

INTRODUCED: November 13, 2018

AN ORDINANCE No. 2018-308

As Amended

To authorize the special use of the property known as 1301 North 30th Street for the purpose of a building with commercial uses on the first floor and up to two dwelling units, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: DEC 10 2018 AT 6 P.M.

WHEREAS, the owner of the property known as 1301 North 30th Street, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of a building with commercial uses on the first floor and up to two dwelling units, which use, among other things, is not currently allowed by section 30-412.1 of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2018), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES: 8 NOES: 0 ABSTAIN:

ADOPTED: FEB 25 2019 REJECTED: STRICKEN:

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

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

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

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

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 11301 North 30th Street, and identified as Tax Parcel No. E000-0625/015 in the 2018 records of the City Assessor, being more particularly shown on a survey entitled “Physical Improvement Survey, 1301 N 30th Street, Richmond Virginia,” prepared by Parker Design Group, Inc., and dated February 13, 2018, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a building with commercial uses on the first floor and up to two dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Proposed Plans for Mixed-Use Property, 1301 N 30th Street, Richmond, VA 23223,” prepared by Penn & Co., dated June 17, 2017, and last revised May 8, 2018, and the plans entitled “1301 N. 30th Street, Site Layout Exhibit, City of Richmond, VA,” prepared by Parker Design Group, Inc., dated May 21, 2018, and last revised October 16, 2018, hereinafter referred to collectively as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The use of the Property shall be as a building with commercial uses on the first floor and up to two dwelling units, substantially as shown on the Plans. ~~[The]~~ Permitted uses within the area referred to as “retail space” on the Plans, may include ~~[an office use or]~~:

i. Office;

ii. Pet grooming, provided that all facilities shall be located within the building, which shall be soundproof so that sounds produced by animals groomed therein are not audible from the outside of the building;

iii. Catering businesses, provided that not more than three persons are employed on the Property in the conduct of any such business;

iv. Any permitted principal uses on corner lots in the R-63 Multifamily Urban Residential District, pursuant to section 30-419.3 of the Code of the City of Richmond, (2015), as amended~~[. The area identified as “retail space” on the Plans may also be used as a live];~~

v. Live and work unit.

(b) The hours of operation for the commercial uses of the Property shall be limited to the hours between 7:00 a.m. through 11:00 p.m., daily.

(c) The off-premises sale of alcoholic beverages shall be subject to the following additional conditions (the “ABC Conditions”):

i. Sales shall be limited to the hours between 12:00 p.m. and 9:00 p.m., Monday through Saturday, and to the hours between 2:00 p.m. and 9:00 p.m. on Sunday.

ii. No beer or wine coolers shall be sold as single, individual containers of 40 or fewer fluid ounces.

iii. Beer or wine coolers in containers of 40 or fewer ounces shall only be sold in packs with a minimum of four units.

iv. Wine shall be sold only in bottles of at least 750 milliliters or 25.4 fluid ounces.

v. Fortified wine (wine with an alcohol content of 14 percent or more by volume) shall not be sold.

vi. Any lease for a grocery store, convenience store or specialty food and beverage store shall include terms requiring compliance with all applicable laws for the sale and distribution of alcoholic beverages. Such lease shall be executed by tenant and landlord and be submitted to the Zoning Administrator prior to the issuance of a certificate of occupancy or certificate of zoning compliance for said tenant.

~~[(b)]~~ (d) No off-street parking spaces shall be required for the Special Use of the Property.

~~[(e)]~~ (e) Signage on the Property shall be limited to (i) signage permitted in all districts pursuant to section 30-505 of the Code of the City of Richmond (2015), as amended, and (ii) signage permitted in the R-63 Multifamily Urban Residential District as set forth in section 30-507.1 of the Code of the City of Richmond (2015), as amended.

~~[(f)]~~ (f) All building materials and elevations shall be substantially as shown on the Plans.

~~[(g)]~~ (g) The height of the Special Use shall not exceed the height as shown on the Plans.

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

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

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

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

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

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

(e) The Owner shall make improvements within the right-of-way, including installation of a new sidewalk along S Street, two street trees along S Street, and a ramp at the corner of S Street and North 30th Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The

final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

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

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

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

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

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

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

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions

of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2015), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

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

City of Richmond

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

Item Request
File Number: PRE.2018.333

O & R REQUEST

4-8265
OCT 17 2018

Office of the
Chief Administrative Officer

O & R Request

DATE: October 16, 2018

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor *LS (3/1/18)*
(This in no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Selena Cuffee Glenn, Chief Administrative Officer *SCG*

THROUGH: Douglas C. Dunlap, Interim Deputy Chief Administrative Officer for Economic Development and Planning *DD*

FROM: Mark A. Olinger, Director, Department of Planning and Development Review *MAO*

RE: To authorize the special use of the property known as 1301 North 30th Street for the purpose of a mixed-use building containing commercial space and up to two residential dwelling units, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the property known as 1301 North 30th Street for the purpose of a mixed-use building containing commercial space and up to two residential dwelling units, upon certain terms and conditions.

REASON: The applicant has proposed to rehabilitate an existing structure in order to provide a commercial use on the first floor and residential use within the building. Commercial uses are not permitted in the R-6 Single-Family Attached Residential District. A Special Use Permit is therefore required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its December 3, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a 1,996 SF (.046 acre) parcel of land containing a two-story structure. It is located in the Church Hill North Neighborhood within the City's East Planning District at the intersection of 30th Street and S Street.

The City of Richmond's Master Plan designates the subject property for Single-Family (Medium Density) uses. Primary uses in this category are "single-family detached dwellings at densities between 8 and 20 units per acre." (See page 133, Richmond Master Plan.) The density of the parcel if developed as proposed would be a ratio of approximately 43 units per acre.

Specifically for the East District, the Master Plan states notes that "there are numerous isolated single-site commercial uses," in particular corner stores. It is further noted that these "neighborhood commercial uses traditionally provided needed goods and services to adjacent residents, and when located in multi-story buildings were usually coupled with residential uses above." The Master Plan also states that expansion or conversion of these commercial uses to more intense uses should be discouraged. "In all instances, such uses should be restricted to neighborhood commercial uses with limitations on operating hours, number of employees, and signage."

