

INTRODUCED: January 12, 2026

AN ORDINANCE No. 2026-029

To authorize the special use of the properties known as 100 North Thompson Street, 102 North Thompson Street, 104 North Thompson Street, 106 North Thompson Street, 101 Berrington Court, 103 Berrington Court, 107 Berrington Court, 109 Berrington Court, 3600 Floyd Avenue, and 3602 Floyd Avenue for the purpose of up to 17 single-family attached dwellings, upon certain terms and conditions. (1st District)

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: FEB 9 2026 AT 6 P.M.

WHEREAS, the owner of the properties known as 100 North Thompson Street, 102 North Thompson Street, 104 North Thompson Street, 106 North Thompson Street, 101 Berrington Court, 103 Berrington Court, 107 Berrington Court, 109 Berrington Court, 3600 Floyd Avenue, and 3602 Floyd Avenue, which are situated in a RO-2 Residential-Office District, desires to use such properties for the purpose of up to 17 single-family attached dwellings, which use, among other things, is not currently allowed by sections 30-426.4, concerning lot area and width, 30-426.5, concerning yards, 30-426.6:1, concerning lot coverage, and 30-426.8, concerning height, of the Code of the City of Richmond (2020), as amended; and

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

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

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other

dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. Grant of Special Use Permit.

(a) Subject to the terms and conditions set forth in this ordinance, the properties known as 100 North Thompson Street, 102 North Thompson Street, 104 North Thompson Street, 106 North Thompson Street, 101 Berrington Court, 103 Berrington Court, 107 Berrington Court, and 109 Berrington Court, 3600 Floyd Avenue, and 3602 Floyd Avenue and identified as Tax Parcel Nos. W000-1655/012, W000-1655/010, W000-1655/008, W000-1655/006, W000-1655/018, W000-1655/020, W000-1655/022, W000-1655/024, W000-1655/014, and W000-1655/016, respectively, in the 2026 records of the City Assessor, being more particularly shown on sheet C1.00 of the plans entitled “Carytown Heights, 3600 Floyd Ave, Richmond, VA 23221,” prepared by vhb, and dated September 26, 2025, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of up to 17 single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Carytown Heights, 3600 Floyd Ave, Richmond, VA 23221,” prepared by vhb, and dated September 26, 2025, and “Carytown Heights,” prepared by Johannas Design Group, and dated February 12, 2025, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors

in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

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

(a) The Special Use of the Property shall be as up to 17 single-family attached dwellings, substantially as shown on the Plans.

(b) The height of the Special Use shall not exceed four stories, substantially as shown on the Plans.

(c) All building elevations and site improvements, including landscaping, shall be substantially as shown on the Plans.

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

(e) Prior to the issuance of any building permit for the Special Use, the establishment of up to 17 residential lots and easements for access and utilities, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

(f) The special use permit granted by this ordinance is expressly conditioned on the adoption of and compliance with an ordinance closing to public use and travel a portion of an alley in the block bounded by North Thompson Street, Floyd Avenue, Berrington Court, and Grove Avenue, substantially as shown on the Plans.

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

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

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

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

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including the installation of a six-foot wide public sidewalk and a minimum of 17 street trees along Berrington Court, Floyd Avenue, and North Thompson 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 or the designee thereof that such improvements and work are in accordance with such requirements, and (iii) transferred to the City following such written confirmation by the Director of Public Works or the designee thereof pursuant to a transfer of interest document approved as to form by the City Attorney and accepted

by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

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

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

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

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

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

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

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

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

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

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

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: November 14, 2025

TO: The Honorable Members of City Council

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

THROUGH: Odie Donald II, Chief Administrative Officer

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

RE: To authorize the special use of the properties known as 100 North Thompson Street, 102 North Thompson Street, 104 North Thompson Street, 106 North Thompson Street, 101 Berrington Court, 103 Berrington Court, 107 Berrington Court, 109 Berrington Court, 3600 Floyd Avenue, and 3602 Floyd Avenue for the purpose of up to 17 single-family attached dwellings, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit to authorize 17 single-family attached dwellings and a single-family detached dwelling within an RO-2 Residential Office District which use, among other things, is not currently allowed by sections 30-426.4 regarding lot area, 30-426.5 regarding front yards, and 30-426.6:1 regarding lot coverage, of the Code of the City of Richmond (2020). A Special Use Permit is therefore required.

BACKGROUND: The property is located in the Museum District neighborhood on Thompson Street between Grove and Floyd Avenues. The property is currently a collection of 10 contiguous parcels totaling 39,659 sq. ft. (.9 acres), improved with six existing buildings, constructed, per tax assessment records, in 1947. The City's Richmond 300 Master Plan designates a future land use for the subject property as Community Mixed-Use, which is defined as clusters "...of medium-density, walkable commercial and residential uses that provide neighborhood services to nearby

residential communities and sometimes feature regional attractions.” Intensity: Buildings generally ranging from two to six stories, based on street widths and depending on the historic context and stepping down in height adjacent to residential areas, as necessary. New buildings that are taller than historical buildings should step back from the build-to line after matching the height of the predominant cornice line of the block. Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space. Secondary Uses: Single-family houses, institutional, and government.

The current zoning for this property is RO-2 Residential Office District. All adjacent properties are located within the same RO-2 zone, with R-48 Multifamily Residential and B-3 General Business Districts to the north and south, respectively. The area is primarily single family residential, with some multi-family residential, and commercial uses present in the vicinity. The proposed density of the parcel is 17 units upon .9 acres, or 19 units per acre.

COMMUNITY ENGAGEMENT: The Museum District Association was notified. Letters of notification shall be sent to nearby property owners, and a sign noting this request shall be placed on the property once the ordinance is introduced to City Council.

STRATEGIC INITIATIVES 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: January 12, 2026

CITY COUNCIL PUBLIC HEARING DATE: February 9, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: City Planning Commission, February 3, 2026

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

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

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



CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT
Applicant must complete ALL items

HOME/SITE ADDRESS: 530 E Main Street APARTMENT NO/SUITE Suite 730

APPLICANT'S NAME: Will Gillette EMAIL ADDRESS: [REDACTED]

BUSINESS NAME (IF APPLICABLE): Baker Development Resources

SUBJECT PROPERTY OR PROPERTIES: 3600 & 3602 Floyd Ave; 100, 102, 104, 106 N Thompson St;
101, 103, 107, 109 Berrington Ct.

