schedule a pre-application conference ***with the Division of Land Use Administration staff*** to review related Master Plan, land use and other issues that may be involved prior to making application. Please call (804) 646-6304 to schedule an appointment with the staff. Staff will review submitted applications to ensure all required materials and information are provided. If the application is not acceptable, the required information must be provided prior to formal staff review.

Preliminary plan review & approval process: Applicants should discuss the proposed preliminary plan application with area civic associations, property owners, residents, and the area Council Representative prior to submitting an application. Letters from the associations and property owners stating their position in regards to the request should be submitted with the application.

A preliminary plan application must contain the following information:

1. The maximum number of dwelling units and maximum amount of commercial and residential floor area proposed;
2. The general character and location of all buildings, structures and open spaces;
3. The general location of all means of ingress and egress and areas for the parking and circulation of vehicles;
4. The specific features of the plan which are intended to ensure compatibility with adjacent development; and
5. A report showing how the plan meets the criteria set forth in §30-456.4 of the City Code. It must be shown that the use of the land and the design, construction, maintenance and operation of the structures, facilities and appurtenances proposed will 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 or impair the established values of property in surrounding areas.

Once a complete application is received, the Division of Land Use Administration circulates the application materials to appropriate City agencies as determined necessary. City agencies reviewing the proposal may include: Public Works, Building Permits & Inspections, Public Utilities, Water Resources, Zoning Administration, and Fire and Emergency Services. The Division of Land Use Administration will coordinate responses by City agencies. Written comments will be provided generally within 30 days of the application submittal date.

After review by these agencies and by the Division of Land Use Administration, the staff will confer with the applicant regarding suggested conditions to be included in the ordinance and any suggested changes to the plans. Once the plans are in final form, an ordinance is drafted and the plans are attached to and are made a part of the ordinance. The staff will forward a copy of the ordinance to the applicant for review and approval.

The proposed preliminary plan is then scheduled for a public hearing in front of the Planning Commission. Public notice of the hearing is posted on the site and in a daily newspaper. Notices are also mailed to the owners of all properties within 150 feet of the subject property. After receiving a report from the Department of Planning and Development Review and holding a public hearing, the Planning Commission considers the proposed preliminary plan and takes action on the plan by formal resolution. When the Planning Commission approves a preliminary plan, it forwards its resolution, together with its finding of fact, to the City Council.

The proposed ordinance authorizing the preliminary plan is then reviewed by the City Attorney's office and the City Administration. Once their review is complete, the ordinance is introduced to City Council and a public hearing in front of City Council s scheduled, usually thirty days after introduction. During this thirty-day period, public notice of the hearing is again posted on the site and in a daily newspaper. Notices are also again mailed to the owners of all properties within 150 feet of the subject property.

In general, the approval process for preliminary plans takes between 120 to 180 days. However, depending on the complexity of the proposed plan, more or less time may be required. ***Incomplete submissions or major modifications to the plan during the review process may cause delays in the schedule.***

Final plan review & approval process: After approval of a preliminary plan by City Council and within a period of time specified in the ordinance adopting such plan, a final plan indicating in detail the proposed layout of the site and character of improvements thereon must be submitted for review and approval by the Planning Commission.

As with the preliminary plan, the final plan must that the requirements of §30-456.4 of the City Code. It must be shown that the use of the land and the design, construction, maintenance and operation of the structures, facilities and appurtenances proposed will 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 or impair the established values of property in surrounding areas.

The final plan must include enough detail to show that it is consistent with objectives of the preliminary plan as adopted by City Council and not in conflict with any conditions specified by City Council. The Planning Commission cannot approve the final plan if revisions subsequent to City Council approval have resulted in an increase in the number of dwelling units or amount of residential or commercial floor area, or in any greater deviation from the zoning district regulations than proposed in the preliminary plan.

Once a complete application is received, the Division of Land Use Administration circulates the application materials to appropriate City agencies as determined necessary. City agencies reviewing the proposal may include: Public Works, Building Permits & Inspections, Public Utilities, Water Resources, Zoning Administration, and Fire and Emergency Services. The Division of Land Use Administration will coordinate responses by City agencies. Written comments will be provided generally within 30 days of the application submittal date.

After review by these agencies and by the Division of Land Use Administration, the proposed final plan is then scheduled for consideration by the Planning Commission. The Planning Commission considers the proposed final plan and takes action on the plan by formal resolution. Once the final plan is approved, application for building permits must be made within a period of time specified in the resolution.

Filing Procedures For:
COMMUNITY UNIT PLAN

FILING

Community Unit Plan applications are filed with the:

Department of Planning and Development Review
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street, Richmond, Virginia 23219
Telephone (804) 646-6304

APPLICATION REQUIREMENTS

The application for a community unit plans must include the following, each part of which is explained below. Application must be submitted in ***an electronic format (PDF).***

1. **Application form, including a completed checklist;**
2. **Application fee;**
3. **Application report;**
4. **PDF of plans;**
5. **Survey plat.**

1. **Application Form:** All the owners of the property must sign the application form. If a legal representative signs for a property owner, a copy of an executed power of attorney is required. Faxed or photocopied signatures will not be accepted.

2. **Application Fee:** The appropriate fee must accompany the application. Checks should be made payable to the "City of Richmond". The fees are determined from the following schedule:

Application Type	Fee Required
Preliminary Plan	$3,000.00 + $100 per acre*
Final Plan	$1,500.00 + $100 per acre*
Preliminary or Final Plan Amendment	$1,500.00 + $100 per acre*

*$100 for each acre or fraction thereof over the first ten acres (fee is not prorated by acreage)

3. **Applicant's Report:** ***A written report must be submitted describing the proposed use.*** The report should point out the specific features of the plan that will ensure that it will be compatible with the surrounding area, and that it is an appropriate use for the site. In addition, §30-456.4 of the City Code requires that it must be shown that the use of the land and the design, construction, maintenance and operation of the structures, facilities and appurtenances proposed will do the following:

   a. Will adequately safeguard the health, safety and welfare of the occupants of the adjoining and surrounding property;
   b. Will not unreasonably impair an adequate supply of light and air to adjacent property;
   c. Will not unreasonably increase congestion in streets;
   d. Will not unreasonably increase public danger from fire or otherwise unreasonably affect public safety; and
   e. Will not diminish or impair the established values of property in surrounding areas.

   The report must indicate the reasons why the applicant feels these conditions will be met (e.g., features of the plan, characteristics of the proposed use or surrounding area).

In addition to the above information the report for a preliminary plan application must include the following information:

- **a.** The maximum number of dwelling units and maximum amount of commercial and residential floor area proposed;
- **b.** The general character and location of all buildings, structures and open spaces;
- **c.** The general location of all means of ingress and egress and areas for the parking and circulation of vehicles; and
- **d.** The specific features of the plan which are intended to ensure compatibility with adjacent development.

Please note that the above materials will be forwarded to the City Planning Commission and City Council.

4. **Plans:** Electronic PDF of Plans are required to provide sufficient detail to permit the staff to make a determination of the compatibility of the proposed project with surrounding develop ment.

   - **a.** Site Plan
   - **b.** Elevation Plans
   - **c.** Floor Plans
   - **d.** Landscape Plans
   - **e.** Signage Plan & Details
   - **f.** Lighting Plan & Details

   For items required on the submitted plans, please see the attached "Checklist of Plan Requirements".

5. **Survey Plat:** A copy of a survey plat showing the property and including metes and bounds is required. The plat should show existing physical features of the property, including:

   - **a.** North arrow, scale, property address, the distance to nearest public street, preparer of plat, date, revision dates, area of site;
   - **b.** Existing structures, buildings, paved areas, fences, streets, alleys, easements, and limits of the 100 year flood plain, Chesapeake Bay Preservation Area limits, wetlands, and streams.

Checklist Requirements for:
COMMUNITY UNIT PLAN

The following checklist of information must be shown on the plans:

Plan Requirements:

- ☐ Name of project, developer, preparer of plans
- ☐ North arrow and bar scale;
- ☐ Vicinity sketch;
- ☐ Plan date and revision dates;
- ☐ Boundaries of the site, with dimensions, and the delineation of proposed phasing of development;
- ☐ Area of site;
- ☐ Maximum number of dwelling units and maximum amount of commercial and residential floor area proposed, in tabular form;
- ☐ Location and character of all buildings, structures and open spaces;
- ☐ Location of all means of ingress and egress and areas for the parking and circulation of vehicles, including all existing or proposed public or private streets, alleys, or easements for access, ingress or egress;
- ☐ Specific features of the plan which are intended to ensure compatibility with adjacent development;
- ☐ Existing topography of the site;
- ☐ The location of all existing or proposed bodies of water, wetlands, flood plains, Chesapeake Bay Preservation Areas, stormwater detention or retention areas;
- ☐ The location of all existing or proposed stands of trees, landscape areas, buffers, or other significant vegetation;
- ☐ The location of existing or proposed open spaces, parks and recreation facilities, common areas, or other public spaces; and
- ☐ Other information as requested by the staff which may be needed to adequately review the plan. Such other information may include, but not be limited to, traffic studies, drainage studies, and other impact studies.

ADDITIONAL PLAN REQUIREMENTS FOR FINAL PLANS:

- ☐ Floor plans of all proposed buildings;
- ☐ Elevation drawings of all proposed buildings or structures, showing the color and type of exterior building materials and treatments;
- ☐ Construction plans for all proposed public facilities, including streets, sidewalks, drainage facilities and utilities, with profiles as necessary.
- ☐ Location, size and type of all proposed drainage structures, stormwater management facilities and best management practices;
- ☐ Complete sets of drainage computations, stormwater management computations for compliance with the Chesapeake Bay Preservation Ordinance, as required, and computations for the design of any proposed stormwater detention or retention area, as required. Computations may be provided on separate sheets, rather than included in the plans;
- ☐ Proposed grading or proposed contours, including proposed erosion control measures;
- ☐ Location, size and type of all utility lines, including gas, water, sanitary sewer, electric, telephone and cable television service;
- ☐ The location, number, size and type of all proposed plant materials;
- ☐ Location, type, height and details of all proposed lighting on the site, including photometric drawings as required by the staff; and
- ☐ The location and details of all existing and proposed signage.

(FEE SHEDULE)
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/

COMMUNITY UNIT PLAN	
Preliminary	$3,000 + $100/acre[1]
Extension of Preliminary Approval	$1,500
Final	$1,500 + $100/acre[1]
Amendment	$1,500 + $100/acre[1]
CONDITIONAL USE PERMIT	
Initial	$1,500 + $100/acre[2]
Amendment	$1,000 + $100/acre[2]
PLAN OF DEVELOPMENT	
Floor area & Land disturbed ≤5,000 square feet	$500 + $100/acre[2]
Floor area & Land disturbed ≥5,001 & ≤50,000 square feet	$1,000 + $100/acre[2]
Floor area & Land disturbed ≥50,001 square feet	$1,500 + $100/acre[2]
REZONING/CONDITIONAL REZONING	$1,500 + $100/acre[2]
Each continuance caused by the applicant	$250

SPECIAL USE PERMIT

Use	*Initial*	*Amendment*
Day Nursery	$300	$200
Single- or two-family detached or attached dwelling	$300	$200
Outdoor dining	$300	$200
Mobile food business	$300	$200
Sign	$300	$200
Multi-family dwelling (3 to ten units)	$1,800	$1,200
Commercial or industrial equal to or less than 5,000 sq ft	$1,800	$1,200
Multi-family dwelling (more than 10 units)	$2,400	$1,800
Commercial or industrial more than 5,000 sq ft	$2,400	$1,800
Each continuance caused by the applicant	$250	

SUBDIVISION	
Preliminary Plat	$500 + $15/lot
Extension of Preliminary Plat Approval	$150
Final Plat	$500 + $15/lot
Subdivision Confirmation Letter	$100
Continuance*	$50
Plat of Correction	$100

A full refund of the application fee is permitted if the application is withdrawn prior to the second submittal of plans. Once a second submittal of plans is made, fees are not refundable.

[1]For Community Unit Plans (CUP), the first 10 acres are included in the base price.
[2]For Conditional Use Permits, Plans of Development, and Rezonings, the first acre is included in the base price.

For all applications with an additional price per acre, fractions of an acre are rounded up to the nearest whole number. Do not prorate the fee per fraction of acre.

- Example: A Conditional Use Permit (CUP) for a 0.76 acre property would owe $1,500 (base fee only). A CUP for a 2.3 acre property would owe $1,700 ($1,500 base fee + 2*100 (for the 1.3 acres over the first acre))

* No charge for the 1st continuance requested by the applicant or for any continuance requested by the Planning Commission. The second or subsequent continuance request by the applicant costs $50.

Fees went into effect upon adoption of Ordinance No. 2018-209 by City Council on September 10, 2018.

Brian K. Jackson
D: 804.771.9545
bjackson@hirschlerlaw.com

Hirschler Fleischer | hirschlerlaw.com
2100 East Cary Street | Richmond, VA 23223
P: 804.771.9500 | F: 804.644.0957

May 8, 2024

BY ONLINE PERMIT PORTAL
AND EMAIL – kevin.vonck@richmondgov.com

Kevin Vonck, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219

RE: Applicant's Report for Amendment to the Beaufont Oaks Community Unit Plan (the "CUP"), by 6951 Carnation Acquisition, LLC (hereinafter, the "Applicant"), to Allow the Development of Multifamily Residential Units at 6951 West Carnation Street, Richmond, VA (the "Property").