All properties surrounding the subject property are located within the same R-6 Single-Family Attached Residential zoning district. A mix of single-family residential, single-family attached, and vacant land uses predominate the vicinity of the subject property.

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

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

BUDGET AMENDMENT NECESSARY: No.

REVENUE TO CITY: \$1,800 application fee.

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: November 13, 2018

CITY COUNCIL PUBLIC HEARING DATE: December 10, 2018

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, December 3, 2018

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

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

STAFF: David Watson, Senior Planner
Land Use Administration, Room (511) 840-646-1036



Application for **SPECIAL USE PERMIT**

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

Application is hereby submitted for: (check one)

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

Project Name/Location

Property Address: 1301 North 30th Street Date: 5/22/18
 Tax Map #: E0000625015 Fee: \$1,800.00
 Total area of affected site in acres: 0.046

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

Zoning

Current Zoning: R-6

Existing Use: Vacant, formerly mixed-use (convenience store and 2 apartments)

Proposed Use

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

Re-establish mixed-use with first floor commercial and 2 apartments
 Existing Use: Vacant, formerly a convenience store and 2 apartments

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources
 Mailing Address: 11 South 12th Street, Suite 500
 City: Richmond State: VA Zip Code: 23219
 Telephone: (804) 874-6275 Fax: ()
 Email: markbaker@bakerdevelopmentresources.com

Property Owner: Cava Capital, LLC

If Business Entity, name and title of authorized signee: Frank Cava

(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: 5310 Markel Road, Suite 104
 City: Richmond State: VA Zip Code: 23230
 Telephone: (804) 516-6742 Fax: ()
 Email: fcava@becava.com; edooley@becava.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 special use permits)

APPLICANT'S REPORT

May 22, 2018

*Special Use Permit Request
1301 North 30th Street, Richmond, Virginia
Map Reference Number: E000-0625/015*

Submitted to:	City of Richmond Department of Planning and Development Review Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	Baker Development Resources 11 South 12 th Street, Suite 500 Richmond, Virginia 23219

Introduction

The property owner is requesting a special use permit (SUP) for 1301 North 30th Street ("the Property"). The SUP would authorize the rehabilitation of an existing building for use as a corner commercial use and two dwelling units which do not conform to the underlying R-6 Single-Family Attached Residential district zoning requirements applicable to the Property.

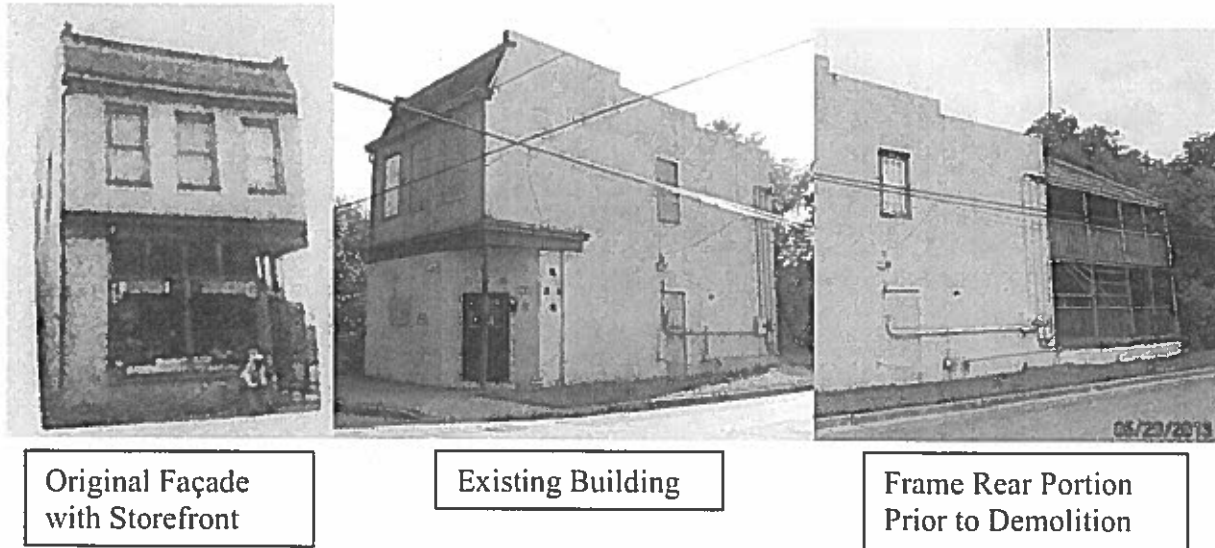
Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located at the northeast corner of North 30th Street and S Street. The Property is referenced by the City Assessor as tax parcel E000-0625/015. The Property is roughly 22' wide by 90' in depth and contains approximately 1,996 square feet of lot area.



The Property is improved with a two-story, parged brick building with a false mansard and a rear sloping roof. According to City Assessor's records, the building originally included 2,976 square feet of floor area and included a two-story frame building section to the rear of the existing building. In this original configuration, the building was occupied by a first-floor corner commercial use and two dwelling units, as is proposed today. The building's façade was historically improved with a full storefront, which was enclosed at some point by a previous owner. The building has now been vacant for a number of years with the corner commercial space last occupied by a convenience store in 1994. Most recently, a previous owner demolished the frame portion of the building, leaving 1,676 square feet of floor area.



The properties to the east are vacant. Properties to the north are generally developed with single-family dwellings. The property to the west, across North 30th Street is occupied by a church. Further to the west, lie a mix of single-family attached and detached dwellings and multi-family dwellings within the Beckstoffer's Mill development. To the south across S Street, properties are developed with a single-family dwelling as well as single-family attached dwellings and a three unit multi-family dwelling that were authorized by special use permits.

EXISTING ZONING

The Property is zoned R-6 Single-Family Attached Residential. The surrounding properties are also zoned R-6 with properties further to the west, across 29th Street being zoned R-63 Multi-Family Urban Residential.