APPLICATION REQUESTED

- ☐ Plan of Development (New or Amendment)
- ☐ Wireless Plan of Development (New or Amendment)
- ☒ Special Use Permit (New or Amendment)
- ☐ Rezoning or Conditional Rezoning
- ☐ Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- ☐ Community Unit Plan (Final, Preliminary, and/or Amendment)
- ☐ Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER
Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: DOSWELL VENTURES LLC

PROPERTY OWNER ADDRESS: 3800 PATTERSON AVE, RICHMOND, VA 23221

PROPERTY OWNER EMAIL ADDRESS: [REDACTED]

PROPERTY OWNER PHONE NUMBER: (804)730-0783

Property Owner Signature: [Signature]

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney.

APPLICANT'S REPORT

February 27, 2025

Special Use Permit

100, 102, 104, 106 N Thompson Street;

101, 103, 107, 109 Berrington Court;

3600, 3602 Floyd Avenue, Richmond, Virginia

Map Reference Numbers: W000-1655/012, W000-1655/010, W000-1655/008, W000-1655/006, W000-1655/018, W000-1655/020, W000-1655/022, W000-1655/024, W000-1655/014, W000-1655/016

Submitted to:

City of Richmond

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Prepared by:

Baker Development Resources

530 East Main Street, Suite 730

Richmond, Virginia 23219

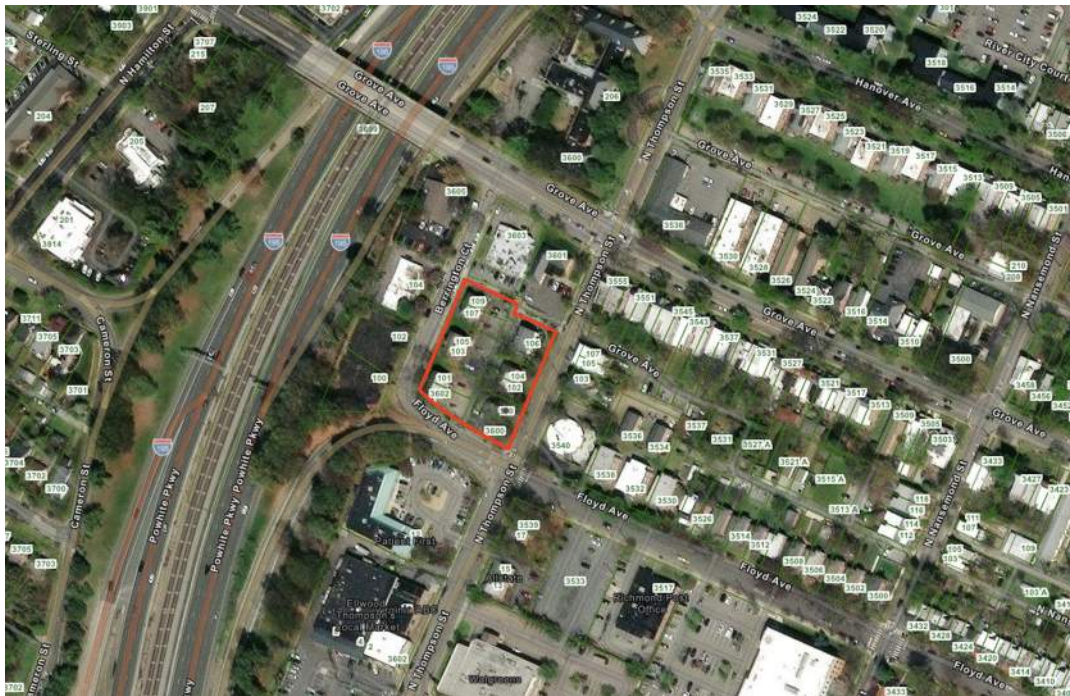
Introduction

The property owner is requesting a special use permit (the "SUP") for the parcels known as 100, 102, 104, and 106 Thompson Avenue; 101, 103, 107, and 109 Berrington Court; and 3600 and 3602 Floyd Avenue (the "Property"). The SUP would authorize the redevelopment of the Property with seventeen new single-family attached dwellings. The Property is currently occupied by six two-story brick structures occupied as a mixture of office and residential uses. While the proposed single-family use is permitted by the underlying RO-2 Residential-Office District, some of the underlying feature requirements are not met and therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the western line of N Thompson Street and is bound by Floyd Avenue to the south, Berrington Court to the west and a City of Richmond alley to the north. The Property consists of 10 parcels and contains a total of 39,659 square feet of lot area.



The surrounding area is characterized by a range of land uses. Properties to the east across N Thompson Street and north of Floyd Avenue are generally residential and generally consist of single-family, two-family and small multifamily dwellings. To the south and southeast lay a range of commercial uses as well as the Carytown commercial corridor. To the north lay small commercial uses and a recently approved multifamily building at the intersection of Thompson and Grove Avenue. To the west lie small office and medical office uses, the sunken I-95 interstate, and further beyond are primarily residential uses.

EXISTING ZONING

The Property, those across the street that front Thompson Street, and to the east south of Floyd Avenue are currently zoned RO-2 Residential Office which permits the proposed single-family residential use though some of the single-family feature requirements such as front yard depth and building height cannot be met. The parcel at 3602 is also subject to a 1984 Board of Zoning Appeals case (BZA 27-84) related to its conversion from a two-family dwelling into an office use. To the south, across Floyd Avenue, lies a B-3 General Business District while to the northeast lies a R-48 Multifamily Residential District.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) designates the Property as “Community Mixed-Use”. This future land use category is described as “medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities...” and recommends single-family dwellings as a secondary use which can “complement existing context” while “prioritizing pedestrian, bike and transit access.”

The Property is also located near the “Carytown National/Regional Node”, which provides additional support in the form of text guidance. The Master Plan describes nodes generally as “places in Richmond where people and jobs are today and continue to grow into the future. Nodes are the places of convergence of many uses as well as access to multiple modes of transportation.” National/Regional nodes, like the Carytown node, are further described as “a center with significant cultural, entertainment, government, and business destinations as well as shopping, housing, and unique place-based attractions.”

Specific to this request, page C-15 of Appendix C of the Master Plan notes that the growth potential for new developments is “limited to existing parking lots and. Redeveloping single- and two-story structures into taller structures. Further, under “Primary Next Steps” the plan suggests the City should “[r]ezezone the area to allow for residential uses and increase height maximums (current B-3 promotes single use suburban strip commercial development, not transit-oriented development, and UB prohibits buildings taller than 28 feet) (Goal 1 and Goal 14).”