Dear Mr. Vonck:

On behalf of the Applicant, the undersigned submits the following report in connection with its Application for an Amendment to the CUP (the "Application"), to allow development of Multifamily Residential Units on the Property (the "Project").

The Project is shown on the Concept Plans, site Survey and other development plans submitted with the Application (collectively the "Project Plans"), which include a preliminary layout of the site and the Project, as well as the character of the proposed improvements. Accordingly, the Applicant is requesting that the Project Plans also serve as the final plan to be approved by the Planning Commission and the City Council in accordance with Section 30-456.9 of the City of Richmond Zoning Ordinance.

1. **Applicant's Background.** The Applicant is an affiliate of Lynx Ventures, Inc., a mission-oriented firm committed to inclusive and thoughtful development, which is in line with the goals of the Richmond 300 Plan. Lynx Ventures has created over 1,500 mixed-income units in the Richmond region over the past 20 years. It has developed multiple properties under the federal Low-Income Housing Tax Credit program, including the development across the street from the subject Property at 7000 W. Carnation with 218 dwelling units. The Applicant has experience in handling complex developments, with most projects incorporating multiple phases, uses, income levels, and investors/lenders. For the foregoing reasons, the Applicant is well-poised to develop the Property in a manner that aligns with the goals of the City and the Richmond 300 Plan.

2. **Property and Surrounding Area.** The Property is located in the City's Midlothian Planning District at the Southeast corner of the intersection of Carnation Street and Hioaks Road. The Property has a land area of 2.65 acres and is part of the Beaufont Oaks Community Unit Plan that was approved by City Council in 1980 and last amended in 2022. Currently, the site is wooded and undeveloped. The adjacent property to the east is an apartment complex and to the West is an assisted-living facility. The surrounding area consists of a mix of urban commercial and office uses with the near-by areas dominated by the Chippenham Hospital campus.

3. **Current Zoning and CUP Conditions.** The Property is located in an R-3 Single-Family Residential district. Ordinance No. 80-260-81-41 authorized a Community Unity Plan on the site in 1980 and has been amended several times since then. The latest amendment was adopted by City Council in 2022 via Ordinance No. 2022-190. While the R-3 district prohibits any multifamily or commercial uses, the CUP ordinance authorizes a wide variety of multifamily and commercial uses for the properties located within the boundaries of the CUP and details requirements for floor area, building height, parking, screening, signage, and other regulations specific to the CUP. With regards to multifamily use, the ordinance limits the total number of dwelling units at 597.

4. **Proposed Use and Amended CUP Request.** Approval of the Amendment to the CUP for the development as shown on the Project Plans will allow the Applicant to develop one multifamily building at 6951 West Carnation Street with a total of 151 dwelling units comprising a mix of one and three-bedroom units. The four-story buildings would front along Hioaks Road and Carnation Street. The buildings would be constructed with high-quality materials, including modular brick, fiber cement system, fascia board, aluminum canopies at entries, energy star qualified windows, and their design would promote easy pedestrian travel along the streets. Amenities including an outdoor dog run, a courtyard for residents and approximately .11 acres of open space will be provided on the Site for the use by the residents of the Project.

The CUP requires a minimum setback of 25 feet for the Property. The Applicant proposes to amend the ordinance to allow for a setback as shown on the conceptual plan of approximately 10 feet to enhance pedestrian activity along the street. Parking serving the dwellings would be located behind the buildings at the interior of the Property. The current CUP regulation requires 1.5 spaces per unit with 2 or more bedrooms, and 1.25 spaces per units with less than 2 bedrooms. The Applicant is seeking to amend the current regulation to the zoning requirement of one parking space per dwelling unit. The Project with its proposed multifamily development would provide greatly needed high-quality, affordable housing options for residents in South Richmond. The proposed 151 units will significantly impact the City's goals of increasing affordable housing. The Project will attract potential new residents to Richmond, resulting in this underutilized Property providing substantial economic development for this area of the City.

5. **The Richmond 300 Plan.** Richmond 300 recommends a future land use of "Destination Mixed Use" for the Property. The primary uses envisioned for Destination Mixed Use are retail/office/personal service, multi-family residential, cultural, and open space. Secondary uses are institutional and government. The development style envisioned is higher density, transit oriented on

vacant or underutilized sites. New development should be urban in form, may be of larger scale than the existing context, and should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place, with many vertically mixed use buildings. A gridded street pattern should be continued or introduced to increase connectivity. Ground floor uses are envisioned to engage with and enliven the street through windows, doors, storefronts and other features that allow transparency and interaction between building and street. The recommended intensity is high with new buildings typically a minimum of five stories.

6. **Community Benefits.** Approval of the Application to amend the CUP will allow the Applicant to further the City's affordable housing development goals. This Project is a unique opportunity to bring new housing to a currently undeveloped property in an area identified by the City for multifamily development.

7. **Community Support of the Application.** This Property is within an area served by a City-registered neighborhood association. However, the Applicant has discussed the Project with Councilwoman Nicole Jones who has indicated her support of the Project and the Application to amend the CUP.

8. **Jurisdictional Requirements, Suitability, and Findings of Fact.** All of the general jurisdictional requirements for approval of the requested amendment to the CUP are met, and satisfy the City Charter criteria and the City Code criteria for granting CUPs for the following reasons:

(a) The Project will not be detrimental to the safety, health, morals and general welfare of the community.

(b) The Project will not tend to create congestion in the streets, roads, alleys and other public ways and places in the area involved. The development of the Project should have no significant impact on congestion in the area.

(c) The Project will not result in hazards from fire, panic and other dangers. The Project with be developed with strict compliance with all applicable regulations for such development, including fire and other safety.

(d) The Project will not tend to overcrowd the land and cause an undue concentration of population. The development of the Project will leave ample open space and pedestrian paths for access, and facilitate provisions for schools, parks, playgrounds, and other improvements and requirements.

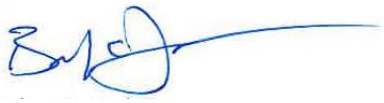
(e) The Project will not adversely affect or interfere with public or private schools, water supplies, sewage disposal, transportation or other requirements, conveniences and improvements. Rather, the Project will facilitate public and private transportation and the supplying of public utility services and sewage disposal.

(f) The Project will not interfere with adequate light and air. No improvements will be constructed on the Property that would create such impediments or that will have any impact on the supply of adequate light and air.

9. **Conclusion.** The proposed amendment to the CUP will allow the Applicant to develop high quality and much-needed affordable housing in one of the City's priority neighborhoods for such housing. By creating new rental units and homes on vacant property, the proposed Affordable Housing Development does not displace current residents, but is fully additive to the community. Based on the foregoing Applicant's Report, we respectfully request that the Planning Commission and the Richmond City Council approve the Application for amendment to the CUP.

Thank you for your consideration of this Applicant's Report and the Application. Please feel free to contact me at Bjackson@hirschlerlaw.com or (804) 771-9545, if you have any questions or require additional information.

Sincerely



Brian K. Jackson

cc: The Honorable Nicole Jones, Richmond City Council 9th District Representative
Matthew Ebinger, Principal Planner – Land Use Administration

NOTES

1. OWNERSHIP:
   6951 CARNATION ACQUISITION, LLC
   INSTR. NO. 210029725
   P.B. 36 PG. 91-92
   P.B. 41 PG. 52-54
   PARCEL ID: C0050879008
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
   COMMITMENT NO. PT21-1050
   COMMITMENT DATE: JANUARY 25, 2021 AT 8:00 A.M.
   REVISED DATE: SEPTEMBER 28, 2021
3. EXCEPTIONS OF SCHEDULE B-SECTION II OF THE ABOVE REFERENCED TITLE COMMITMENT:
   1.) NOT ADDRESSED
   2.) NOT ADDRESSED
   3.) NOT ADDRESSED
   4.) NOT ADDRESSED
   5.) SHOWN HEREON
   6.) NOT ADDRESSED
   7.) NOT ADDRESSED
   8.) 10' C&P TELEPHONE EASEMENT IN D.B. 573 PG. 1472 – SHOWN HEREON
   9.) MATTERS ON PLAT IN P.B. 36 PG. 91 – PROPERTY LINES SHOWN HEREON
   10.) 60' ACCESS EASEMENT IN D.B. 581 PG. 585 – EASEMENT NOW LIES WITHIN THE VARIABLE WIDTH PUBLIC R/W
   11.) 16' SANITARY SEWER EASEMENT IN D.B. 580 PG. 567 – SHOWN HEREON
   12.) VARIABLE WIDTH INGRESS/EGRESS EASEMENT IN D.B. 599 PG. 1622 – SHOWN HEREON
   13.) 10' CITY OF RICHMOND GAS EASEMENT IN D.B. 263 PG. 1043 – SHOWN HEREON
4. THIS PROPERTY LIES IN ZONE 'X' OF THE FEMA DEFINED FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 51012900190, EFFECTIVE DATE APRIL 2, 2009
5. DURING THE PROCESS OF OUR PHYSICAL IMPROVEMENT SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THE PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
6. ZONING SETBACKS PER THE CITY OF RICHMOND
   ZONED: R-3 RESIDENTIAL
   SEE CITY OF RICHMOND ZONING ORDINANCE FOR SETBACKS.
7. HORIZONTAL: THE MERIDIAN SOURCE OF THIS PLAT IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983/1993 (HARN). COORDINATE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.
   VERTICAL: NAVD 88 DATUM
8. WETLANDS DELINEATED BY KIMLEY-HORN, INC AND FIELD LOCATED.
9. THERE IS NO EVIDENCE OF RECENT CONSTRUCTION AT TIME OF SURVEY.
10. UNDERGROUND UTILITIES MARKED BY MISS UTILITY; TICKET NO. B205400689-00B
    NO UNDERGROUND PAINT MARKING FOUND AT TIME OF SURVEY.
    INDICATIONS OF UNDERGROUND UTILITIES EXIST DUE TO LOCATION OF ABOVE GROUND UTILITY STRUCTURES.

THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE ABOVE REFERENCED TITLE COMMITMENT.

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," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,5,8,9,13 AND 14 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF VIRGINIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THE FIELD WORK WAS COMPLETED ON NOVEMBER 30, 2021.

KENNETH R. BLAYLOCK, JR., L.S.
LIC. NO. 2833

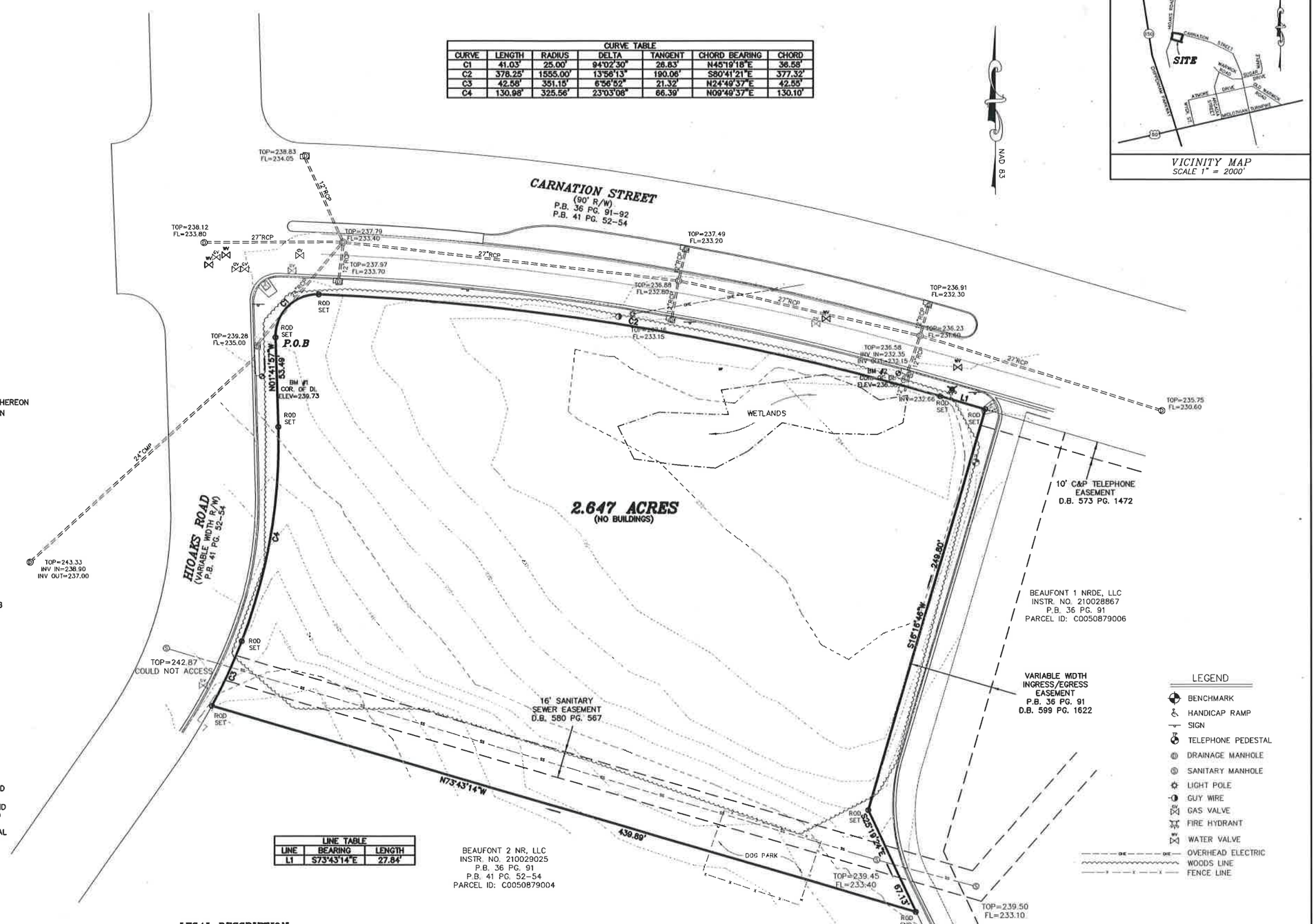
REV 3-1-22
DATE

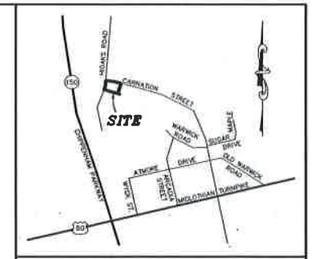
GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	41.03'	25.00'	94°02'30"	26.83'	N45°19'18"E	36.58'
C2	378.25'	1555.00'	13°56'13"	190.06'	S80°41'21"E	377.32'
C3	42.58'	351.15'	6°56'52"	21.32'	N24°49'37"E	42.55'
C4	130.98'	325.56'	23°03'08"	66.39'	N09°49'37"E	130.10'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S73°43'14"E	27.84'





