



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 property known as 1515 Chamberlayne Parkway and identified as Tax Parcel No. N000-0361/020 in the 2024 records of the City Assessor, being more particularly shown on a survey entitled “1515 Chamberlayne Avenue, City of Richmond, Virginia,” prepared by SekivSolutions, and dated February 11, 2023, 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 mixed-use building containing up to 91 dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “1515 Chamberlayne Avenue, City of Richmond, Virginia” prepared by SekivSolutions, and dated February 11, 2023, and “1515 Chamberlayne Avenue Lofts, Richmond, Virginia,” prepared by MOTA, and undated, 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 a mixed-use building containing up to 91 dwelling units, substantially as shown on the Plans. The areas on the Plans labeled “tenant” shall be permitted to contain non-dwelling permitted principal and accessory uses in the TOD-1 Transit-Oriented Nodal District, pursuant to section 30-457.2 of the Code of the City of Richmond (2020), as amended.

(b) No more than 91 off-street parking spaces shall be provided for the Special Use.

(c) No fewer than 15 long-term resident bicycle parking spaces shall be provided on the Property, substantially as shown on the Plans.

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

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

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

(g) Signs on the Property shall be limited to signs permitted in all districts pursuant to section 30-505 of the Code of the City of Richmond (2020), as amended, and signs permitted in the TOD-1 Transit-Oriented Nodal District, pursuant to section 30-518.4 of the Code of the City of Richmond (2020), as amended. Internally illuminated signs and roof-mounted signs shall not be permitted.

§ 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) 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.

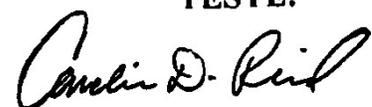
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute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

**A TRUE COPY:  
TESTE:**



**City Clerk**

APPROVED AS TO FORM:

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City Attorney's Office



# City of Richmond

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

## Master

**File Number: Admin-2024-0028**

**File ID:** Admin-2024-0028

**Type:** Request for Ordinance or Resolution

**Status:** Regular Agenda

**Version:** 1

**Reference:**

**In Control:** City Clerk Waiting Room

**Department:** Richmond Dept of Planning & Development. Review

**Cost:**

**File Created:** 01/11/2024

**Subject:**

**Final Action:**

**Title:** [Empty box]

**Internal Notes:**

**Code Sections:**

**Agenda Date:** 04/08/2024

**Indexes:**

**Agenda Number:**

**Patron(s):**

**Enactment Date:**

**Attachments:** Admin-2024-0028 - Ordinance AATF, Admin-2024-0028\_O&R docs-20240111-1515 Chamberlayne Ave-SUP-122999-2022.pdf

**Enactment Number:**

**Contact:**

**Introduction Date:**

**Drafter:** jonathan.brown@richmondgov.com

**Effective Date:**

**Related Files:**

### Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/19/2024	Matthew Ebinger	Approve	3/21/2024
1	2	3/19/2024	Kris Daniel-Thiem - FYI	Notified - FYI	
1	3	3/19/2024	Kevin Vonck	Approve	3/26/2024
1	4	3/19/2024	Alecia Blackwell - FYI	Notified - FYI	
1	5	3/20/2024	Sharon Ebert	Approve	3/21/2024
1	6	3/20/2024	Caitlin Sedano - FYI	Notified - FYI	
1	7	3/27/2024	Jeff Gray	Approve	3/22/2024
1	8	3/28/2024	Lincoln Saunders	Approve	3/29/2024
1	9	3/28/2024	Mayor Stoney	Approve	4/1/2024

### History of Legislative File

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<b>Ver- sion:</b>	<b>Acting Body:</b>	<b>Date:</b>	<b>Action:</b>	<b>Sent To:</b>	<b>Due Date:</b>	<b>Return Date:</b>	<b>Result:</b>
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**Text of Legislative File Admin-2024-0028**

**City of Richmond**  
Intracity Correspondence

**O&R Transmittal**

**DATE:** March 19, 2024

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor

(This is no way reflects a recommendation on behalf of the Mayor)

**THROUGH:** J.E. Lincoln Saunders, Chief Administrative Officer

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

**RE:** To authorize the special use of the property known as 1515 Chamberlayne Avenue Street, for the purpose of a mixed-use building, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** The applicant is requesting a Special Use Permit for the purpose of a mixed-use building including 91 residential units and ground floor commercial, with 91 off street parking spaces, within an M-1 Light Industrial Zoning District. The proposed use is not currently permitted by section 30-452.1, concerning Permitted principal and accessory uses, of the Code of the City of Richmond, 2023. A Special Use Permit is therefore required.