In addition to the Property-specific guidance offered by the Master Plan Future Land Use Plan and the Greater Scott’s Addition National/Regional Node, there are a number of other goals elsewhere within the Master Plan that support this request, including but not limited to the following:

- Page 86 (High Quality Places Chapter), Objective 1.3, to “Support the growth of jobs and housing in Nodes by using placemaking, clustering community-serving facilities at Nodes, and prioritizing infrastructure projects that encourage multi-modal accessibility to and from Nodes”
 - b. Co-locate, consolidate, and modernize community-serving public facilities, and locate them in or near Nodes
- Page 126 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

- Page 135 (Equitable Transportation Chapter), Objective 6.1 to “Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options.”
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to “Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers.”
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 145 (Inclusive Housing Chapter), Vision: Richmond is a City where all people can access quality housing choices - By preserving and increasing housing options, Richmond supports existing and new residents, regardless of income. As the city grows, Richmond provides options to existing residents, preventing involuntary displacement and reducing housing disparities. Housing is the foundation of inclusive Richmond neighborhoods that are walkable with adequate linkages to services, goods, and open spaces.
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to “Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance. “
- Page 155 (Inclusive Housing Chapter) Objective 14.9 to “Assist households that desire to age in place in their neighborhoods.”
 - j. Encourage the creation of 55+ senior communities within a half mile of high frequency transit stops.
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).

Proposal

PROJECT SUMMARY

The Property owner is proposing the removal of the existing buildings on the site and replacement with a total of 17 single-family attached dwellings fronting on three street frontages with flexibility permitted through the SUP to permit future homeowners to customize the new homes to meet their specific needs. As part of the request, the alley between the Berrington Court and Thompson Street

frontages would be closed and the existing curb and parking in the area would be reworked and upgraded.

PURPOSE OF REQUEST

The SUP would permit the removal of the structures on the site and their replacement with 17 new single-family attached dwellings. While the single-family attached use is permitted by the underlying zoning, some of the feature requirements cannot be met, and therefore, the SUP is required.

In exchange for the SUP, the intent of this request is to ensure a high-quality, market rate infill development. The overall project would be appropriately dense and efficient. At the same time, it would remain respectful to the historic lot pattern in the vicinity thereby remaining consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

PROJECT DETAILS

The SUP would permit a total of seventeen single-family attached dwellings with five dwellings fronting Berrington Court, seven dwellings fronting Floyd Avenue, and five dwellings fronting Thompson Street. The existing structures on the property would be removed and the existing north-south alley between Berrington Court and Thompson Street would be closed as a public ROW and would be used to access the properties from the existing east-west alley connecting Berrington and Thompson. Berrington Court and Floyd Avenue would also be revised along the Property frontage to provide additional parking and traffic calming measures.

Each townhome has been designed to meet the needs of homebuyers in this market. They would be accessible the sidewalk along its street frontage and would also be accessible from the rear as each unit would include a two-car garage. The applicant is requesting flexibility in the final materials, height and floorplan of each unit to permit future owners to create homes which best serve their specific needs. All dwellings would be at least three stories with a first-floor garage with an option for a fourth-floor attic and deck. Likewise, the applicant is requesting flexibility in materials to be used on the buildings, with the options of brick or masonry, cementitious siding, synthetic stucco, prefinished metal, and/or cementitious panels as well as optional rear-facing third-floor decks.

Findings of Fact

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

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

The proposed special use permit 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. In fact, the proposed redesign of the traffic circulation to the Property is an improvement over the existing design and would significantly reduce the potential for vehicular conflict and therefore would create an overall safer vehicular environment than what currently exists while also providing additional on- and off-street parking.

- ***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 overcrowd the land or create an undue concentration of population.

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

The special use permit 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 adjacent properties will not be affected.

Summary
















































In summary, the applicant is proposing to create seventeen new single-family attached dwellings. The proposed use is consistent with the use that is currently permitted on the site and with the goals of the Richmond 300 Master Plan. The request would upgrade the Property while maintaining a desirable variation in housing style and density in the vicinity.

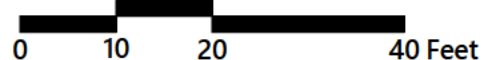
The proposed development would help encourage a pedestrian friendly traditional streetscape in the block and contribute to the vibrancy of the block through the addition of street life in the form of a street-oriented front porch along each frontage. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.



115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100

Legend

- | | |
|---|-------------------------------|
|  | DRAIN MANHOLE |
|  | CATCH BASIN |
|  | SEWER MANHOLE |
|  | ELECTRIC MANHOLE |
|  | TELEPHONE MANHOLE |
|  | MANHOLE |
|  | HAND HOLE |
|  | WATER GATE |
|  | FIRE HYDRANT |
|  | GAS GATE |
|  | BOLLARD w/LIGHT |
|  | STREET SIGN |
|  | LIGHT POLE |
|  | UTILITY POLE |
|  | GUY POLE |
|  | GUY WIRE |
|  | MONITORING WELL |
|  | FLOOD LIGHT |
|  | WELL |
|  | MARSH |
|  | F.F.E.=45.27° |
|  | FINISHED FLOOR ELEVATION |
|  | CNO |
|  | NP |
|  | DYL |
|  | SYL |
|  | DECIDUOUS TREE
WITH SIZE |
|  | CONIFEROUS TREE
WITH SIZE |
|  | EDGE OF PAVEMENT |
|  | CONCRETE CURB |
|  | VERTICAL GRANITE CURB |
|  | SLOPED GRANITE EDGE |
|  | BITUMINOUS BERM |
|  | BITUMINOUS CURB |
|  | GUARDRAIL |
|  | CHAIN LINK FENCE |
|  | DRAINAGE LINE w/PIPE NUMBER |
|  | ASCE SUE LEVEL CLASSIFICATION |
|  | SEWER LINE w/PIPE NUMBER |
|  | ASCE SUE LEVEL CLASSIFICATION |
|  | OVERHEAD WIRE |
|  | UNDERGROUND ELECTRIC |
|  | TELEPHONE LINE |
|  | GAS LINE |
|  | WATER LINE |
|  | STONE WALL |
|  | TREE LINE |



Carytown Heights

3600 Floyd Ave
Richmond, VA 23221

No	Revision	Date	Apprd.