VICINITY MAP
SCALE 1" = 2000'

LEGEND
- BENCHMARK
- HANDICAP RAMP
- SIGN
- TELEPHONE PEDESTAL
- DRAINAGE MANHOLE
- SANITARY MANHOLE
- LIGHT POLE
- GUY WIRE
- GAS VALVE
- FIRE HYDRANT
- WATER VALVE
- OHE — OHE — OVERHEAD ELECTRIC
- WOODS LINE
- FENCE LINE

LEGAL DESCRIPTION

BEGINNING AT A POINT; MARKED P.O.B.; SAID POINT BEING AT THE INTERSECTION OF THE EAST LINE OF HIOAKS ROAD AND THE SOUTH LINE OF CARNATION STREET; THENCE ALONG THE SOUTH LINE OF CARNATION STREET ALONG A CURVE TO THE RIGHT HAVING A LENGTH OF 41.03', A RADIUS OF 25.00', A CHORD BEARING OF N45°19'18"E AND A CHORD OF 36.58' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A LENGTH OF 378.25', A RADIUS OF 1,550.00', A CHORD BEARING OF S80°41'21"E AND A CHORD OF 377.32' TO A POINT; THENCE S73°43'14"E 27.84' TO A POINT; THENCE LEAVING THE SOUTH LINE OF CARNATION STREET S16°16'46"W 249.80' TO A POINT; THENCE S25°19'24"E 67.13' TO A POINT; THENCE N73°43'14"W 439.89' TO A POINT ON THE EAST LINE OF HIOAKS ROAD; THENCE ALONG THE EAST LINE OF HIOAKS ROAD ALONG A CURVE TO THE LEFT HAVING A LENGTH OF 42.58', A RADIUS OF 351.15', A CHORD BEARING OF N24°49'37"E AND A CHORD OF 42.55' TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A LENGTH OF 130.98', A RADIUS OF 325.56', A CHORD BEARING OF N09°49'37"E AND A CHORD OF 130.10' TO A POINT; THENCE N01°41'57"W 53.49' TO THE POINT OF BEGINNING; MARKED P.O.B.; AND CONTAINING 2.647 ACRES.

COMMONWEALTH OF VIRGINIA
KENNETH R. BLAYLOCK, JR.
Lic. NO. 2833
REV 3-1-22
LAND SURVEYOR

ALTA/NSPS LAND TITLE SURVEY OF 2.647 ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF CARNATION STREET AND HIOAKS ROAD

CITY OF RICHMOND, VIRGINIA

DATE: NOVEMBER 30, 2021
REVISED: MARCH 1, 2022

SCALE: 1" = 30'

JENNINGS STEPHENSON P.C.
LAND SURVEYORS & PLANNERS
10160 STAPLES MILL ROAD
SUITE 103
GLEN ALLEN, VA 23060
PHONE – 804-545-6235
FAX – 804-545-6259

J.N. 21-736

BUILDING NARRATIVE

NEW CONSTRUCTION OF A FOUR STORY WOOD FRAMED MULTI-FAMILY APARTMENT BUILDING WITH SURFACE PARKING AND SITE AMENITIES.

SHEET LIST

SHEET	NAME
A.100	COVER
CIVIL	
1	CONCEPTUAL SITE PLAN
2	CONCEPTUAL LANDSCAPE PLAN
3	CONCEPTUAL LIGHTING PLAN
ARCHITECTURAL	
A.201	FIRST FLOOR LAYOUT
A.202	SECOND FLOOR LAYOUT
A.203	THIRD FLOOR LAYOUT
A.204	FOURTH FLOOR LAYOUT
A.301	NORTH ELEVATIONS
A.302	EAST ELEVATIONS
A.303	SOUTH ELEVATIONS
A.304	WEST ELEVATIONS
A.305	MATERIALS AND COLORS

SITE VICINITY MAP

PROJECT TEAM

OWNER 6951 CARNATION ACQUISITION LLC.
7 E 2ND ST
RICHMOND, VA 23224

GENERAL CONTRACTOR L.F. JENNINGS, INC.
2000 W. MARSHALL ST, SUITE 102
RICHMOND, VA 23220
T: 804.612.1999
CONTACT: FRANK MARTINO
fmartino@lfjennings.com

ARCHITECT WALTER PARKS ARCHITECTS
313 N ADAMS STREET
RICHMOND, VA 23220
T: 804.644.4761
CONTACT: SEAN WHEELER
sean@wparks.com

CIVIL ENGINEER AES CONSULTING ENGINEERS
4120 COX ROAD, SUITE D
GLEN ALLEN, VA 2306
T: 804.330.8040
CONTACT: JOHN BENNETT
john.bennett@aesva.com

STRUCTURAL ENGINEER BALZER & ASSOCIATES
15871 CITY VIEW DR, SUITE 200
MIDLOTHIAN, VA 23113
T: 804.794.0571
CONTACT: RANDY TRITT
rtritt@balzer.cc

MEP ENGINEER Lu + S ENGINEERS
4924 DOMINION BLVD, SUITE A
GLEN ALLEN, VA 23060
T: 804.925.2600
CONTACT: DAWEN LU
dlu@lsengineers.net

UNIT TYPES

UNIT TYPE COUNTS	
ACCESSIBILITY	QUANTITY
TYPE A10, UFAS	7
TYPE A20, UFAS	4
TYPE B10	62
TYPE B11	17
TYPE B20	44
TYPE B21	17
	151

UNITS PER FLOOR

UNIT SUMMARY BY FLOOR		
LEVEL	UNIT TYPE	QUANTITY
FIRST FLOOR		
	1 Bed/1 Bath	23
	2 Bed/2 Bath	14
		37
SECOND FLOOR		
	1 Bed/1 Bath	21
	2 Bed/2 Bath	17
		38
THIRD FLOOR		
	1 Bed/1 Bath	21
	2 Bed/2 Bath	17
		38
FOURTH FLOOR		
	1 Bed/1 Bath	21
	2 Bed/2 Bath	17
		38
		151

walter PARKS ARCHITECTS
ARCHITECTURE + INTERIOR DESIGN
313 N. ADAMS STREET
RICHMOND, VIRGINIA 23220
t: 644-4761
f: 644-4763
wparks.com

COMMONWEALTH OF VIRGINIA
WALTER PARKS ARCHITECT PLLC
Lic. No. 000756
ARCHITECT

COMMONWEALTH OF VIRGINIA
WALTER G. PARKS, JR.
Lic. No. 007463
ARCHITECT

NOON Hioaks Phase II

375 HIOAKS ROAD
RICHMOND, VA 22225

CUP SUBMISSION

KEY PLAN

ID	DATE	ISSUE

PROJECT #: 22.28
ISSUE DATE: 5/6/24

COVER

A.100

Printed on: Wednesday, June 19, 2024
Filepath: C:\Users\sean.wheeler.wparks.com\Documents\Revit Central Files\Noon Hioaks Phase II_Revit Basic for Archicad 22.24 6951 Carnation St (26)

NOTES

1. OWNERSHIP:
   6951 CARNATION ACQUISITION, LLC
   INSTR. NO. 210029725
   P.B. 36 PG. 91-92
   P.B. 41 PG. 52-54
   PARCEL ID: C0050879008
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
   COMMITMENT NO. PT21-1050
   COMMITMENT DATE: JANUARY 25, 2021 AT 8:00 A.M.
   REVISED DATE: SEPTEMBER 28, 2021
3. EXCEPTIONS OF SCHEDULE B-SECTION II OF THE ABOVE REFERENCED TITLE COMMITMENT:
   1.) NOT ADDRESSED
   2.) NOT ADDRESSED
   3.) NOT ADDRESSED
   4.) NOT ADDRESSED
   5.) SHOWN HEREON
   6.) NOT ADDRESSED
   7.) NOT ADDRESSED
   8.) 10' C&P TELEPHONE EASEMENT IN D.B. 573 PG. 1472 – SHOWN HEREON
   9.) MATTERS ON PLAT IN P.B. 36 PG. 91 – PROPERTY LINES SHOWN HEREON
   10.) 60' ACCESS EASEMENT IN D.B. 581 PG. 585 – EASEMENT NOW LIES WITHIN THE VARIABLE WIDTH PUBLIC R/W
   11.) 16' SANITARY SEWER EASEMENT IN D.B. 580 PG. 567 – SHOWN HEREON
   12.) VARIABLE WIDTH INGRESS/EGRESS EASEMENT IN D.B. 599 PG. 1622 – SHOWN HEREON
   13.) 10' CITY OF RICHMOND GAS EASEMENT IN D.B. 263 PG. 1043 – SHOWN HEREON
4. THIS PROPERTY LIES IN ZONE 'X' OF THE FEMA DEFINED FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 51012900190, EFFECTIVE DATE APRIL 2, 2009
5. DURING THE PROCESS OF OUR PHYSICAL IMPROVEMENT SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THE PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
6. ZONING SETBACKS PER THE CITY OF RICHMOND
   ZONED: R-3 RESIDENTIAL
   SEE CITY OF RICHMOND ZONING ORDINANCE FOR SETBACKS.
7. HORIZONTAL: THE MERIDIAN SOURCE OF THIS PLAT IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983/1993 (HARN). COORDINATE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.
   VERTICAL: NAVD 88 DATUM
8. WETLANDS DELINEATED BY KIMLEY-HORN, INC AND FIELD LOCATED.
9. THERE IS NO EVIDENCE OF RECENT CONSTRUCTION AT TIME OF SURVEY.
10. UNDERGROUND UTILITIES MARKED BY MISS UTILITY; TICKET NO. B205400689-00B
    NO UNDERGROUND PAINT MARKING FOUND AT TIME OF SURVEY.
    INDICATIONS OF UNDERGROUND UTILITIES EXIST DUE TO LOCATION OF ABOVE GROUND UTILITY STRUCTURES.

THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE ABOVE REFERENCED TITLE COMMITMENT.

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," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,5,8,9,13 AND 14 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF VIRGINIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THE FIELD WORK WAS COMPLETED ON NOVEMBER 30, 2021.