MASTER PLAN DESIGNATION

The Master Plan recommends "Single-Family (Medium Density)" for the Property. The Master Plan describes this land use category as follows: "Primary uses are single-family and two-family dwellings, both detached and attached..." which supports the residential component of the request at two dwellings units. There are also a variety of general housing goals contained in the Master Plan Neighborhoods and Housing chapter that are applicable to the residential portion of the request. These goals include, among other things, recognition of the need for the continued creation of market rate rental housing and a desire for neighborhoods to provide a variety of housing choices while remaining economically diverse. The East District Chapter lends support to the rehabilitation of this blighted property by recognizing the issue of vacant and deteriorating housing as a significant issue and noting that, demolition is inappropriate in most instances, given the fact that a majority of the structures in the district are historically and architecturally significant.

In terms of commercial use, the East District Chapter Land Use Policies and Strategies indicate "Within the East District there are numerous isolated single-site commercial uses (either the traditional "corner store" or groupings of businesses in the center of the block). Neighborhood commercial uses traditionally provide needed goods and services to adjacent residents, and when located in multi-story buildings were usually coupled with residential uses above...such uses should be restricted to neighborhood commercial

uses with limitations on operating hours, employees, and signage." The SUP process represents an appropriate way to accomplish the careful review the of such commercial uses in order to ensure those uses meet a legitimate neighborhood need.

Proposal

PROJECT SUMMARY

The proposed development includes the rehabilitation of the existing building and addition thereto for use as a corner commercial use and two dwelling units, consistent with the original use of the property.

PURPOSE OF REQUEST

The Property was originally developed in 1922, prior to zoning, with a ground floor commercial use and two dwelling units. Over the years, the immediate vicinity was zoned for and developed primarily for residential uses rendering the commercial use as an isolated nonconforming corner commercial use. The current R-6 zoning does not permit the original and proposed use of the Property. Because the building has been vacant for well over two years, any nonconforming rights associated with that use have been lost. The owner now proposes to renovate and enlarge the existing building and to occupy it with a corner commercial use and two dwelling units. This is consistent with the original use of the Property and the use of the Property at the time it became nonconforming. However, due to the demolition of a substantial portion of the building by a previous owner, there is no means by which the nonconforming use, as it originally existed, may be re-established. Therefore, an SUP is required in order to permit the proposed development.

In exchange for the SUP, the intent of this request is to provide two high-quality market rate dwellings and a neighborhood-serving commercial use. The project would remain consistent with historic use of the property while allowing for the rehabilitation of a vacant and blighted structure which is part of the neighborhood fabric. The quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right. They would also ensure an appropriately scaled commercial use that is compatible with and complementary to the surrounding residential neighborhood.

PROJECT DETAILS

The existing two-story structure would be retained and expanded with a two-story rear addition. This would increase the overall floor area from 1,676 square feet to 2,690 square feet of floor area. This compares favorably to the original building configuration which, according to City Assessor's records, included 2,976 square feet of floor area. The original storefront area would be re-established with a new storefront system. The existing building's exterior would be stripped of the concrete parging to expose the existing masonry walls and the proposed addition would be clad in a brick veneer in order to match. Existing historic wood trim would be retained and repainted.

The existing portion of the building would be configured with an 840 square foot commercial tenant space on the first floor and an 800 square foot one-bedroom dwelling on the second floor. The rear addition would be configured as a two-story, 1,050 square foot two-bedroom dwelling. The dwelling floor plans are spacious and modern with open living areas.

The commercial tenant space would be upgraded to meet the expectations of high quality commercial tenants in today's market. The space is intended to be occupied consistent with the intent of the R-63 zoning district regulations which were designed to permit small scale commercial uses that serve day-to-day convenience needs of neighborhood residents. Consistent with the R-63 regulations, the proposed commercial use would be limited in type and scale and would be intended to provide for the convenience of neighborhood residents within walking distance, to respect the primary residential character of the neighborhood and to avoid traffic, parking, noise and other impacts that typically result from uses that draw patrons from outside a neighborhood. At 840 square feet the proposed commercial space would be scaled down significantly and even less impactful when compared to the 1,500 square foot corner commercial uses that are permitted in the R-63 district as a matter of right. To ensure compatibility, the use of the commercial tenant space would be limited to active neighborhood-serving commercial uses, including: retail; office; art galleries; barber shops and beauty salons, including manicure, spa, tanning and similar services; grocery, convenience and specialty food and beverage stores (including retail bakery); laundromats and laundry and dry-cleaning pick-up; and restaurants and other food and beverage establishments. As an alternative, the commercial tenant space could be occupied as a live/work unit.

Findings of Fact

The following are factors indicted in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

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

The proposed special use permit will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

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

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation associated with two dwelling units and an 840 square foot commercial tenant space will create no congestion on streets, roads, alleys or any other public right of way. The proposed commercial use would be limited in size, type and scale and would be intended to provide for the convenience of neighborhood residents within walking distance and to avoid any traffic or parking concerns.

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

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

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

The proposed special use permit will not tend to over crowd the land or create an undue concentration of land.

- *Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.*

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

- *Interfere with adequate light and air.*

The light and air available to the subject and adjacent properties will not be affected. The building is existing and the proposed addition is consistent with the portion of the building which was only recently demolished. The building is of compatible massing to many of the existing buildings in the vicinity, which are in many cases attached, and will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary we are enthusiastically seeking approval for this SUP, which would permit the rehabilitation of the existing building and addition thereto. The building renovation and expansion has been thoughtfully designed in order to transform the current blighted and deteriorating structure with a high-quality development. The proposed development would respectfully revive this significant piece of the existing urban fabric which has been long vacant and boarded. This request is a preferable alternative to continued underutilization of the Property.

The request offers compatibility with goals contained within the City's Master Plan and is consistent with the historic use of the property. The request would contribute to the ongoing revitalization of the neighborhood, upgrading the Property while: maintaining a desirable variation in housing style and density in the vicinity; providing for continued economic diversity in housing options within the neighborhood; and allowing for a walkable neighborhood serving commercial use as a compliment to surrounding residential uses. It will help encourage a pedestrian friendly urban streetscape in the vicinity. This would contribute to the vibrancy of the block through the provision of addition street life in the form of pedestrian traffic and restored pedestrian-scaled store-front fenestration. Finally, the quality assurances and improvements and conditions related to the renovation and commercial tenant space as defined by the SUP would guarantee a higher quality development than might otherwise be developed by right and would ensure a modern and appropriately scaled neighborhood-serving commercial use.