Designed by	Checked by
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SUP Sept. 26, 2025

Not for Construction

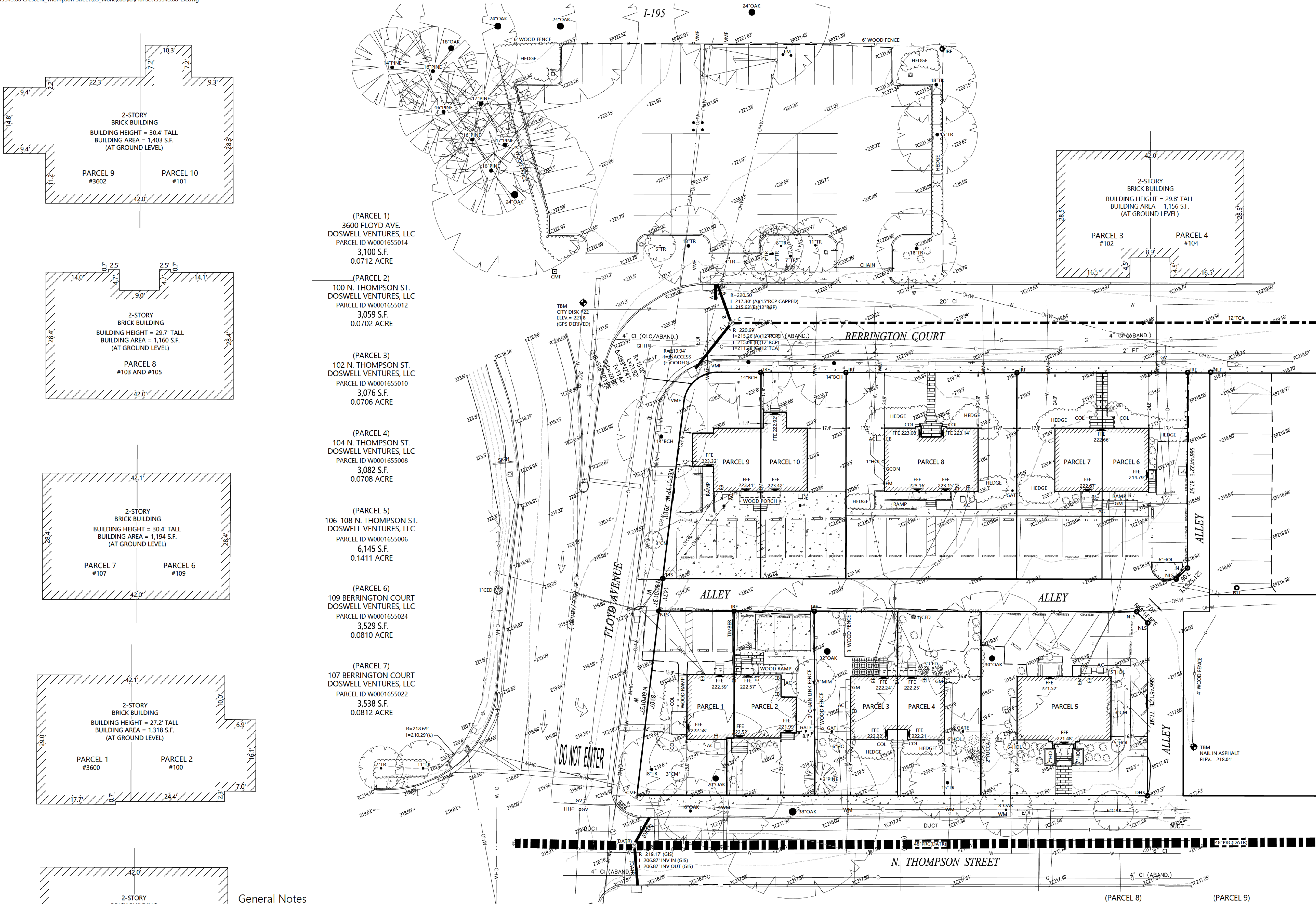
EXISTING CONDITIONS

Drawing Number

C1.00

Sheet _____ of _____

Project Number
35345.00



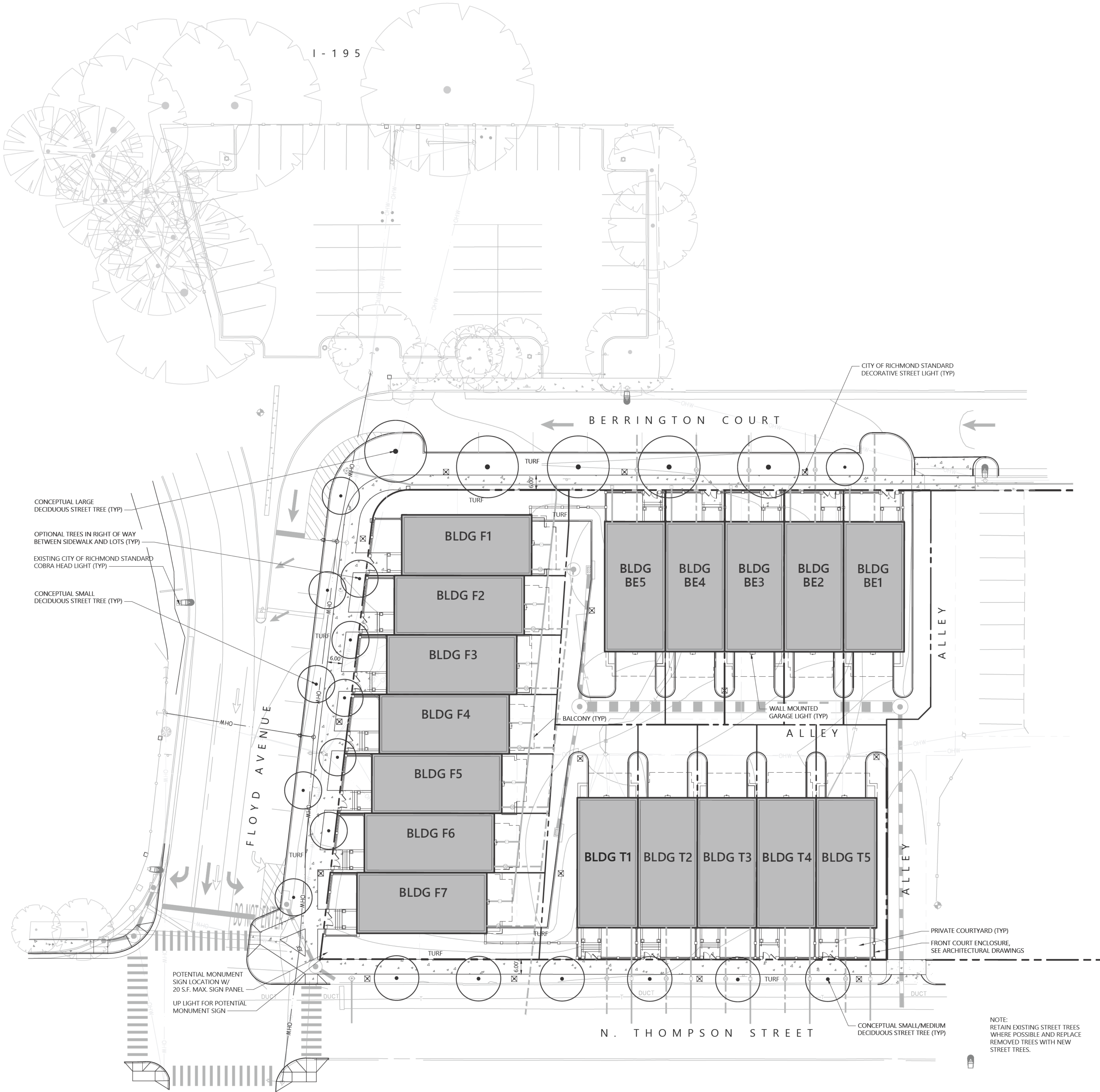
General Notes

- | | | | | | |
|----|--|----|---|-----|---|
| 1. | THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY BY VHB, INC. AND FROM DEEDS AND PLANS OF RECORD | 4. | MERIDIAN SURFACE: VIRGINIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83 (1993) HARN (U.S. SURVEY FEET) AND ARE BASED ON CITY OF RICHMOND GEODETIC CONTROL DISK AT STATIONS 21, 22, 23 AND 31 | 8. | THE SUBJECT PROPERTIES ARE CURRENTLY ZONED RO-2 (RESIDENTIAL - OFFICE) |
| 2. | THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB IN NOVEMBER 2018 | 5. | ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDS8) AND ARE REFERENCED TO CITY OF RICHMOND GEODETIC CONTROL DISK AT STATION 22. ELEVATION 221.8 (GPS DERIVED) | 9. | BUILDINGS SHOWN ON SUBJECT PROPERTIES HAVE A BASEMENT |
| 3. | THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS, DESIGNATIONS MARKED BY OTHERS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. LOCATION OF UNDERGROUND UTILITY DESIGNATED LINES PROVIDED BY ACCUMARK DATED NOVEMBER 28, 2018 | 6. | THIS PROPERTY IS IN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED ON THE FLOOD INSURANCE RATE MAPS FOR CITY OF RICHMOND, VIRGINIA HAVING COMMUNITY PANEL NUMBER 510129 0036D, DATED APRIL 2, 2009 | 11. | THERE IS NO OBSERVED EVIDENCE OF A CEMETERY OR BURIAL GROUNDS ON THE SUBJECT PROPERTIES |