KENNETH R. BLAYLOCK, JR., L.S.
LIC. NO. 2833

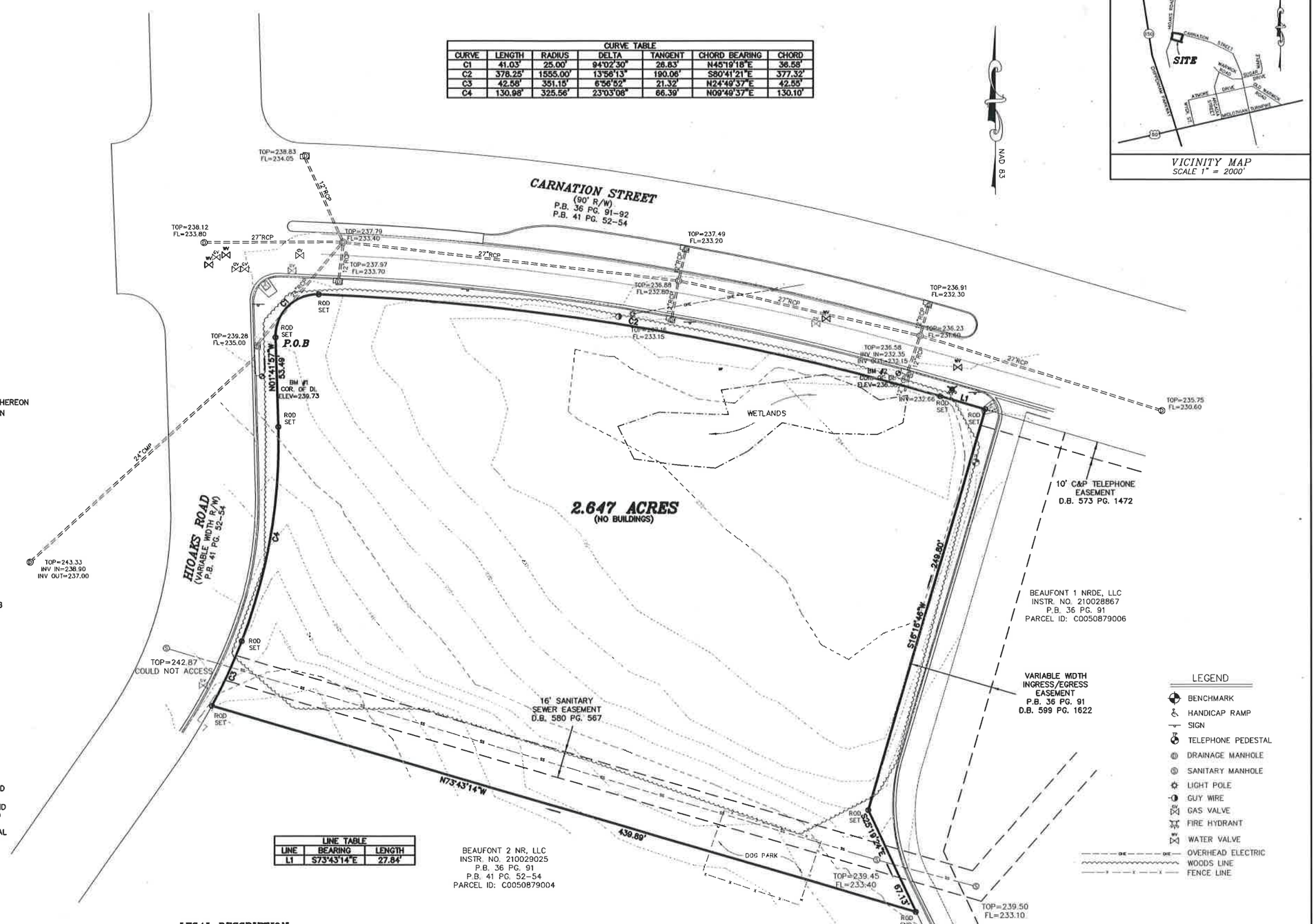
REV 3-1-22
DATE

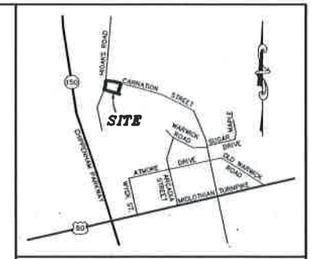
GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	41.03'	25.00'	94°02'30"	26.83'	N45°19'18"E	36.58'
C2	378.25'	1555.00'	13°56'13"	190.06'	S80°41'21"E	377.32'
C3	42.58'	351.15'	6°56'52"	21.32'	N24°49'37"E	42.55'
C4	130.98'	325.56'	23°03'08"	66.39'	N09°49'37"E	130.10'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S73°43'14"E	27.84'





VICINITY MAP
SCALE 1" = 2000'

LEGEND
- BENCHMARK
- HANDICAP RAMP
- SIGN
- TELEPHONE PEDESTAL
- DRAINAGE MANHOLE
- SANITARY MANHOLE
- LIGHT POLE
- GUY WIRE
- GAS VALVE
- FIRE HYDRANT
- WATER VALVE
- OHE — OHE — OVERHEAD ELECTRIC
- WOODS LINE
- FENCE LINE

LEGAL DESCRIPTION

BEGINNING AT A POINT; MARKED P.O.B.; SAID POINT BEING AT THE INTERSECTION OF THE EAST LINE OF HIOAKS ROAD AND THE SOUTH LINE OF CARNATION STREET; THENCE ALONG THE SOUTH LINE OF CARNATION STREET ALONG A CURVE TO THE RIGHT HAVING A LENGTH OF 41.03', A RADIUS OF 25.00', A CHORD BEARING OF N45°19'18"E AND A CHORD OF 36.58' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A LENGTH OF 378.25', A RADIUS OF 1,550.00', A CHORD BEARING OF S80°41'21"E AND A CHORD OF 377.32' TO A POINT; THENCE S73°43'14"E 27.84' TO A POINT; THENCE LEAVING THE SOUTH LINE OF CARNATION STREET S16°16'46"W 249.80' TO A POINT; THENCE S25°19'24"E 67.13' TO A POINT; THENCE N73°43'14"W 439.89' TO A POINT ON THE EAST LINE OF HIOAKS ROAD; THENCE ALONG THE EAST LINE OF HIOAKS ROAD ALONG A CURVE TO THE LEFT HAVING A LENGTH OF 42.58', A RADIUS OF 351.15', A CHORD BEARING OF N24°49'37"E AND A CHORD OF 42.55' TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A LENGTH OF 130.98', A RADIUS OF 325.56', A CHORD BEARING OF N09°49'37"E AND A CHORD OF 130.10' TO A POINT; THENCE N01°41'57"W 53.49' TO THE POINT OF BEGINNING; MARKED P.O.B.; AND CONTAINING 2.647 ACRES.

COMMONWEALTH OF VIRGINIA
KENNETH R. BLAYLOCK, JR.
Lic. NO. 2833
REV 3-1-22
LAND SURVEYOR

ALTA/NSPS LAND TITLE SURVEY OF 2.647 ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF CARNATION STREET AND HIOAKS ROAD

CITY OF RICHMOND, VIRGINIA

DATE: NOVEMBER 30, 2021
REVISED: MARCH 1, 2022

SCALE: 1" = 30'

JENNINGS STEPHENSON P.C.
LAND SURVEYORS & PLANNERS
10160 STAPLES MILL ROAD
SUITE 103
GLEN ALLEN, VA 23060
PHONE – 804-545-6235
FAX – 804-545-6259

J.N. 21-736

SITE TABULATIONS

PROJECT AREA:	2.65± AC.
EXISTING ZONING:	R-3
PROPOSED LAND USE: TOTAL UNITS PROVIDED	APARTMENTS 151 UNITS
PARKING PROVIDED: (6 TOTAL ADA PARKING SPACES SHOWN)	150 SPACES

Rev.	Date	Description	Revised By
03	06-19-2024	REVISED PER CITY CUP COMMENTS	GRR
02	05-30-2024	REVISED PER CITY CUP COMMENTS	GRR
01	04-25-2024	REVISED PER PRE-APPLICATION MEETING COMMENTS	GRR

CARNATION STREET
(90' R/W)

APPROX. LOCATION OF EX. SAN. MH
TOP=237.23
INV. IN=228.45
(PER CUP-10145R-2021)

6' CONCRETE SIDEWALK & 4' GRASS STRIP ALONG ROAD FRONTAGE (TYP.)

5' PARKING BUFFER ALONG R/W (TYPE 'A' LANDSCAPE BUFFER)

5,674± SF OF WETLAND TO BE IMPACTED

APPROX. SIGN LOCATION

6' CONCRETE SIDEWALK & 4' GRASS STRIP ALONG ROAD FRONTAGE (TYP.)

BM #1
CUT ON TOP OF CONC. CURB
ELEV.=236.36

POTENTIAL LOCATION FOR BIKE RACK

PROPOSED APARTMENT BUILDING (4-STORY)
(151 UNITS TOTAL)
150 PARKING SPACES PROVIDED
(INCLUDES 6 ADA SPACES)

WETLANDS

LOADING/DELIVERY SPACE

AMENITY AREA

5' CONCRETE SIDEWALK (TYP.)

HIOAKS ROAD
(VARIABLE WIDTH R/W)

10' C&P TELEPHONE EASEMENT
D.B. 573 PG. 1472

5' PARKING BUFFER ALONG R/W (TYPE 'A' LANDSCAPE BUFFER)

CG-9D ENTRANCE W/ RAMPS & CROSSWALKS

5' CONCRETE SIDEWALK (TYP.)

POTENTIAL LOCATION FOR BIKE RACK

DOG RUN

BEAUFONT 1 NRDE, LLC
INSTR. NO. 210028867
P.B. 36 PG. 91
PARCEL ID: C0050879006

TOP=242.87
COULD NOT ACCESS

15' SANITARY SEWER EASEMENT
D.B. 580 PG. 567

VARIABLE WIDTH INGRESS/EGRESS EASEMENT
P.B. 36 PG. 91
D.B. 599 PG. 1622

BIKE SHELTER (APPROX. 13'X15')

HC RAMP TO COMPACTOR/ ACCESS DOOR

COMPACTOR

(6) SIX ELECTRIC VEHICLE CHARGING SPACES / STATIONS

POTENTIAL RETAINING WALL LOCATION

POTENTIAL 4' TALL PARKING LOT SCREENING FENCE ALONG INTERIOR LOT LINES

POTENTIAL 4' TALL PARKING LOT SCREENING FENCE ALONG INTERIOR LOT LINES

PROPOSED PARKING 17' FROM EXISTING DRIVE AISLE

BEAUFONT 2 NR, LLC
INSTR. NO. 210029025
P.B. 36 PG. 91
P.B. 41 PG. 52-54
PARCEL ID: C0050879004

TOP=239.45
FL=233.40

TOP=239.50
FL=233.10

N

GRAPHIC SCALE
30' 0' 30' 60'
SCALE: 1" = 30'

AES CONSULTING ENGINEERS
4120 Cox Road, Suite D
Glen Allen, Virginia 23060
Phone: (804) 330-8640
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

COMMUNITY UNIT PLAN
NOON HIOAKS PHASE II
MULTI-FAMILY
CITY OF RICHMOND VIRGINIA

Project Contacts:	KTH
Project Number:	R1802-00
Scale: 1"=30'	Date: 02-28-2024

Sheet Title:
CONCEPTUAL SITE PLAN

Sheet Number
1 OF 3

S:\CIB\R1802 6951 W Carnation Street\00Planning\Master Planning\R1802000 CUP01.dwg, 24.0b, 6/19/2024 4:42:18 PM, AcroPrintCustom, 1:1

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREES						
AR	13	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2–1/2" CAL.	B & B	SINGLE STEM
FP	6	FRAXINUS PENNSYLVANICA	GREEN ASH	2–1/2" CAL.	B & B	SINGLE STEM
UP	17	ULMUS PARVIFOLIA	CHINESE ELM	2–1/2" CAL.	B & B	SINGLE STEM
SHRUBS						
IBN	12	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	24" HT. / W.	CONT.	DENSE, FULL
ICC	76	ILEX CRENATA 'COMPACTA'	DWARF JAPANESE HOLLY	24" HT. / W.	CONT.	DENSE, FULL
MC	10	MYRICA CERIFERA	WAX MYRTLE	24" HT. / W.	CONT.	DENSE, FULL
OH	56	OSMANTHUS HETEROPHYLLUS 'GULFTIDE'	GULFTIDE OSMANTHUS	42" HT.	CONT.	DENSE, FULL
PLO	55	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	LUYKENS LAUREL	42" HT.	CONT.	DENSE, FULL

CITY OF RICHMOND LANDSCAPE REQUIREMENTS

SPECIFIC LANDSCAPE AREAS		TREES AND SHRUBS		
LANDSCAPE YARD	**AMOUNT REQ.**	**REQUIREMENTS RATIO**	**PLANTS REQUIRED**	**PLANTS PROVIDED**
5' PARKING LOT BUFFER **CARNATION STREET** BUFFER TYPE "A" ZONING DISTRICT: R-3		VEGETATIVE EVERGREEN SCREEN NO LESS THAN 3.5 FEET AT INSTALLATION.		**11 TREES** **133 SHRUBS** (EVERGREEN)
5' PARKING LOT BUFFER **HOAKS ROAD** BUFFER TYPE "A" ZONING DISTRICT: R-3		VEGETATIVE EVERGREEN SCREEN NO LESS THAN 3.5 FEET AT INSTALLATION.		**6 TREES** **60 SHRUBS** (EVERGREEN)
PARKING LOT (INTERIOR) 150 PARKING SPACES PROVIDED	**LANDSCAPE ISLANDS** 13 REQ. (1 PER 15 SPACES FOR THE FIRST 100, 1 PER 20 ADDITIONAL SPACES) 15 PROVIDED	1 DECID. TREE PER REQ. ISLAND 30 SF TREE COVER PER SPACE	**13 TREES** **4,500 SF TREE COVER**	**19 TREES** **4,750 SF TREE COVER***

***NOTE: ASSUMES A MATURE TREE CANOPY COVERAGE OF 250 SQUARE FEET FOR EACH PROPOSED TREE AFTER 10 YEARS.**

CARNATION STREET
(90' R/W)

APPROX. LOCATION OF EX. SAN. MH
TOP=237.23
INV IN=228.45
(PER CUP-101458-2021)