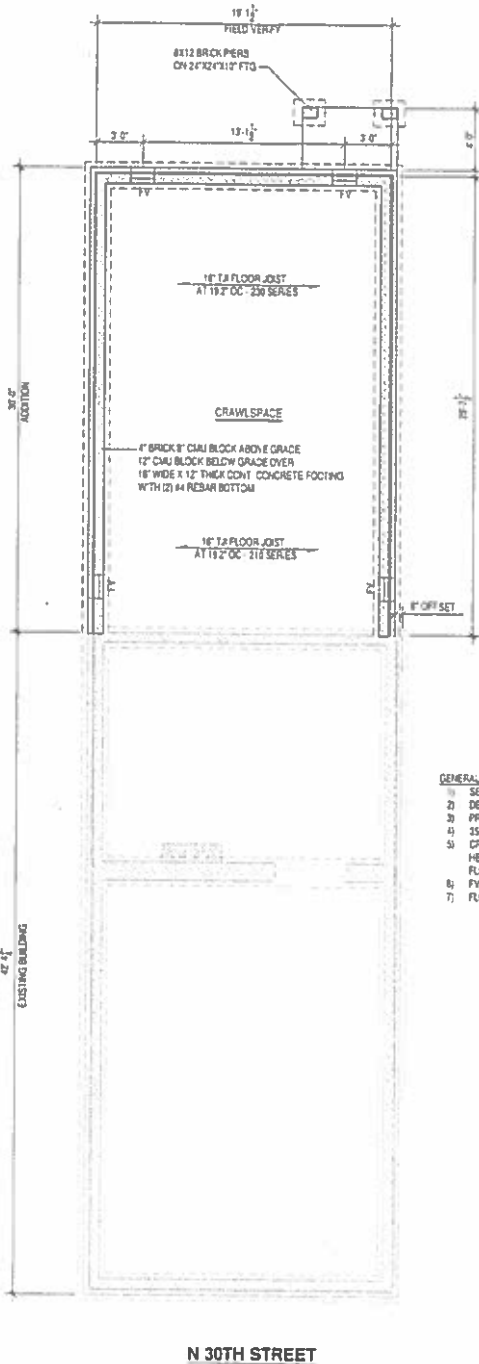
CAVA CAPITAL, LLC.
 5310 MARREL RD, SUITE 104
 RICHMOND, VA 23220
 (804) 616-8833

PENNE-CD.
 12154 LINCOLN LAKE WAY
 FAIRFAX, VA 22030
 (703) 675-4582 PHONE

**PROPOSED PLANS
 FOR MIXED-USE
 PROPERTY**
 1301 N 30TH STREET
 RICHMOND, VA 23223

**PROPOSED
 FOUNDATION PLAN**

A-100



GENERAL NOTES

- 1) SEE PLAN FOR FLOOR FRAMING INFORMATION
- 2) DESIGN SOIL BEARING CAPACITY = 5000 PSI
- 3) PROVIDE 6 MIL POLY VAPOR BARRIER
- 4) 3500 PSI AIR ENFRAMED CONCRETE AT GARAGE
- 5) CRAWLSPACE ACCESS DOOR TO BE FIELD LOCATED. HEADER FOR CRAWLSPACE DOOR TO BE (2) LVL FLUSH IN FLOOR SYSTEM WITH TOP MOUNT JOIST HANGERS.
- 6) FV - 8" X 16" COLLATION VENTS WERE SHOWN. FV FLOOR DESIGN DEFLECTION CRITERIA IS AS FOLLOWS
 TOTAL LOAD = L240
 LIVE LOAD = L200