| | | 7. | OWNER: DOSWELL VENTURES, LLC | 12. | (T1) DESIGNATOR NOTES TELEPHONE, CATV AND FIBER OPTIC CO-BURIED |
| | | | | 13. | TOTAL AREA OF PARCELS 1 THROUGH 5 18,462 S.F. 0.4238 ACRE
TOTAL AREA OF PARCELS 6 THROUGH 10 21,197 S.F. 0.4866 ACRE |

(PARCEL 8)
103-105 BERRINGTON COURT
DOSWELL VENTURES, LLC
PARCEL ID W0001655020
7,081 S.F.
0.1626 ACRE

(PARCEL 9)
3602 FLOYD AVE.
DOSWELL VENTURES, LLC
PARCEL ID W0001655016
3,515 S.F.
0.0807 ACRE

(PARCEL 10)
101 BERRINGTON COURT
DOSWELL VENTURES, LLC
PARCEL ID W0001655018
3,533 S.F.
0.0811 ACRE



CONCEPTUAL PLANT SCHEDULE

QTY COMMON NAME

TREES

5	LARGE DECIDUOUS STREET TREE - QUERCUS PHELLOS - ULMUS PARVIFOLIA - ACER RUBRUM
6	MEDIUM DECIDUOUS STREET TREE - CARPINUS BETULUS FASTIGIATA - NYSSA SYLVATICA
11	SMALL DECIDUOUS TREE - LAGERSTROEMIA INDICA - CERCIS CANADENSIS - CORNUS FLORIDA - MAGNOLIA VIRGINIANA

Carytown Heights

3600 Floyd Ave
Richmond, VA 23221

No	Revision	Date	Appr'd

Designed by	KAM	Checked by	EGG
Issued for		Date	
SUP		Sept. 26, 2025	

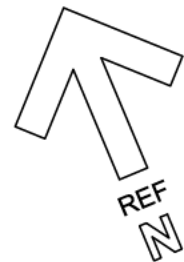
Not for Construction

OVERALL SITE
& LANDSCAPE PLAN

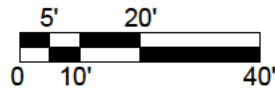
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Sheet of