HOAKS ROAD
(VARIABLE WIDTH R/W)

BM #1
ELEV. 100.00

ICC-7, OH-7, PLO-7, ICC-7, PLO-7, OH-7, ICC-7, PLO-7, OH-7, ICC-7, PLO-6, OH-4, ICC-7, PLO-7, OH-7, UP-11

PLO-7, ICC-6

OH-7, PLO-7, ICC-5, OH-5

ICC-7, PLO-7

ICC-5, OH-5

AR-2

FP-6

MC-6, IBN-7

AR-2

ICC-18

UP-6

AR-3

16' SANITARY SEWER EASEMENT
D.B. 580 PG. 567

AR-6

MC-4, IBN-5

10' C&P TELEPHONE EASEMENT
D.B. 573 PG. 1472

BEAUFONT 1 NRDE, LLC
INSTR. NO. 210028867
P.B. 36 PG. 91
PARCEL ID: C0050879006

VARIABLE WIDTH INGRESS/EGRESS EASEMENT
P.B. 36 PG. 91
D.B. 599 PG. 1622

BEAUFONT 2 NR, LLC
INSTR. NO. 210029025
P.B. 36 PG. 91
P.B. 41 PG. 52-54
PARCEL ID: C0050879004

DOG PARK

N

GRAPHIC SCALE
30' 0' 30' 60'
SCALE: 1" = 30'

Rev.	Date	Description	Rev'd By
03	06-19-2024	REVISED PER CITY CUP COMMENTS	GRR
02	05-30-2024	REVISED PER CITY CUP COMMENTS	GRR
01	04-25-2024	REVISED PER PRE-APPLICATION MEETING COMMENTS	GRR

AES CONSULTING ENGINEERS
4120 Cox Road, Suite D
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Phone: (804) 330-8040
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Hampton Roads | Central Virginia | Middle Peninsula

COMMUNITY UNIT PLAN
NOON HIOAKS PHASE II
MULTI-FAMILY
CITY OF RICHMOND VIRGINIA

Project Contacts:	GRR
Project Number:	R1802-00
Scale: 1"=100'	Date: 02-28-2024

Sheet Title:
CONCEPTUAL LANDSCAPE PLAN

Sheet Number
2 OF 3

S:\JOBS\R1802-6951 W Carnation Street\000Planning\Master Planning\R1802000.CUP02.dwg, 24x36, 6/19/2024 4:41:38 PM, AcroPrintCustom, 1:1

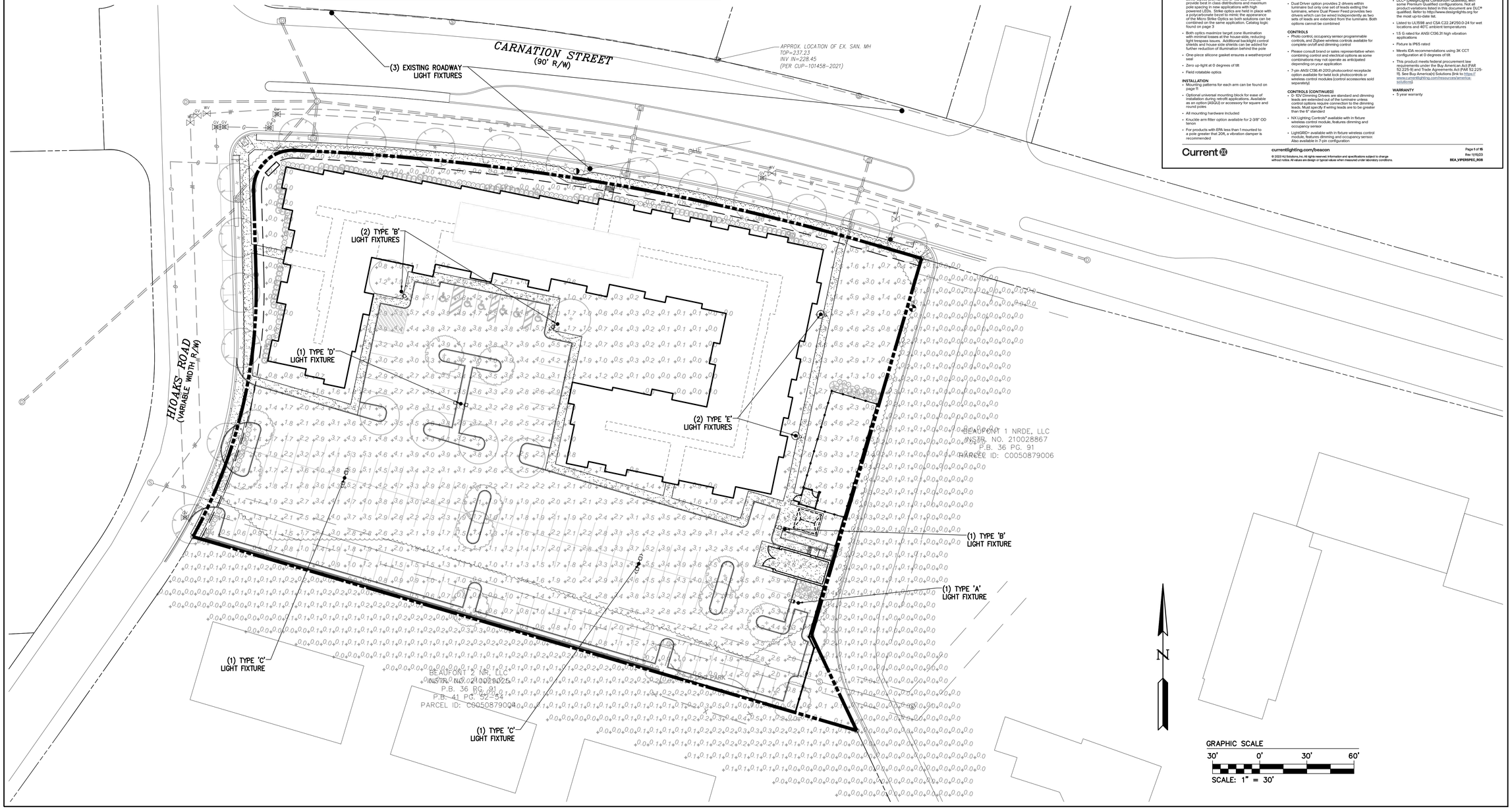
LIGHTING SCHEDULE

KEY	FIXTURE TYPE	MOUNTING HEIGHT	POLE TYPE/ MOUNTING INSTRUCTIONS	TOTAL POLES	FIXTURES PER POLE	TOTAL FIXTURES
A	BEACON LIGHTING VP-ST-2-72L-180-4K7-3-BLT-BC VIPER STRIKE LED AREA LIGHT, 180 WATT, TYPE 3, 4000K COLOR TEMP, BACK-LIGHT CONTROL; COLOR: BLACK	25'	SQUARE STRAIGHT STEEL POLE	1	1	1
B	BEACON LIGHTING VP-1-160L-100-4K7-4W-BLT VIPER MICRO STRIKE LED AREA LIGHT, 100 WATT, TYPE 4, 4000K COLOR TEMP; COLOR: BLACK	20'	SQUARE STRAIGHT STEEL POLE	3	1	3
C	BEACON LIGHTING VP-ST-2-72L-180-4K7-3-BLT VIPER STRIKE LED AREA LIGHT, 180 WATT, TYPE 3, 4000K COLOR TEMP; COLOR: BLACK	30'	SQUARE STRAIGHT STEEL POLE	2	2	4
D	BEACON LIGHTING VP-ST-2-72L-180-4K7-4W-BLT VIPER STRIKE LED AREA LIGHT, 180 WATT, TYPE 4, 4000K COLOR TEMP; COLOR: BLACK	30'	SQUARE STRAIGHT STEEL POLE	1	2	2
E	BEACON LIGHTING VP-1-160L-100-4K7-4W-HSS-90B-BLT VIPER MICRO STRIKE LED AREA LIGHT, 100 WATT, TYPE 4, 4000K COLOR TEMP; COLOR: BLACK	15'	SQUARE STRAIGHT STEEL POLE	2	1	2

NOTE: FINAL LIGHTING DESIGN FOR THE ROADWAY LIGHTING ALONG CARNATION STREET AND HIOAKS ROAD FRONTAGES SHALL BE PROVIDED / COORDINATED BY THE OWNER DURING THE PERMIT PLAN STAGE OF THE PROJECT.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	2.2 fc	7.6 fc	0.0 fc	N/A	N/A
Adjacent Property	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A
Parking and Drive Aisle	+	2.8 fc	7.5 fc	0.6 fc	12.5:1	4.7:1



BEACON

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

MICRO STRIKE | STRIKE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls®, LightGRID® and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

IP65 DLC LISTED DLC LISTED PREMIUM BAA TAA

SIZE 1 SIZE 2 SIZE 3 SIZE 4

CONTROL TECHNOLOGY

NX NX NX LIGHTGRID

SERVICE PROGRAMS

STOCK QS10

SPECIFICATIONS

CONSTRUCTION
- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS
- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 152 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control (BLC) can be specified to further limit BUG rating or further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION
- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option [ASQ2] or accessory for square and round poles
- All mounting hardware included
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL
- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS
- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)

CONTROLS (CONTINUED)
- 0-10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Lighting Controls® available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID® available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

EPA	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 90°	0.908	1.110	1.310	1.396	
Two at 180°	0.983	0.79	0.857	0.948	
Three at 90°	1.357	1.295	1.165	1.415	
Three at 120°	0.943	1.155	1.352	1.583	
Four at 90°	1.166	1.423	1.714	1.896	

CERTIFICATIONS
- DLC® DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-5). See Buy America/b Solutions (link to https://www.currentlighting.com/resources/america-solutions).

WARRANTY
- 5-year warranty

Current

currentlighting.com/beacon

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Rev.	Date	Description	Revised By
03	06-19-2024	REVISED PER CITY CLIP COMMENTS	GRR
02	05-30-2024	REVISED PER CITY CLIP COMMENTS	GRR
01	04-25-2024	REVISED PER PRE-APPLICATION MEETING COMMENTS	GRR

AES CONSULTING ENGINEERS
4120 Cox Road, Suite D
Glen Allen, Virginia 23060
Phone: (804) 330-8040
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

COMMUNITY UNIT PLAN
NOON HIOAKS PHASE II
MULTI-FAMILY
CITY OF RICHMOND VIRGINIA

Project Contacts:	GRR
Project Number:	R1802-00
Scale: 1"=30'	Date: 02-28-2024

Sheet Title:
CONCEPTUAL LIGHTING PLAN

Sheet Number
3 OF 3

S:\JOBS\R1802-6915 W.Carnation Street\00Planning\Master Planning\R1802GLSP01.dwg, 24x36, 6/20/2024 4:05:57 PM, AcadPlotCustom, 1:1

UNIT SUMMARY	
TYPE	QUANTITY
1 Bed/1 Bath	86
2 Bed/2 Bath	65
	151

UNIT SUMMARY BY FLOOR		
LEVEL	UNIT TYPE	QUANTITY
FIRST FLOOR		
	1 Bed/1 Bath	23
	2 Bed/2 Bath	14
		37
SECOND FLOOR		
	1 Bed/1 Bath	21
	2 Bed/2 Bath	17
		38
THIRD FLOOR		
	1 Bed/1 Bath	21
	2 Bed/2 Bath	17
		38
FOURTH FLOOR		
	1 Bed/1 Bath	21
	2 Bed/2 Bath	17
		38
		151

BUILDING AREA		
LEVEL	NAME	AREA (SF)
FIRST FLOOR	1 BED/1 BATH	13,772
FIRST FLOOR	2 BED/2 BATH	12,094
FIRST FLOOR	CORRIDOR	3,543
FIRST FLOOR	ELEV	173
FIRST FLOOR	LOBBY	223
FIRST FLOOR	MAIL	318
FIRST FLOOR	MAINTENANCE	267
FIRST FLOOR	OFFICE	136
FIRST FLOOR	PACKAGES	133
FIRST FLOOR	STAIR	729
FIRST FLOOR	UNISEX	78
FIRST FLOOR	UTILITY	675
		32,141 ft²
SECOND FLOOR	1 BED/1 BATH	12,396
SECOND FLOOR	2 BED/2 BATH	14,512
SECOND FLOOR	CORRIDOR	3,583
SECOND FLOOR	ELEV	173
SECOND FLOOR	STAIR	727
SECOND FLOOR	UTILITY	427
		31,818 ft²
THIRD FLOOR	1 BED/1 BATH	12,391
THIRD FLOOR	2 BED/2 BATH	14,517
THIRD FLOOR	CORRIDOR	3,583
THIRD FLOOR	ELEV	173
THIRD FLOOR	STAIR	727
THIRD FLOOR	UTILITY	427
		31,818 ft²
FOURTH FLOOR	1 BED/1 BATH	12,391
FOURTH FLOOR	2 BED/2 BATH	14,517
FOURTH FLOOR	CORRIDOR	3,583
FOURTH FLOOR	ELEV	173
FOURTH FLOOR	STAIR	727
FOURTH FLOOR	UTILITY	427
		31,818 ft²
		127,595 ft²