PROPOSED FOUNDATION PLAN

CAVA CAPITAL, LLC.
 5310 MARKET RD, SUITE 104
 RICHMOND, VA 23220
 804-916-6333

PENN & CO.
 12154 LINCOLN LAKE WAY
 FAIRFAX, VA 22030
 (703) 875-4500 PHONE

**PROPOSED PLANS
 FOR MIXED-USE
 PROPERTY**
 1301 N 30TH STREET
 RICHMOND, VA 23223

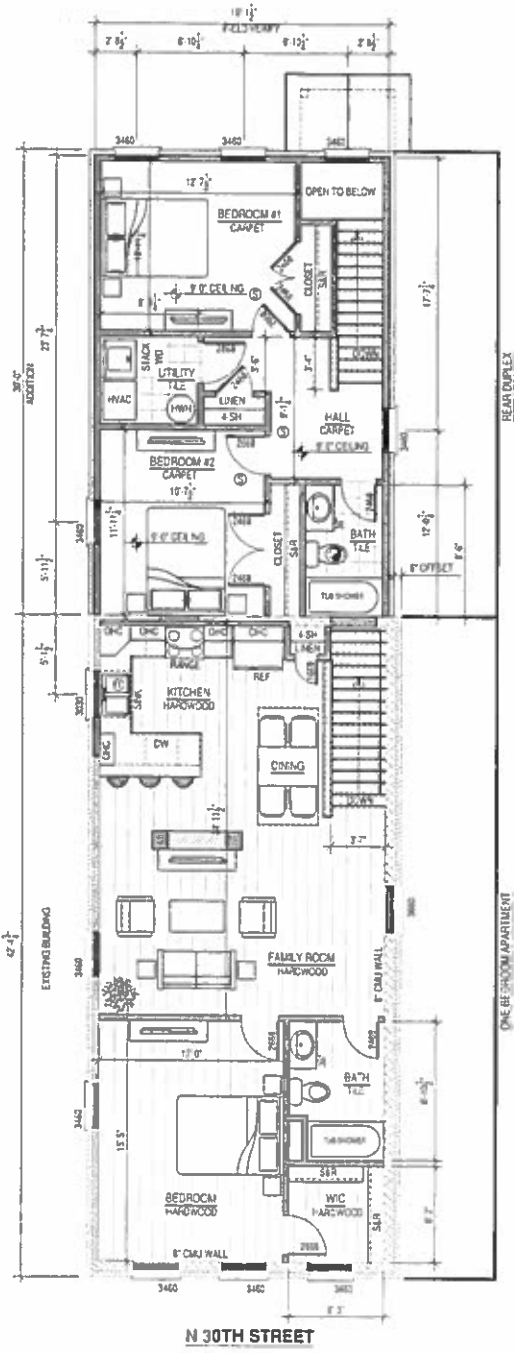
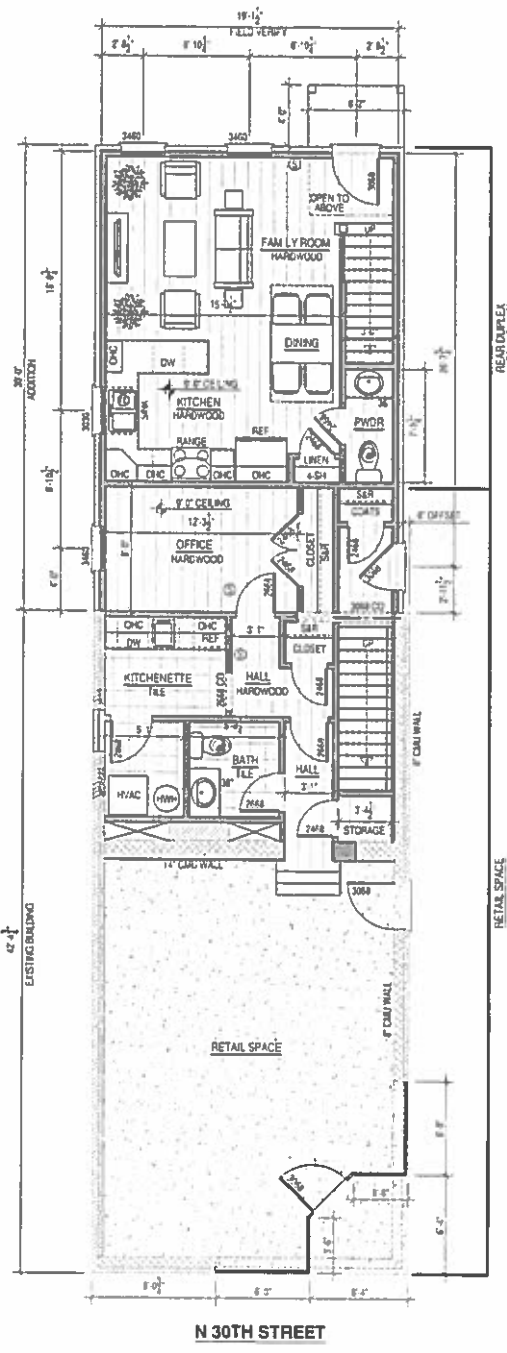
NO. 1	DATE	REVISION
1	10/1/20	ISSUE FOR PERMITS
2	10/1/20	REVISED PER PERMITS
3	10/1/20	REVISED PER PERMITS
4	10/1/20	REVISED PER PERMITS
5	10/1/20	REVISED PER PERMITS
6	10/1/20	REVISED PER PERMITS
7	10/1/20	REVISED PER PERMITS
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100	10/1/20	REVISED PER PERMITS

**PROPOSED FIRST AND
 SECOND FLOOR PLANS**
 SHEET NUMBER: **A-101**

- PLAN NOTES**
- MEASUREMENTS OBTAINED IN FIELD. CONTRACTOR TO VERIFY ALL MEASUREMENTS SHOWN AND CONTACT DESIGNER OF RECORD WITH ANY DISCREPANCIES.
 - FLOOR AND ROOF FRAMING DIRECTIONS ASSUMED. CONTRACTOR TO VERIFY FRAMING DIRECTIONS DURING DEMOLITION AND NOTIFY DESIGNER OF RECORD OF ANY DISCREPANCIES.
 - STRUCTURAL FRAMING (WALL, FLOOR AND ROOF FRAMING) NOT INDICATED. CONTRACTOR TO NOTIFY DESIGNER OF RECORD OF STRUCTURAL FRAMING AND ANY STRUCTURAL DAMAGE DURING DEMOLITION.

SQUARE FOOTAGE

RETAIL SPACE	=	840 SF
REAR DUPLEX	=	1050 SF
ONE BEDROOM APT.	=	820 SF
TOTAL	=	2690



PROPOSED FIRST FLOOR PLAN - RETAIL SPACE

FRAMING NOTES

- ALL NEW EXTERIOR WALL FRAMING TO BE SPF NO 2 2X4 @ 16" OC TYP
- ALL NEW NON-LOAD BEARING INTERIOR WALL FRAMING TO BE SPF NO 2 2X4 @ 16" OC TYP
- SECOND FLOOR FRAMING AT NEW ADDITION TO BE 18" T&G @ 19" OC - 230 SERIES

PROPOSED SECOND FLOOR PLAN - RESIDENTIAL

CAVA CAPITAL, LLC.
 5310 MARKET RD. SUITE 104
 RICHMOND, VA 23220
 804-710-2833

OWNER CONSULTANT

PENN & CO.
 12154 LINCOLN LAKE WAY
 FAIRFAX, VA 22030
 (703) 675-4562 PHONE

SCALE

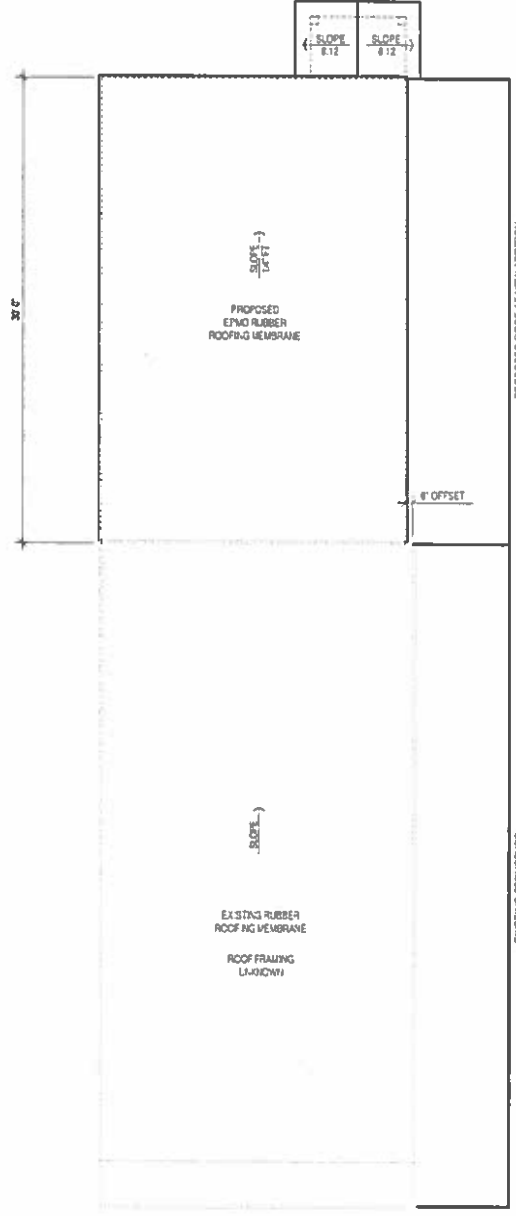
**PROPOSED PLANS
 FOR MIXED-USE
 PROPERTY**
 1001 N 30TH STREET
 RICHMOND, VA 23223