Project Number
35345.00

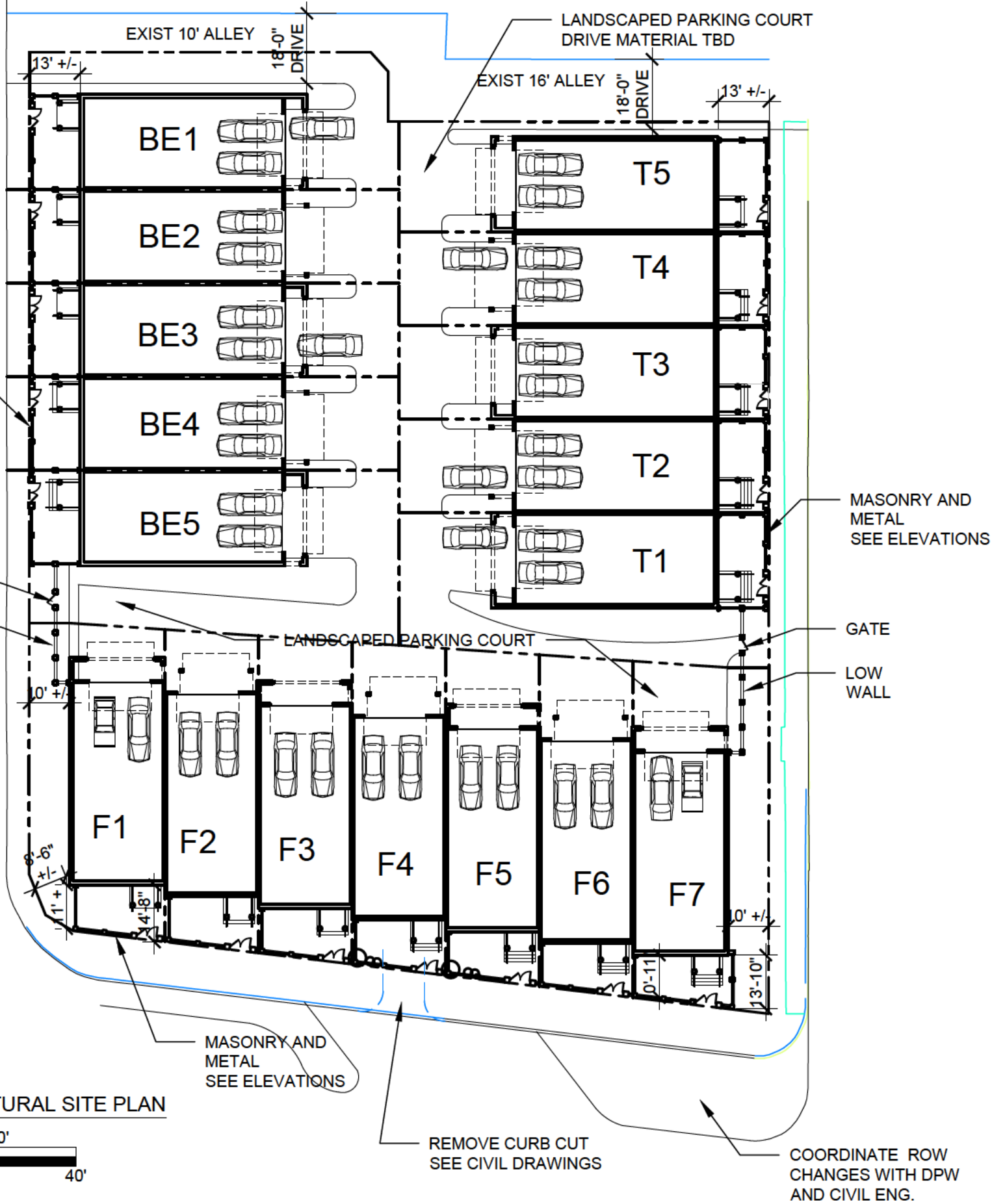


ARCHITECTURAL SITE PLAN



MASONRY AND
METAL SEE
ELEVATIONS

GATE
LOW
WALL



MASONRY AND
METAL
SEE ELEVATIONS

GATE
LOW
WALL

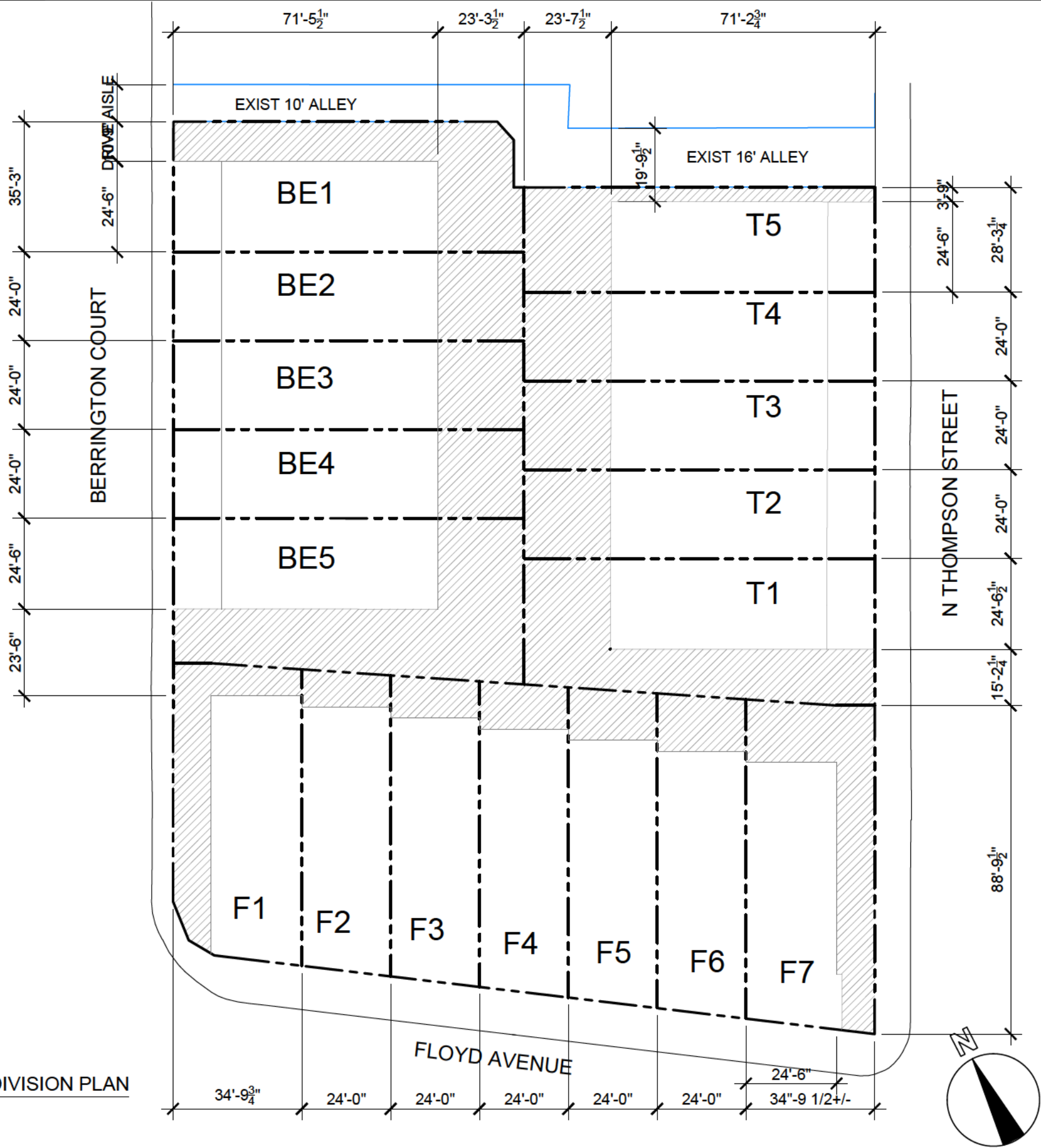
MASONRY AND
METAL
SEE ELEVATIONS

REMOVE CURB CUT
SEE CIVIL DRAWINGS

COORDINATE ROW
CHANGES WITH DPW
AND CIVIL ENG.