1 A.201 FIRST FLOOR LAYOUT PLAN
SCALE: 1/16" = 1'-0"

walterPARKS ARCHITECTS
ARCHITECTURE + INTERIOR DESIGN
313 N. ADAMS STREET
RICHMOND, VIRGINIA 23220
t: 644-4761
f: 644-4763
wpaks.com

WALTER PARKS ARCHITECT PLLC Lic. No. 000756

WALTER G. PARKS, JR. Lic. No. 007463

NOON Hioaks Phase II

375 HIOAKS ROAD
RICHMOND, VA 23225

CUP SUBMISSION

KEY PLAN

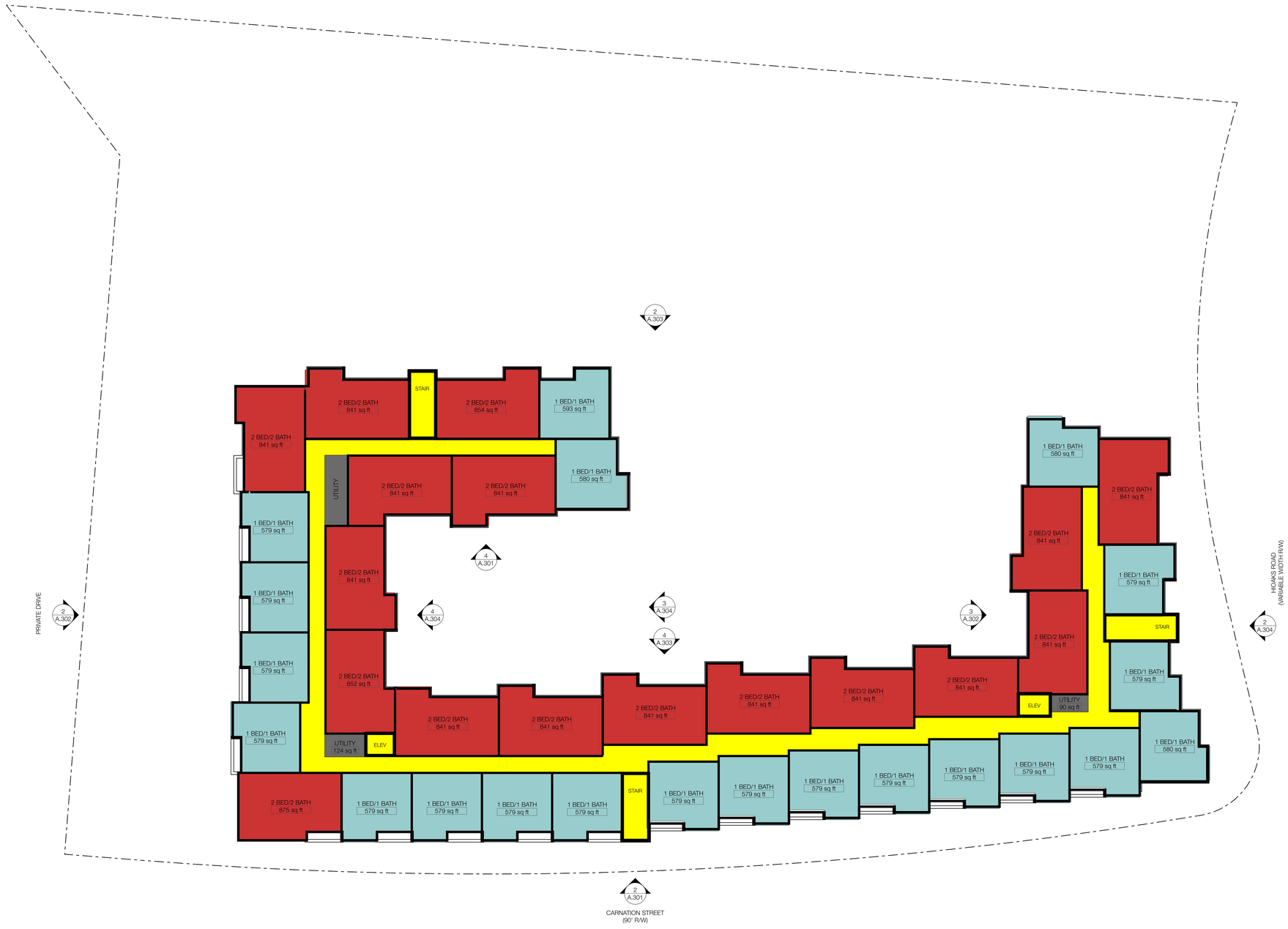
ID	DATE	ISSUE

PROJECT #: 22.28
ISSUE DATE: 5/6/24

FIRST FLOOR LAYOUT

A.201

Printed on Thursday, June 20, 2024
By Richard Abernethy, Walter Parks Architects - Z:\Revit\Noon Basic for Archived 24\22.28 6901 Carnation St (26)



1 A.202 SECOND FLOOR LAYOUT PLAN

SCALE: 1/16" = 1'-0"

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ARCHITECTS

ARCHITECTURE + INTERIOR DESIGN

313 N. ADAMS STREET
RICHMOND, VIRGINIA 23220
t: 644-4761
f: 644-4763
wparks.com

COMMONWEALTH OF VIRGINIA
WALTER PARKS
ARCHITECT PLLC
Lic. No. 000756
ARCHITECT

COMMONWEALTH OF VIRGINIA
WALTER G.
PARKS, JR.
Lic. No. 007463
ARCHITECT

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KEY PLAN

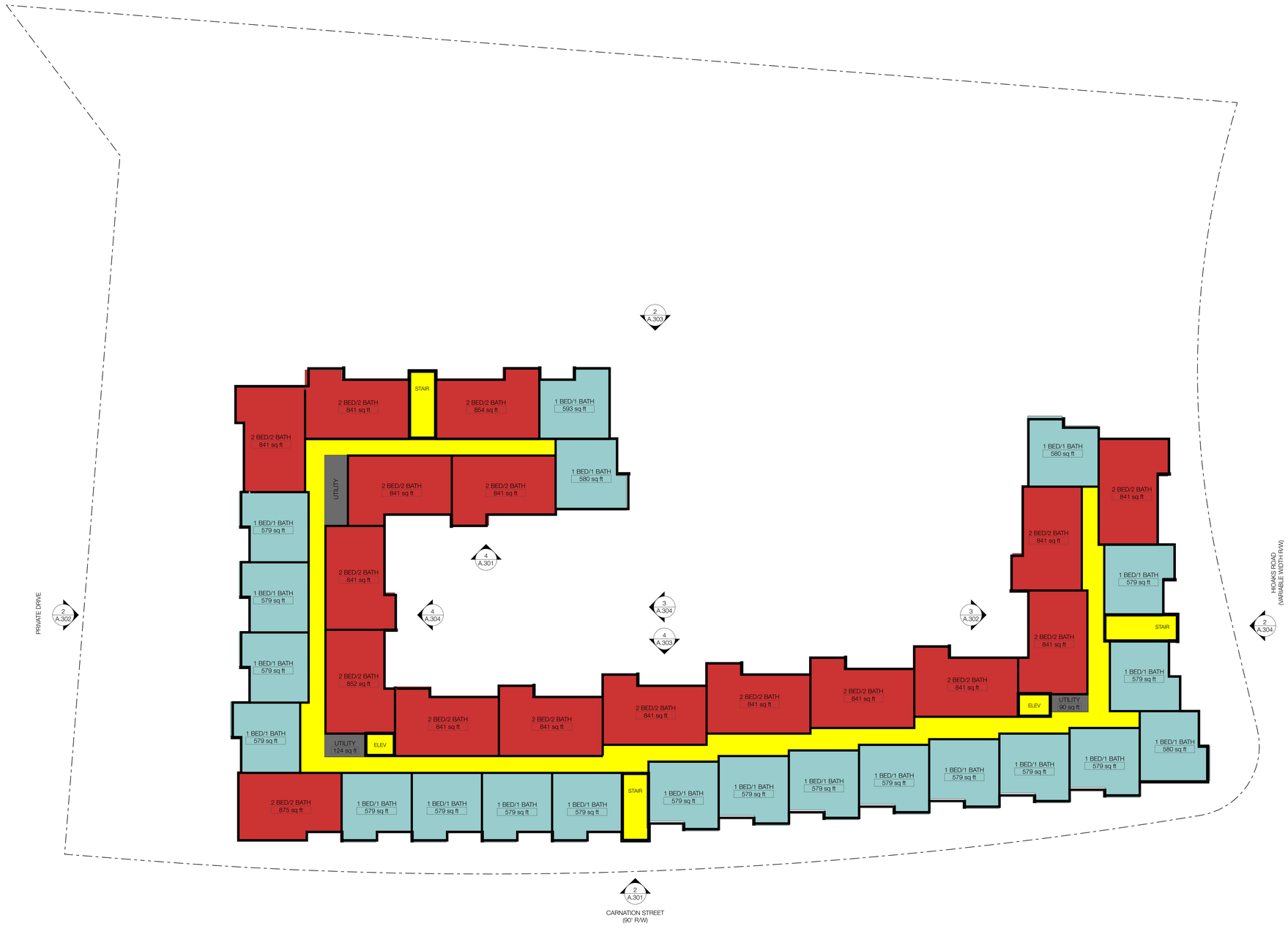
ID	ISSUE

PROJECT #: 22.28
ISSUE DATE: 5/6/24

SECOND FLOOR LAYOUT

A.202

Printed on: Friday, February 23, 2024
By: Mitchell, Matthew Applied.com - [Mitchell Basic for Archicad 24/22.28.660 / Carnation St (Cit]



1 A.203 THIRD FLOOR LAYOUT PLAN

SCALE: 1/16" = 1'-0"

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313 N. ADAMS STREET
RICHMOND, VIRGINIA 23220
t: 644-4761
f: 644-4763
wparks.com

COMMONWEALTH OF VIRGINIA
WALTER PARKS ARCHITECT PLLC
Lic. No. 000756
ARCHITECT

COMMONWEALTH OF VIRGINIA
WALTER G. PARKS, JR.
Lic. No. 007463
ARCHITECT

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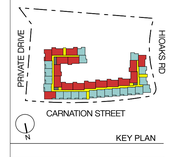


KEY PLAN

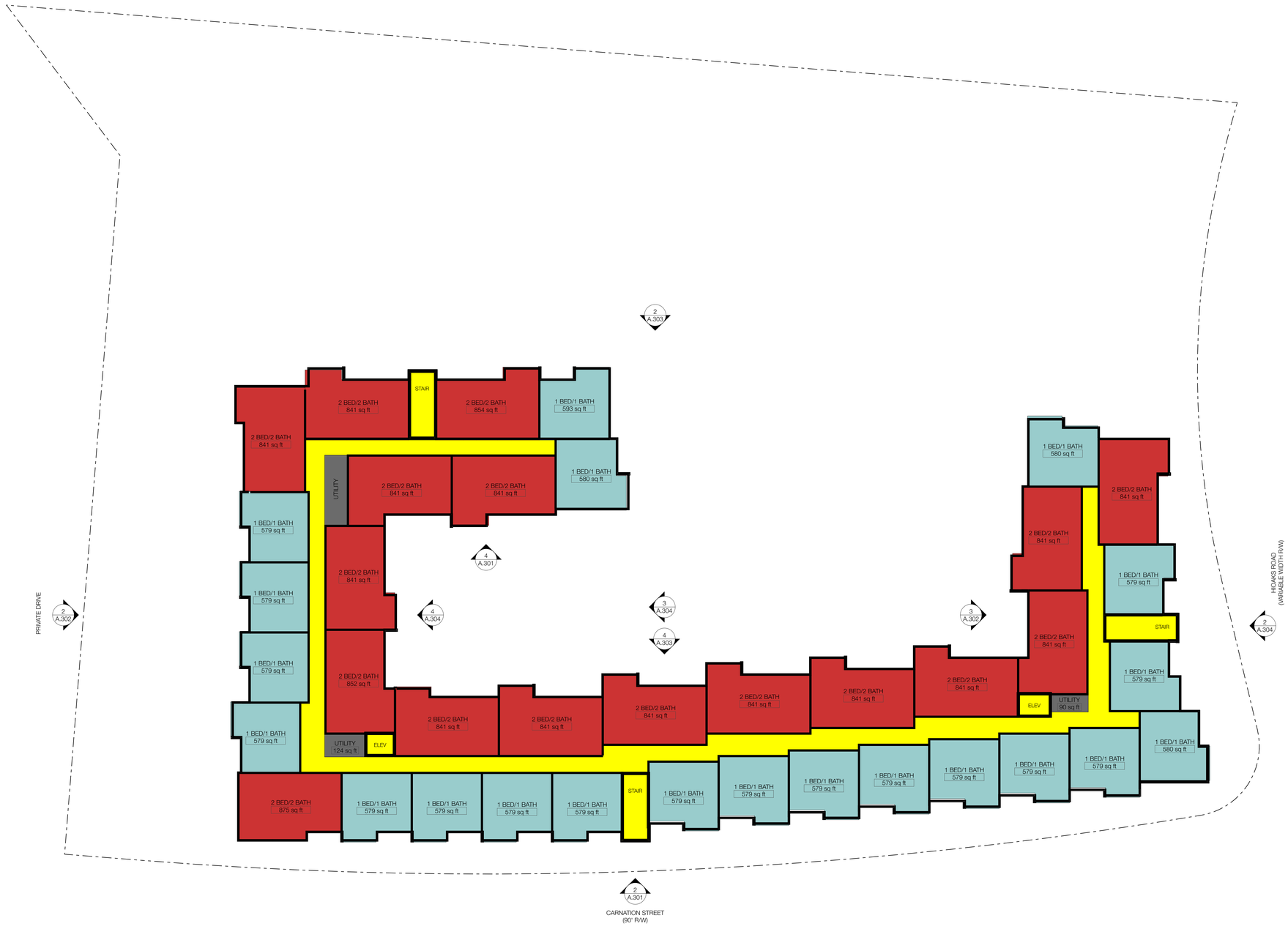
ID	ISSUE

PROJECT #: 22.28
ISSUE DATE: 5/6/24

THIRD FLOOR LAYOUT

A.203

Printed on: Friday, February 23, 2024
By: Mitchell, Matthew Kaplan.com - BIM/Revit Basic for Archived 24022.28.RR1 Carnation St (cfr)