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/1/2023
2	ISSUED FOR PERMITS	10/1/2023
3	ISSUED FOR PERMITS	10/1/2023
4	ISSUED FOR PERMITS	10/1/2023
5	ISSUED FOR PERMITS	10/1/2023

PROJECT NO.	23-00000000000000000000
CAD DWG FILE	23-00000000000000000000
DRAWN BY	CHEN
CHECKED BY	CHEN
SCALE	1/8" = 1'-0"
DATE	10/1/2023

**PROPOSED
 ROOF PLAN**
 SHEET NUMBER **A-102**

- PLAN NOTES**
- MEASUREMENTS OBTAINED IN FIELD, CONTRACTOR TO VERIFY ALL MEASUREMENTS SHOWN AND CONTACT DESIGNER OF RECORD WITH ANY DISCREPANCIES
 - FLOOR AND ROOF FRAMING DIRECTIONS ASSUMED, CONTRACTOR TO VERIFY FRAMING DIRECTIONS DURING DEMOLITION AND NOTIFY DESIGNER OF RECORD OF ANY DISCREPANCIES
 - STRUCTURAL FRAMING (WALL, FLOOR AND ROOF FRAMING) NOT INDICATED, CONTRACTOR TO NOTIFY DESIGNER OF RECORD OF STRUCTURAL FRAMING AND ANY STRUCTURAL DAMAGE DURING DEMOLITION



- STAIR RISERS NOT TO EXCEED 8 1/4" PER CODE
TREADS TO BE 9" MIN WITH 1" NOSING
- HANDRAILS & PICKETS
36" HIGH HANDRAILS @ ALL STAIRS 36" RAILING
@ ALL BALCONIES PICKETS SPACED TO NOT
ALLOW A 4" SPHERE TO PASS THROUGH
- LABEL DRYER VENT LENGTH ON DUCT
- ALL DRYWALL TO BE 1/2"
- ① - FIRE EXTINGUISHER TO BE LOCATED IN
CABINET UNDER KITCHEN SINK
- ② - BATH FAN VENTED TO EXTERIOR
- ③ - CARBON MONOXIDE DETECTOR
- ④ - SMOKE DETECTOR

PROPOSED ROOF PLAN - TOTAL BUILDING

- ROOF FRAMING NOTES**
- ROOF FRAMING AT NEW ADDITION TO BE SLOPED PRE-ENGINEERED ROOF TRUSSES @ 24" OC
 - ROOF FRAMING AT NEW FRONT PORCH TO BE PRE-ENGINEERED ROOF TRUSSES AT 24" OC
 - FRONT PORCH ROOF SUPPORT BEAMS TO BE SPF NO 2 (2, 2X12)