JOHANNAS DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211	REVISIONS
	CARYTOWN HEIGHTS
	SHEET TITLE
	ARCH SITE PLAN
	PROJECT NO. 2414
	DATE FEB 12, 2025
	SHEET NO. SUP-2

PROPOSED SUBDIVISION PLAN

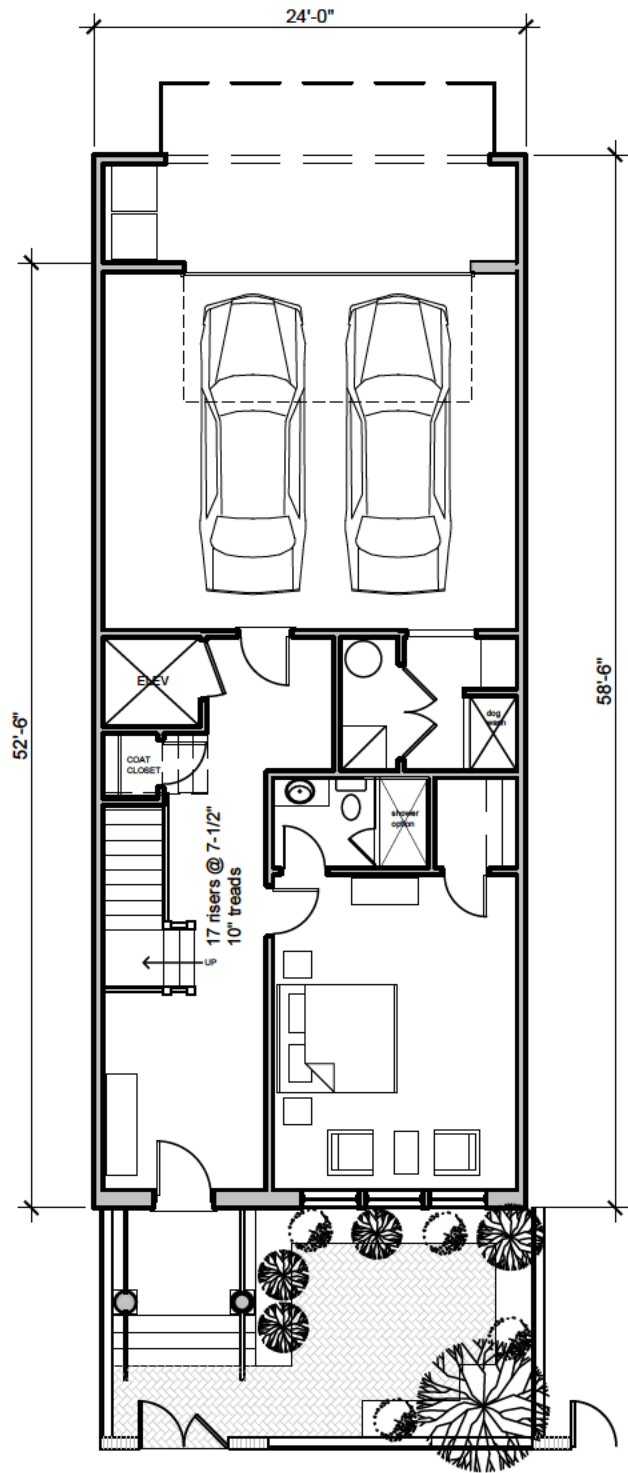


JOHANNAS DESIGN GROUP

1901 WEST CARY STREET RICHMOND, VA 23220

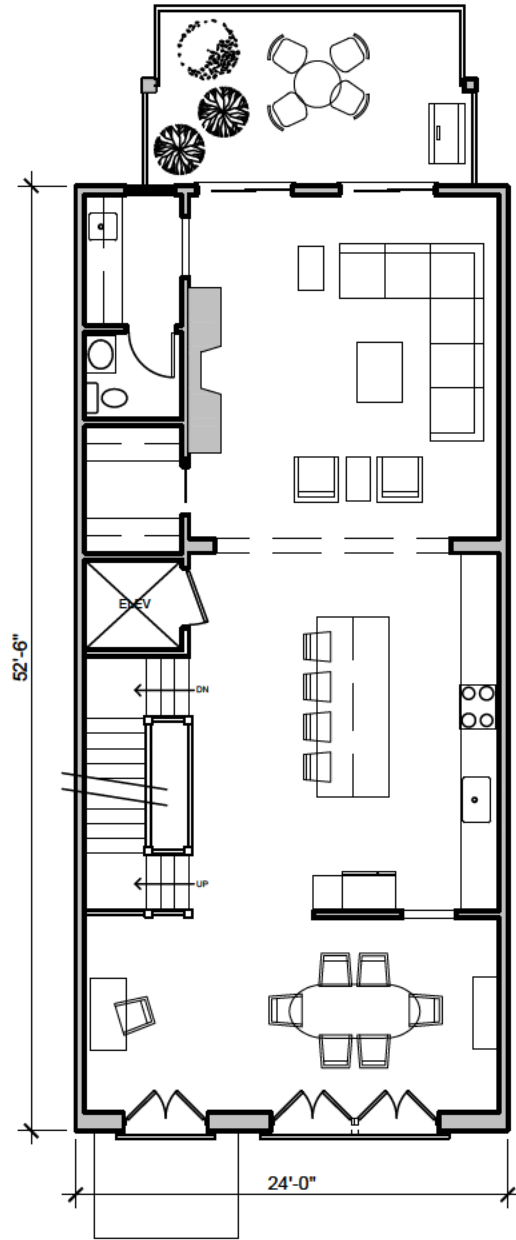
P 804.358.4993
F 804.358.8211

REVISIONS	
SHEET TITLE	
SITE SUBDIVISION LINES	
PROJECT NO.	2414
DATE	FEB 12, 2025
SHEET NO.	SUP-3

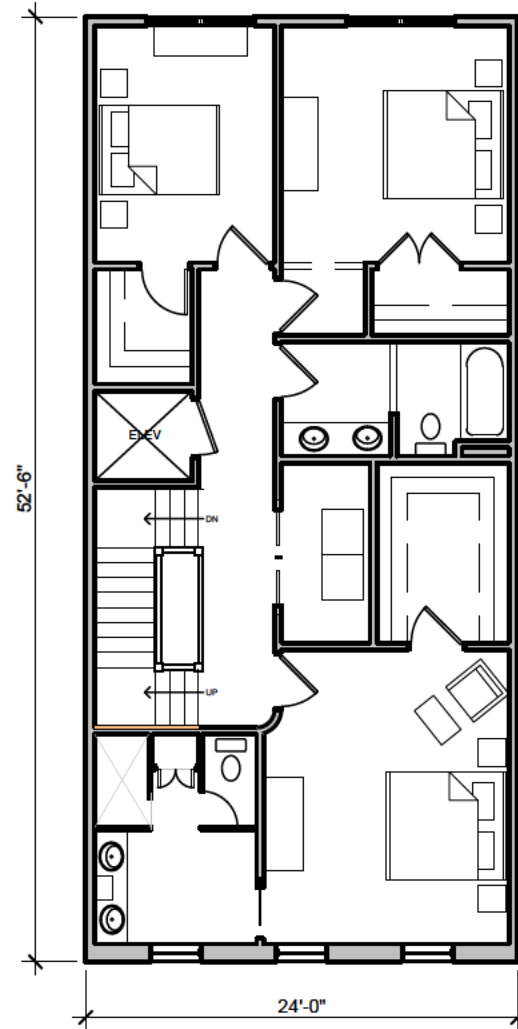


1ST

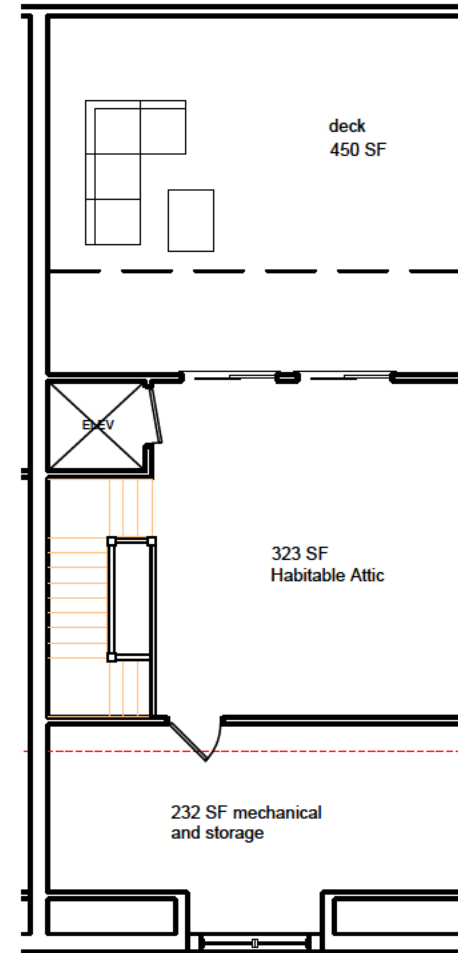
REPRESENTATIVE PLANS



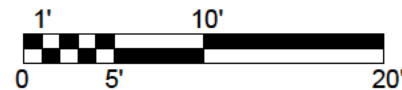
2ND



3RD



ATTIC



REVISIONS	
CARYTOWN HEIGHTS	
SHEET TITLE	
TYPICAL FLOOR PLANS	
PROJECT NO.	
2414	
DATE	
FEB 12, 2025	
SHEET NO.	
SUP-4	

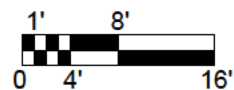


THOMPSON STREET ELEVATION - NO ATTIC



THOMPSON STREET ELEVATION - WITH ATTIC OPTION

REPRESENTATIVE STREET ELEVATION





FRONT ELEVATION

TYPICAL ELEVATIONS



SIDE ELEVATION "A"



- TYPICAL EXTERIOR MATERIALS
- BRICK OR THRU COLOR MASONRY
 - CEMENTITIOUS SIDING
 - SYNTHETIC STUCCO
 - PREFINISHED METAL
 - CEMENTITIOUS PANELS

REVISIONS	
CARYTOWN HEIGHTS	
SHEET TITLE	TYPICAL ELEVATIONS
PROJECT NO.	2414
DATE	FEB 12, 2025
SHEET NO.	SUP-6

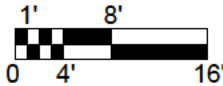


REAR ELEVATION



SIDE ELEVATION "B"

TYPICAL ELEVATIONS

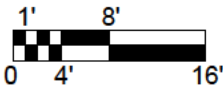


- TYPICAL EXTERIOR MATERIALS
- BRICK OR THRU COLOR MASONRY
 - CEMENTITIOUS SIDING
 - SYNTHETIC STUCCO
 - PREFINISHED METAL