1 A.204 FOURTH FLOOR LAYOUT PLAN
SCALE: 1/16" = 1'-0"

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ARCHITECTURE + INTERIOR DESIGN
313 N. ADAMS STREET
RICHMOND, VIRGINIA 23220
t: 644-4761
f: 644-4763
wparks.com

WALTER PARKS ARCHITECT PLLC
Lic. No. 000756

WALTER G. PARKS, JR.
Lic. No. 007463

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RICHMOND, VA 23225

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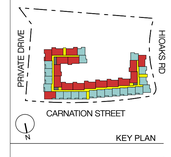

KEY PLAN

ID	ISSUE

PROJECT #: 22.28
ISSUE DATE: 5/6/24

FOURTH FLOOR LAYOUT

A.204

Printed on: Friday, February 23, 2024
By: Mitchell, Matthew Hyatt (mmitchell)
Filename: Z:\Projects\22.28 NOON Hioaks Phase II\Revit Basis for Archived 2022\22.28 RVT Carnation St (CR).rvt

EXTERIOR FINISHES

Mark	Description	Manufacturer	Product Name/No.	Color/Finish	Notes
1A	FIBER CEMENT SYSTEM 1	JAMES HARDIE (OR EQUAL)	SMOOTH 4'X10' PANEL OR HORIZONTAL SIDING	COUNTRYLANE RED	RAINSCREEN SYSTEM
1B	FIBER CEMENT SYSTEM 1	JAMES HARDIE (OR EQUAL)	SMOOTH 4'X10' PANEL OR HORIZONTAL SIDING	RICH ESPRESSO	RAINSCREEN SYSTEM
1C	FIBER CEMENT SYSTEM 1	JAMES HARDIE (OR EQUAL)	SMOOTH 4'X10' PANEL OR HORIZONTAL SIDING	KHAKI BROWN	RAINSCREEN SYSTEM
2A	FIBER CEMENT SYSTEM 2	JAMES HARDIE (OR EQUAL)	SMOOTH 4'X10' PANEL OR HORIZONTAL SIDING	COBBLESTONE	RAINSCREEN SYSTEM
2B	FIBER CEMENT SYSTEM 2	JAMES HARDIE (OR EQUAL)	SMOOTH 4'X10' PANEL OR HORIZONTAL SIDING	BLACK	RAINSCREEN SYSTEM
4	ALUMINUM TRIM REVEAL	EASY TRIM REVEALS (OR EQUAL)	5/16" PANEL	CLEAR ANODIZED	PAINTED TO MATCH ADJACENT FIBER CEMENT
5A	PARAPET WALL W/ PREFINISHED ALUMINUM COPING/ FLASHING	SENTRICLAD	--- ---	RED - MATCH COUNTRYLANE RED	
5B	PARAPET WALL W/ PREFINISHED ALUMINUM COPING/ FLASHING	SENTRICLAD	MATTE BLACK	MATTE BLACK	
6A	FASCIA BOARD	JAMES HARDIE (OR EQUAL)	5/4" HARDIE TRIM BOARDS	RED - MATCH COUNTRYLANE RED	
6B	FASCIA BOARD	JAMES HARDIE (OR EQUAL)	5/4" HARDIE TRIM BOARDS	JET BLACK BY PPG	
7	ENERGY STAR QUALIFIED WINDOW	VPI QUALITY WINDOWS	SINGLE HUNG , FIXED	BLACK/WHITE, NAIL FIN	
8	STOREFRONT WINDOW AND DOOR ASSEMBLY	KAWNEER	190 NARROW STILE, TRIFAB VERSAGLAZE 451 T	TEMPERED, BLACK ANODIZED	
9A	MODULAR BRICK	---	---	BURGUNDY RED	
9B	MODULAR BRICK	TAYLOR CLAY PRODUCTS	BLACK ONYX, SMOOTH	BLACK	
11	PRE-FINISHED ALUMINUM CANOPY	EASTERN METAL SUPPLY	ARCHITECTURAL CANOPY SCHEMATIC	BLACK, POWDER COATED	
12	EXTERIOR LIGHTING FIXTURE	TBD	---	---	

4 A.301 COURTYARD NORTH ELEVATION
SCALE: 1/8" = 1'-0"

3 A.301 CARNATION STREET - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

2 A.301 CARNATION STREET - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

1 A.301 OVERALL CARNATION STREET - NORTH ELEVATION
SCALE: 1" = 20'

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ARCHITECTURE + INTERIOR DESIGN
313 N. ADAMS STREET
RICHMOND, VIRGINIA 23220
t: 644-4761
f: 644-4763
wparks.com

COMMONWEALTH OF VIRGINIA
WALTER PARKS ARCHITECT PLLC
Lic. No. 000756
ARCHITECT

COMMONWEALTH OF VIRGINIA
WALTER G. PARKS, JR.
Lic. No. 007463
ARCHITECT

NOON Hioaks Phase II

375 HIOAKS ROAD
RICHMOND, VA 23225

CUP SUBMISSION

KEY PLAN

ID	ISSUE

PROJECT #: 22.28
ISSUE DATE: 5/6/24

NORTH ELEVATIONS

A.301

Printed on : Friday, February 23, 2024
Filename: nwnoob_agent4x3.rvt - Model Basic for Archicad 26/22.24 6991 Canadian SI (JB)

EXTERIOR FINISHES

Mark	Description	Manufacturer	Product Name/No.	Color/Finish	Notes
1A	FIBER CEMENT SYSTEM 1	JAMES HARDIE (OR EQUAL)	SMOOTH 4'X10' PANEL OR HORIZONTAL SIDING	COUNTRYLANE RED	RAINSCREEN SYSTEM
1B	FIBER CEMENT SYSTEM 1	JAMES HARDIE (OR EQUAL)	SMOOTH 4'X10' PANEL OR HORIZONTAL SIDING	RICH ESPRESSO	RAINSCREEN SYSTEM
1C	FIBER CEMENT SYSTEM 1	JAMES HARDIE (OR EQUAL)	SMOOTH 4'X10' PANEL OR HORIZONTAL SIDING	KHAKI BROWN	RAINSCREEN SYSTEM
2A	FIBER CEMENT SYSTEM 2	JAMES HARDIE (OR EQUAL)	SMOOTH 4'X10' PANEL OR HORIZONTAL SIDING	COBBLESTONE	RAINSCREEN SYSTEM
2B	FIBER CEMENT SYSTEM 2	JAMES HARDIE (OR EQUAL)	SMOOTH 4'X10' PANEL OR HORIZONTAL SIDING	BLACK	RAINSCREEN SYSTEM
4	ALUMINUM TRIM REVEAL	EASY TRIM REVEALS (OR EQUAL)	5/16" PANEL	CLEAR ANODIZED	PAINTED TO MATCH ADJACENT FIBER CEMENT
5A	PARAPET WALL W/ PREFINISHED ALUMINUM COPING/ FLASHING	SENTRICLAD	--- ---	RED - MATCH COUNTRYLANE RED	
5B	PARAPET WALL W/ PREFINISHED ALUMINUM COPING/ FLASHING	SENTRICLAD	MATTE BLACK	MATTE BLACK	
6A	FASCIA BOARD	JAMES HARDIE (OR EQUAL)	5/4" HARDIE TRIM BOARDS	RED - MATCH COUNTRYLANE RED	
6B	FASCIA BOARD	JAMES HARDIE (OR EQUAL)	5/4" HARDIE TRIM BOARDS	JET BLACK BY PPG	
7	ENERGY STAR QUALIFIED WINDOW	VPI QUALITY WINDOWS	SINGLE HUNG , FIXED	BLACK/WHITE, NAIL FIN	
8	STOREFRONT WINDOW AND DOOR ASSEMBLY	KAWNEER	190 NARROW STILE, TRIFAB VERSAGLAZE 451 T	TEMPERED, BLACK ANODIZED	
9A	MODULAR BRICK	---	---	BURGUNDY RED	
9B	MODULAR BRICK	TAYLOR CLAY PRODUCTS	BLACK ONYX, SMOOTH	BLACK	
11	PRE-FINISHED ALUMINUM CANOPY	EASTERN METAL SUPPLY	ARCHITECTURAL CANOPY SCHEMATIC	BLACK, POWDER COATED	
12	EXTERIOR LIGHTING FIXTURE	TBD	---	---	

3 A.302 PARKING LOT - EAST ELEVATION
SCALE: 1/8" = 1'-0"

2 A.302 PRIVATE DRIVE - EAST ELEVATION
SCALE: 1/8" = 1'-0"

1 A.302 OVERALL PRIVATE DRIVE - EAST ELEVATION
SCALE: 1" = 20'

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ARCHITECTURE + INTERIOR DESIGN
313 N. ADAMS STREET
RICHMOND, VIRGINIA 23220
t: 644-4761
f: 644-4763
wparks.com

COMMONWEALTH OF VIRGINIA
WALTER PARKS
ARCHITECT PLLC
Lic. No. 000756
ARCHITECT

COMMONWEALTH OF VIRGINIA
WALTER G.
PARKS, JR.
Lic. No. 007463
ARCHITECT

NOON Hioaks Phase II

375 HIOAKS ROAD
RICHMOND, VA 23225

CUP SUBMISSION

KEY PLAN

ID	ISSUE

PROJECT #: 22.28
ISSUE DATE: 5/6/24

EAST ELEVATIONS

A.302

Printed on: Friday, February 23, 2024
File Name: C:\Users\Walter Parks\Documents\Revit Central Files\Revit Basic for Archicad 24\22.28 6901 Carnation St (JR)
Revit Basic for Archicad 24 - Jeff.rvt

EXTERIOR FINISHES

Mark	Description	Manufacturer	Product Name/No.	Color/Finish	Notes
1A	FIBER CEMENT SYSTEM 1	JAMES HARDIE (OR EQUAL)	SMOOTH 4'X10' PANEL OR HORIZONTAL SIDING	COUNTRYLANE RED	RAINSCREEN SYSTEM
1B	FIBER CEMENT SYSTEM 1	JAMES HARDIE (OR EQUAL)	SMOOTH 4'X10' PANEL OR HORIZONTAL SIDING	RICH ESPRESSO	RAINSCREEN SYSTEM
1C	FIBER CEMENT SYSTEM 1	JAMES HARDIE (OR EQUAL)	SMOOTH 4'X10' PANEL OR HORIZONTAL SIDING	KHAKI BROWN	RAINSCREEN SYSTEM
2A	FIBER CEMENT SYSTEM 2	JAMES HARDIE (OR EQUAL)	SMOOTH 4'X10' PANEL OR HORIZONTAL SIDING	COBBLESTONE	RAINSCREEN SYSTEM
2B	FIBER CEMENT SYSTEM 2	JAMES HARDIE (OR EQUAL)	SMOOTH 4'X10' PANEL OR HORIZONTAL SIDING	BLACK	RAINSCREEN SYSTEM
4	ALUMINUM TRIM REVEAL	EASY TRIM REVEALS (OR EQUAL)	5/16" PANEL	CLEAR ANODIZED	PAINTED TO MATCH ADJACENT FIBER CEMENT
5A	PARAPET WALL W/ PREFINISHED ALUMINUM COPING/ FLASHING	SENTRICLAD	---	RED - MATCH COUNTRYLANE RED	
5B	PARAPET WALL W/ PREFINISHED ALUMINUM COPING/ FLASHING	SENTRICLAD	MATTE BLACK	MATTE BLACK	
6A	FASCIA BOARD	JAMES HARDIE (OR EQUAL)	5/4" HARDIE TRIM BOARDS	RED - MATCH COUNTRYLANE RED	
6B	FASCIA BOARD	JAMES HARDIE (OR EQUAL)	5/4" HARDIE TRIM BOARDS	JET BLACK BY PPG	
7	ENERGY STAR QUALIFIED WINDOW	VPI QUALITY WINDOWS	SINGLE HUNG , FIXED	BLACK/WHITE, NAIL FIN	
8	STOREFRONT WINDOW AND DOOR ASSEMBLY	KAWNEER	190 NARROW STILE, TRIFAB VERSAGLAZE 451 T	TEMPERED, BLACK ANODIZED	
9A	MODULAR BRICK	---	---	BURGUNDY RED	
9B	MODULAR BRICK	TAYLOR CLAY PRODUCTS	BLACK ONYX, SMOOTH	BLACK	
11	PRE-FINISHED ALUMINUM CANOPY	EASTERN METAL SUPPLY	ARCHITECTURAL CANOPY SCHEMATIC	BLACK, POWDER COATED	
12	EXTERIOR LIGHTING FIXTURE	TBD	---	---	