PROJECT TITLE

CAVA CAPITAL, LLC.
5310 MARKET RD, SUITE 104
RICHMOND, VA 23230
(804) 770-8833

ARCHITECT FIRM

PENNECO.
12154 LINCOLN LAKE WAY
FAIRFAX, VA 22030
(703) 675-4562 PHONE

DATE

**PROPOSED PLANS
FOR MIXED-USE
PROPERTY**
1301 N 30TH STREET
RICHMOND, VA 23223

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	05/11/23
2	ISSUED FOR PERMIT	05/11/23
3	ISSUED FOR PERMIT	05/11/23
4	ISSUED FOR PERMIT	05/11/23
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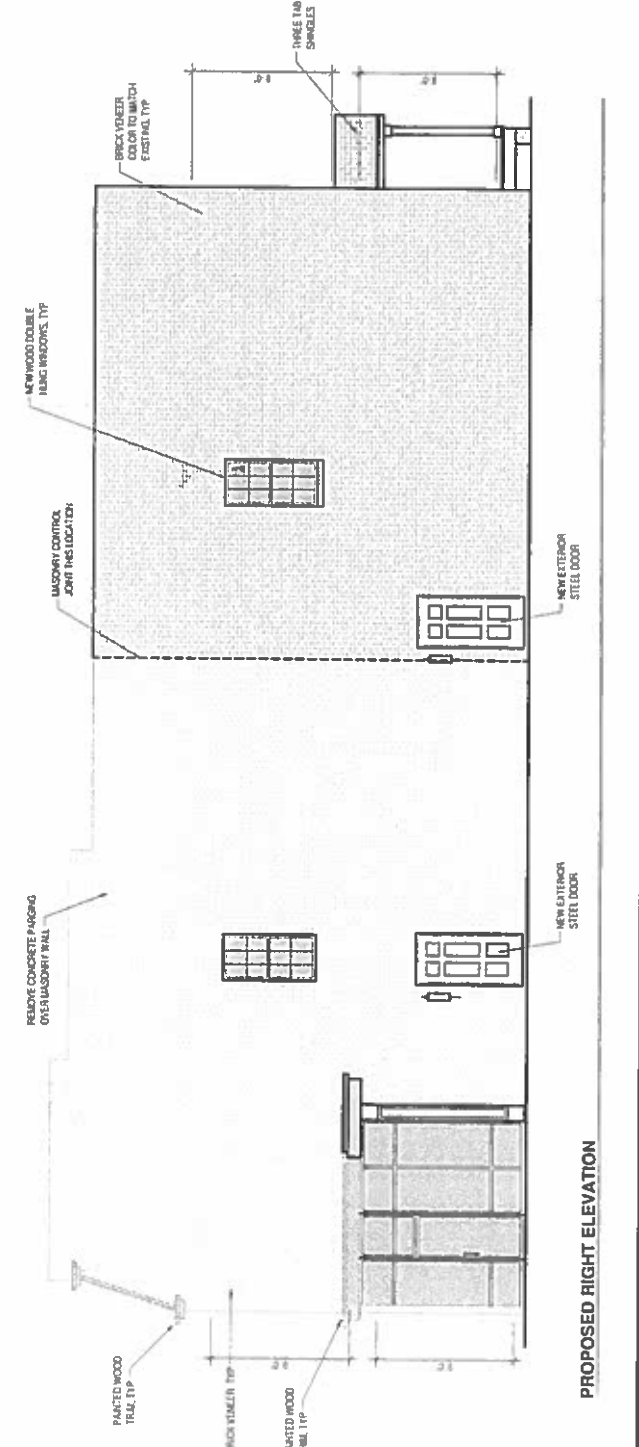
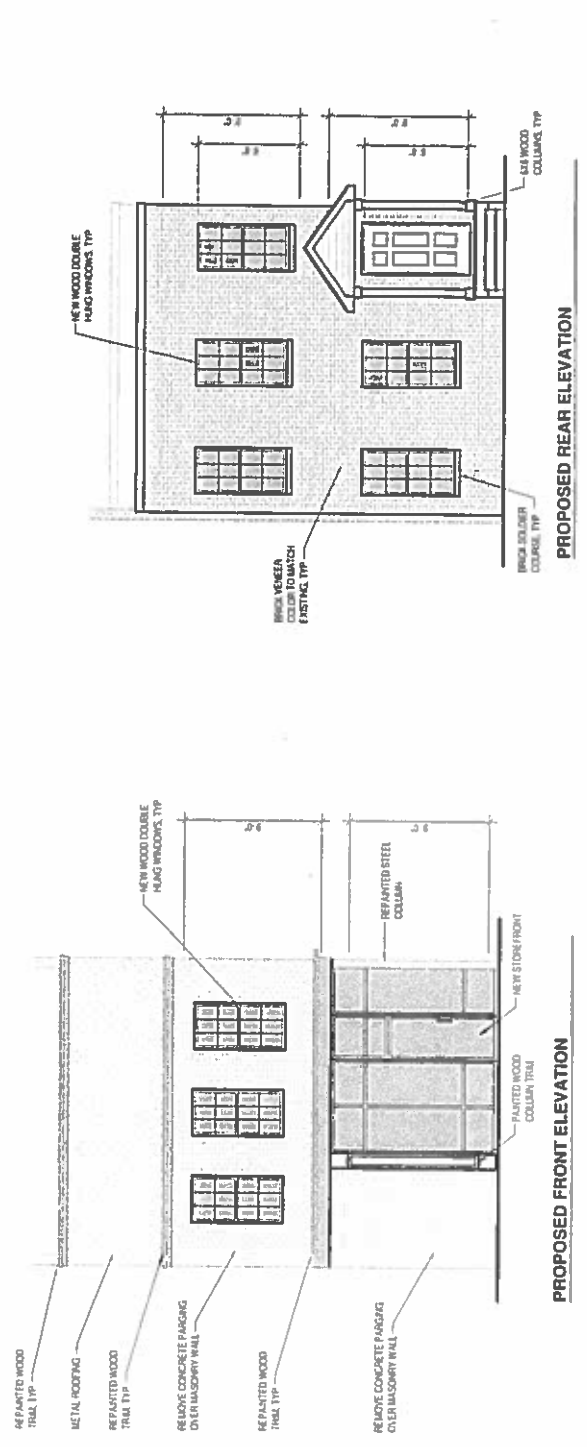
PROJECT INFO