 - CEMENTITIOUS PANELS

REVISIONS	
CARYTOWN HEIGHTS	
SHEET TITLE	TYPICAL ELEVATIONS
PROJECT NO.	2414
DATE	FEB 12, 2025
SHEET NO.	SUP-7



TYPICAL REAR ELEVATION



REPRESENTATIVE FRONT YARD FENCE

FINAL DESIGN TO BE DETERMINED - MASONRY AND PAINTED METAL



- TYPICAL EXTERIOR MATERIALS
- BRICK OR THRU COLOR MASONRY
 - CEMENTITIOUS SIDING
 - SYNTHETIC STUCCO
 - PREFINISHED METAL
 - CEMENTITIOUS PANELS

REVISIONS	
CARYTOWN HEIGHTS	
SHEET TITLE	ELEVATIONS
PROJECT NO.	2414
DATE	FEB 12, 2025
SHEET NO.	SUP-8

ALTERNATE ROOF TERRACE



- TYPICAL EXTERIOR MATERIALS
- BRICK OR THRU COLOR MASONRY
 - CEMENTITIOUS SIDING
 - SYNTHETIC STUCCO
 - PREFINISHED METAL
 - CEMENTITIOUS PANELS

JOHANNAS DESIGN GROUP

P 804.358.4993
F 804.358.8211

1901 WEST CARY STREET RICHMOND, VA 23220

REVISIONS	
CARYTOWN HEIGHTS	
SHEET TITLE	
ELEVATIONS	
PROJECT NO.	2414
DATE	FEB 12, 2025
SHEET NO.	SUP-9



**City of Richmond
Department of Planning
& Development Review**

Special Use Permit

LOCATION: 100 N Thompson Street

APPLICANT: Baker Development Resources

COUNCIL DISTRICT: 1

PROPOSAL: To authorize the special use of the properties known as 100 North Thompson Street, 102 North Thompson Street, 104 North Thompson Street, 106 North Thompson Street, 101 Berrington Court, 103 Berrington Court, 107 Berrington Court, 109 Berrington Court, 3600 Floyd Avenue, and 3602 Floyd Avenue for the purpose of up to 17 single-family attached dwellings, upon certain terms and conditions.

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