4 A.303 PARKING LOT SOUTH ELEVATION/SECTION
SCALE: 1/8" = 1'-0"

3 A.303 PARKING LOT - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

2 A.303 PARKING LOT - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

1 A.303 OVERALL PARKING LOT - SOUTH ELEVATION
SCALE: 1" = 20'

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ARCHITECTURE + INTERIOR DESIGN
313 N. ADAMS STREET
RICHMOND, VIRGINIA 23220
t: 644-4761
f: 644-4763
wparks.com

COMMONWEALTH OF VIRGINIA
WALTER PARKS ARCHITECT PLLC
Lic. No. 000756
ARCHITECT

COMMONWEALTH OF VIRGINIA
WALTER G. PARKS, JR.
Lic. No. 007463
ARCHITECT

NOON Hioaks Phase II

375 HIOAKS ROAD
RICHMOND, VA 23225

CUP SUBMISSION

KEY PLAN

ID	ISSUE

PROJECT #: 22.28
ISSUE DATE: 5/6/24

SOUTH ELEVATIONS

A.303

Printed on: Friday, February 23, 2024
File Name: C:\Users\Walter\Documents\Revit Files\Noon Banks for Archicad 24\22.28 6901 Carnation St (2R)

4 A.304 COURTYARD - WEST ELEVATION / SECTION
SCALE: 1/8" = 1'-0"

3 A.304 PARKING LOT - WEST ELEVATION / SECTION
SCALE: 1/8" = 1'-0"

2 A.304 HIOAKS ROAD - WEST ELEVATION
SCALE: 1/8" = 1'-0"

1 A.304 OVERALL HIOAKS ROAD - WEST ELEVATION
SCALE: 1" = 20'

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ARCHITECTS
ARCHITECTURE + INTERIOR DESIGN
313 N. ADAMS STREET
RICHMOND, VIRGINIA 23220
t: 644-4761
f: 644-4763
wparks.com

COMMONWEALTH OF VIRGINIA
WALTER PARKS
ARCHITECT PLLC
Lic. No. 000756
ARCHITECT

COMMONWEALTH OF VIRGINIA
WALTER G.
PARKS, JR.
Lic. No. 007463
ARCHITECT

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KEY PLAN

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PROJECT #: 22.28
ISSUE DATE: 5/6/24

WEST ELEVATIONS

A.304

Printed on: Friday, February 23, 2024
File Name: Revit Models\Noon Hioaks Revit Model Basic for Archived 24\22.28 R24 | Carnation St (2).rvt

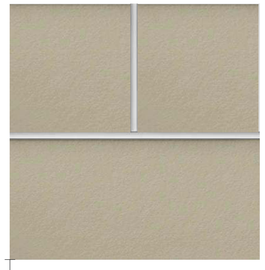
EXTERIOR FINISHES

Mark	Description	Manufacturer	Product Name/No.	Color/Finish	Notes
1A	FIBER CEMENT SYSTEM 1	JAMES HARDIE (OR EQUAL)	SMOOTH 4'X10' PANEL OR HORIZONTAL SIDING	COUNTRYLANE RED	RAINSCREEN SYSTEM
1B	FIBER CEMENT SYSTEM 1	JAMES HARDIE (OR EQUAL)	SMOOTH 4'X10' PANEL OR HORIZONTAL SIDING	RICH ESPRESSO	RAINSCREEN SYSTEM
1C	FIBER CEMENT SYSTEM 1	JAMES HARDIE (OR EQUAL)	SMOOTH 4'X10' PANEL OR HORIZONTAL SIDING	KHAKI BROWN	RAINSCREEN SYSTEM
2A	FIBER CEMENT SYSTEM 2	JAMES HARDIE (OR EQUAL)	SMOOTH 4'X10' PANEL OR HORIZONTAL SIDING	COBBLESTONE	RAINSCREEN SYSTEM
2B	FIBER CEMENT SYSTEM 2	JAMES HARDIE (OR EQUAL)	SMOOTH 4'X10' PANEL OR HORIZONTAL SIDING	BLACK	RAINSCREEN SYSTEM
4	ALUMINUM TRIM REVEAL	EASY TRIM REVEALS (OR EQUAL)	5/16" PANEL	CLEAR ANODIZED	PAINTED TO MATCH ADJACENT FIBER CEMENT
5A	PARAPET WALL W/ PREFINISHED ALUMINUM COPING/ FLASHING	SENTRICLAD	— —	RED - MATCH COUNTRYLANE RED	
5B	PARAPET WALL W/ PREFINISHED ALUMINUM COPING/ FLASHING	SENTRICLAD	MATTE BLACK	MATTE BLACK	
6A	FASCIA BOARD	JAMES HARDIE (OR EQUAL)	5/4" HARDIE TRIM BOARDS	RED - MATCH COUNTRYLANE RED	
6B	FASCIA BOARD	JAMES HARDIE (OR EQUAL)	5/4" HARDIE TRIM BOARDS	JET BLACK BY PPG	
7	ENERGY STAR QUALIFIED WINDOW	VPI QUALITY WINDOWS	SINGLE HUNG , FIXED	BLACK/WHITE, NAIL FIN	
8	STOREFRONT WINDOW AND DOOR ASSEMBLY	KAWNEER	190 NARROW STILE, TRIFAB VERSAGLAZE 451 T	TEMPERED, BLACK ANODIZED	
9A	MODULAR BRICK	—-	—-	BURGUNDY RED	
9B	MODULAR BRICK	TAYLOR CLAY PRODUCTS	BLACK ONYX, SMOOTH	BLACK	
11	PRE-FINISHED ALUMINUM CANOPY	EASTERN METAL SUPPLY	ARCHITECTURAL CANOPY SCHEMATIC	BLACK, POWDER COATED	
12	EXTERIOR LIGHTING FIXTURE	TBD	—-	—-	

FIBER CEMENT SYSTEM 1

FASCIA BOARD

WINDOWS / DOORS
FASCIA BOARD



FIBER CEMENT SYSTEM 2

BRICK

CARNATION STREET VIEW

walter PARKS ARCHITECTS
ARCHITECTURE + INTERIOR DESIGN
313 N. ADAMS STREET
RICHMOND, VIRGINIA 23220
t: 644-4761
f: 644-4763
wparks.com

COMMONWEALTH OF VIRGINIA
WALTER PARKS
ARCHITECT PLLC
Lic. No. 000756
ARCHITECT

COMMONWEALTH OF VIRGINIA
WALTER G.
PARKS, JR.
Lic. No. 007463
ARCHITECT

NOON Hioaks Phase II

375 HIOAKS ROAD
RICHMOND, VA 23225

CUP SUBMISSION

KEY PLAN

ID	ISSUE

PROJECT #: 22.28
ISSUE DATE: 5/6/24

MATERIALS AND COLORS

A.305

Printed on: Friday, February 23, 2024
File Name: C:\Users\Walter\Documents\Revit Central Files\Hioaks\Hioaks Revit Basic for Architect 24\22.28 Hioaks Basic for Architect 24_detach_Cumalative 3b (2B).rvt

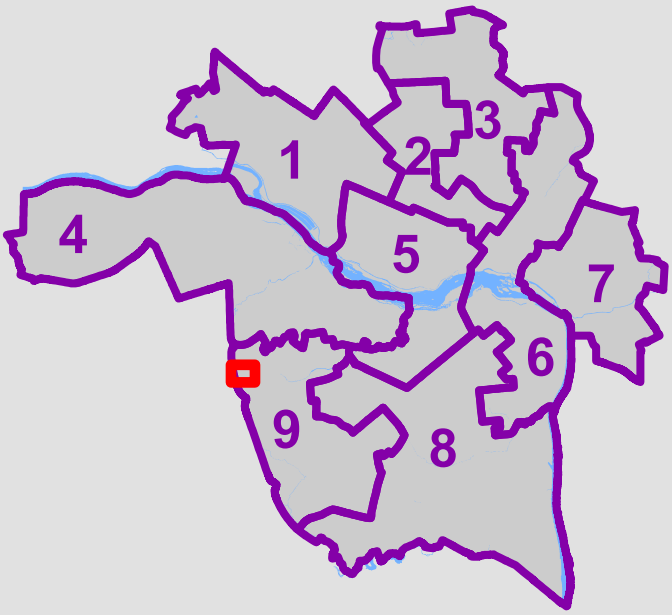
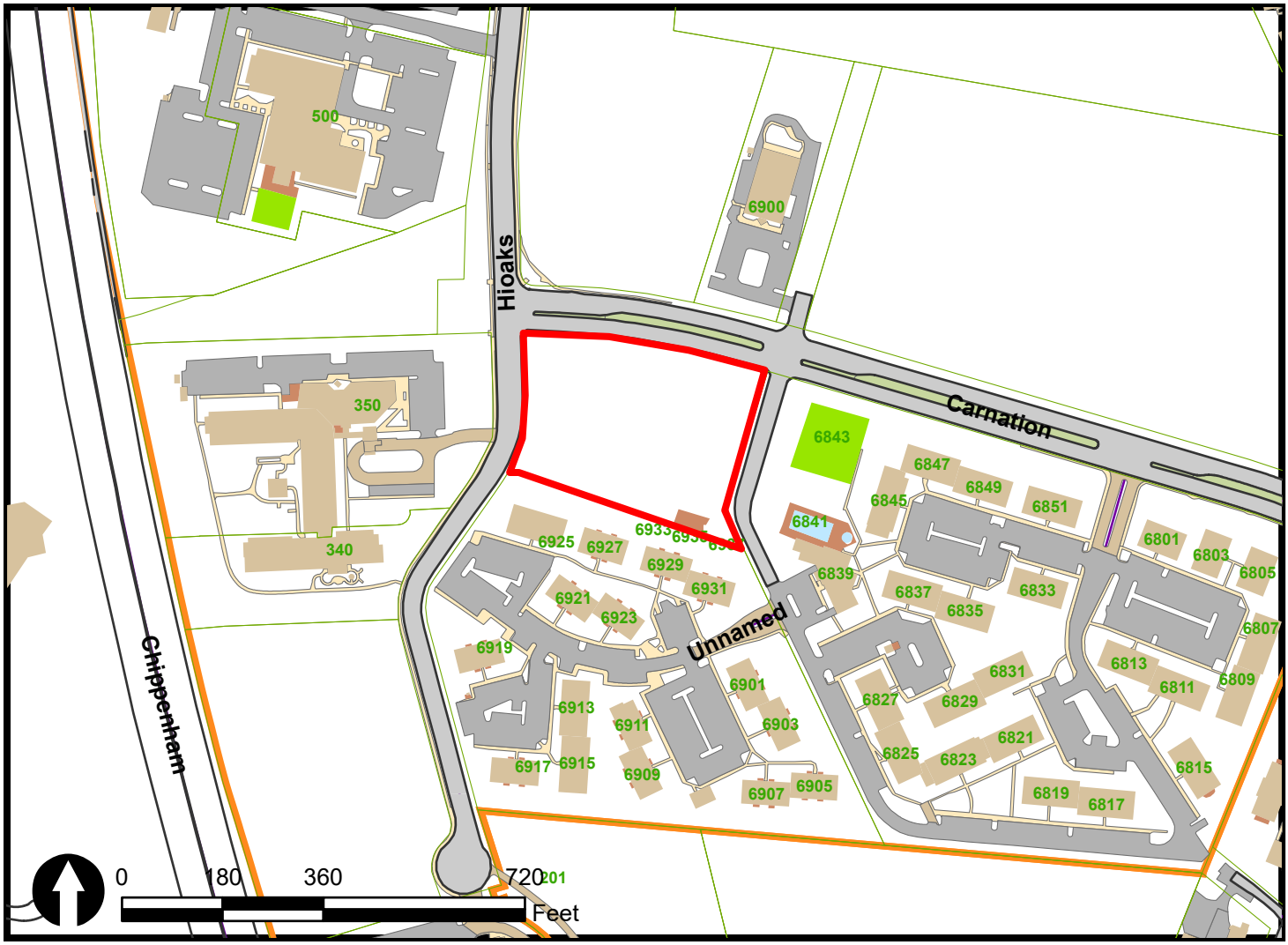
City of Richmond
Department of Planning & Development Review

Special Use Permit

LOCATION: 6951 W. Carnation

APPLICANT: Brian Jackson, Representative of the Applicant

COUNCIL DISTRICT: 9

PROPOSAL: Concerning the Beaufont Oaks Community Unit Plan, to amend the use of the parcel known as 6951 West Carnation Street to allow for multifamily use.

For questions, please contact Ray Roakes at 804-646-5467 or raymond.roakes@rva.gov