PROJECT NO.	23-0000000000
DATE	05/11/23
SCALE	1/4" = 1'-0"
DATE	05/11/23

SHEET TITLE

**FRONT, REAR AND
LEFT ELEVATION**

A-201

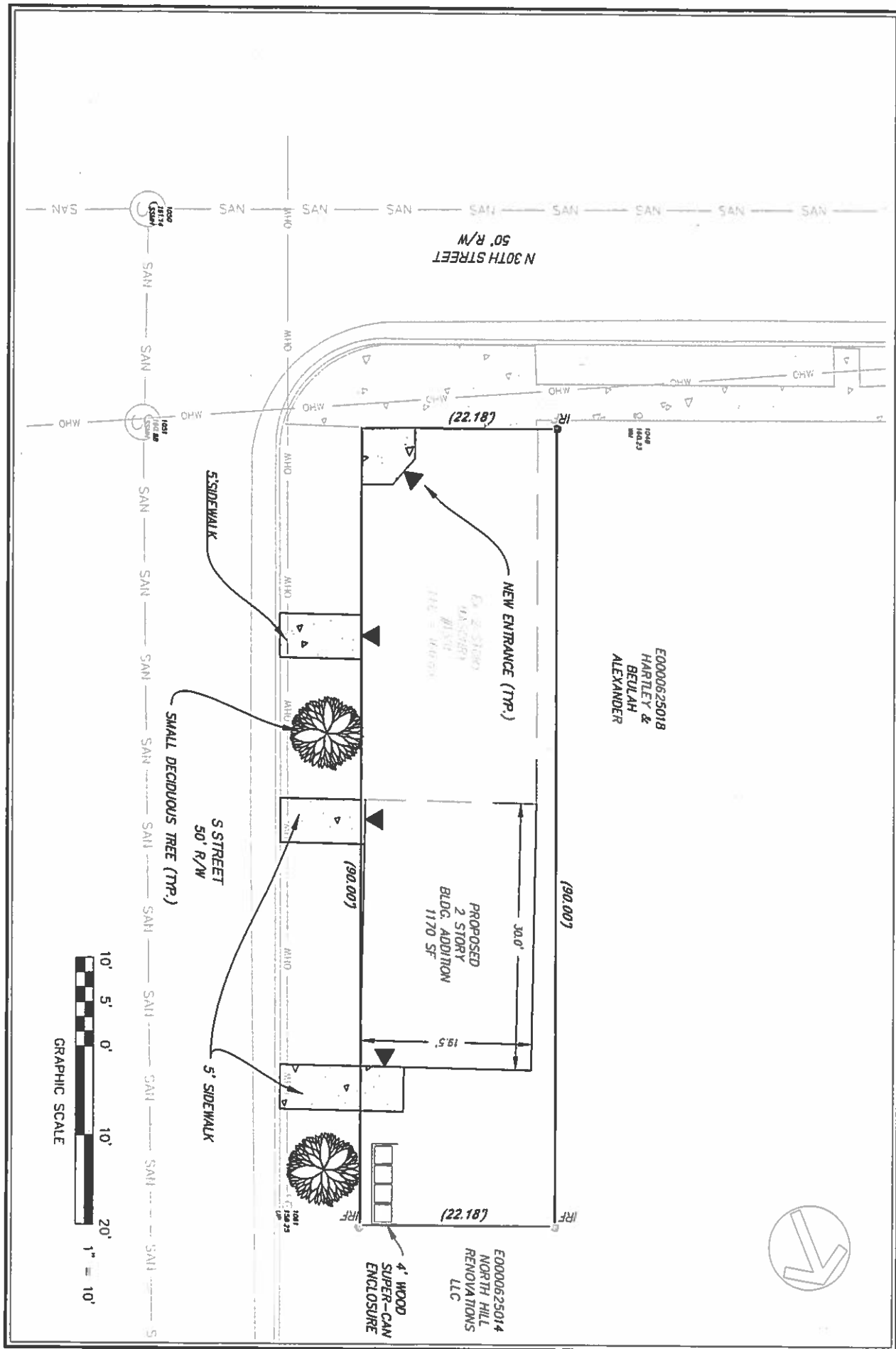


PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION

PROPOSED LEFT ELEVATION

PROPOSED RIGHT ELEVATION



SCALE: 1" = 10'
PROJECT NO: 18-5017
DATE:

1301 N. 30th Street
Site Layout Exhibit
 City of Richmond, VA

1915-B W. Cary Street
 Richmond, Virginia 23220
 Phone: 804-358-2947
 Fax: 804-359-9645

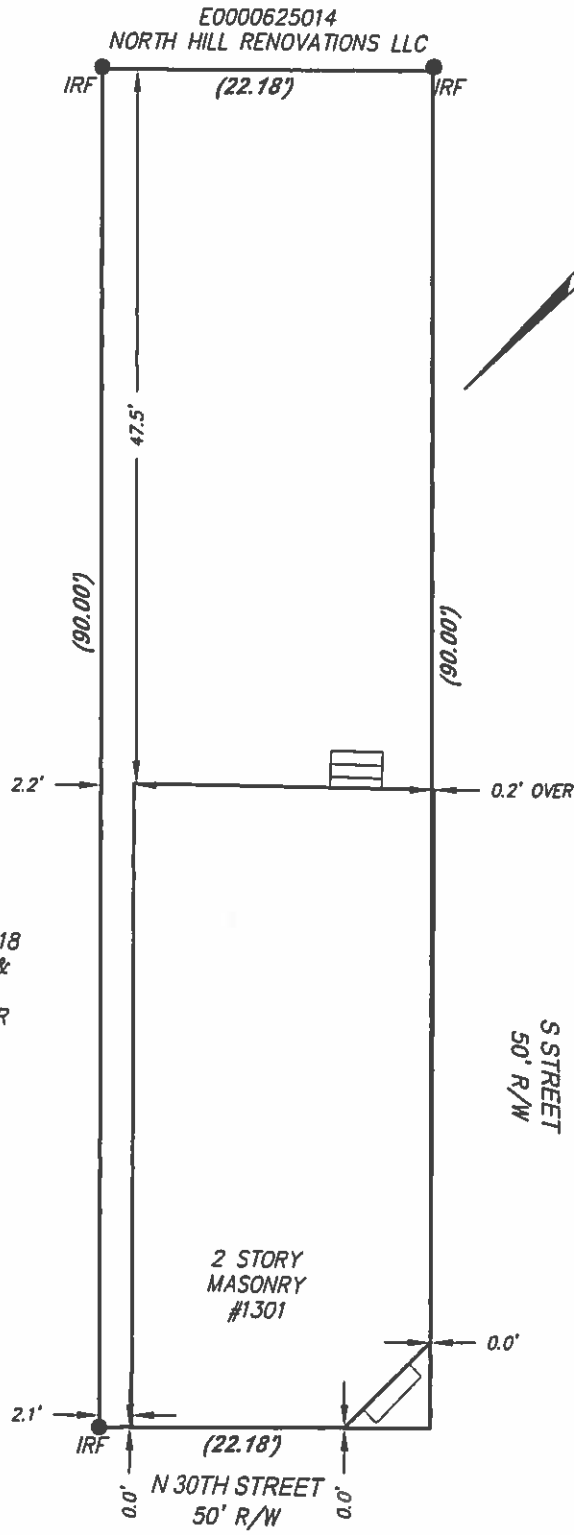
parker
 DESIGN GROUP INC.

GENERAL NOTES:

1. OWNER OF RECORD: CAVA CAPITOL LLC
2. LEGAL REFERENCES: INST. 170010687
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
4. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF FLOOD ZONE "X" AS SHOWN ON THE FEMA F.I.R.M. #5101290042D WITH AN EFFECTIVE DATE OF APRIL 2, 2009. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

LEGEND

IRF = IRON ROD FOUND
 OVER = OVER PROPERTY LINE



PHYSICAL IMPROVEMENT SURVEY
1301 N 30TH STREET
 RICHMOND, VIRGINIA
 SCALE: 1"=10'

TAX # E0000625015
 DRAWN MGM
 CALC. MGM CHK'D JCG
 CLOSED: MGM



parker
 DESIGN GROUP, INC.
 ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS

1915-B W. Cary Street
 Richmond, Virginia 23220
 Phone: 804-358-2947
 Fax: 804-359-9645
 www.parkerdg.com

DATE: 13 FEBRUARY 2018

D-
 N.B.
 W.O.: 18-5017