**BACKGROUND:** 1515 Chamberlayne Avenue is currently improved with two buildings with a combined 27,225 sq. ft. of commercial space, constructed in 1950, situated on a 35,352 sq. ft. (.81 acres) parcel of land. The property is located in the Chamberlayne Industrial Center neighborhood, between West Fritz and West Bacon Streets. The City’s Richmond 300 Master Plan designates a future land use for the subject property as Industrial Mixed-Use which is defined as “Formerly traditional industrial areas that are transitioning to mixed-use because of their proximity to growing neighborhoods and changes in market conditions. These areas may still retain some light industrial uses.”

Intensity: Medium- to high-density, three to eight stories. Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space. Secondary Uses: Institutional and government. (p. 62)  
The current zoning for this property is M-1 Light Industrial Zoning District. Adjacent properties to the north, west, and south are located within the same M-1 District. To the east, the property is adjacent to an R-53 Multifamily Residential District. The density of the proposed development, overall, is approximately 91 units upon .81 acres equaling 112 units per acre.

**COMMUNITY ENGAGEMENT:** The Chamberlayne Industrial Center Association and the Edgehill Chamberlayne Court Civic Association were notified; additional community notification will take place upon introduction.

**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:** April 8, 2024

**CITY COUNCIL PUBLIC HEARING DATE:** May 13, 2024

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** Planning Commission, May 7, 2024

**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

Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review

Land Use Administration Division

900 E. Broad Street, Room 511

Richmond, Virginia 23219

(804) 646-6304

<http://www.richmondgov.com/>

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: 1515 Chamberlayne Avenue, Richmond, VA 23222 Date: 12.26.2023Tax Map #: N0000361020 Fee: \_\_\_\_\_Total area of affected site in acres: 0.812(See **page 6** for fee schedule, please make check payable to the "**City of Richmond**")**Zoning**Current Zoning: M-1Existing Use: Light Industrial**Proposed Use**

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

Demolish northern building and build new 91 affordable/market rate apartment home towers with four story parking deck and amenitiesExisting Use: Commercial retail

Is this property subject to any previous land use cases?

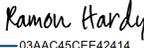
Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Anthony Lawrence, NCARB, AIA, ULI/REAP FellowCompany: Mota DesignMailing Address: 201 Columbia Mall Blvd., Suite 207City: Columbia State: SC Zip Code: 29223Telephone: (803) 622-6925 Fax: ( )Email: alawrence@motadcd.com**Property Owner:** Ramon and Karen Hardy

If Business Entity, name and title of authorized signee: \_\_\_\_\_

(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: 1519 Chamberlayne Ave.City: Richmond State: VA Zip Code: 23222Telephone: (804) 252-5243 Fax: ( )Email: ramon@accentinteriorsrva.com**Property Owner Signature:** \_\_\_\_\_

DocuSigned by:  
  
 03AAC45CFF42414

12/29/2023

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)



201 Columbia Mall Blvd., Suite 207  
Columbia, SC 29223  
P: 803-766-3885  
www.motadcd.com

December 26, 2023

David Watson, Land Use Administrator  
City of Richmond  
Department of Planning and Development Review  
Land Use Administration Division  
900 East Broad Street, Room 511  
Richmond, VA 23219  
(804) 646-6304

RE: SPECIAL USE PERMIT – PROPOSED USE DESCRIPTION  
1515 Chamberlayne Ave.  
Tax Map No.: N0000361020 / 0.812 acres

David,  
Below is additional information about the proposed new use of the project site.

Our team will make this project meet and or exceed the tenets set forth in the VUU / Chamberlayne Neighborhood Plan that was adopted November 16, 2015. The redevelopment of the two buildings located at 1519 and 1515 Chamberlayne will include the demolition of 1519 for the new five-story apartment home tower and parking deck. Additionally, the existing two-story masonry building (1519) will be converted into two levels of parking and three new floors of loft apartments. A total of 91 studio, one, two and three bedroom residential units are planned for the development. Some of the apartments are being designated as attainable housing with the remainder being market rate.

A portion of the ground floor fronting Chamberlayne Ave. will address the Neighborhood Commercial criteria as noted in the VUU / Chamberlayne Neighborhood Plan. Our project will meet the master plan intent of the Lower Chamberlayne designation by incorporating bike racks on site, outdoor seating, street lighting, support pedestrian access and soften the street edge with landscaping.

We are planning on incorporating on-street parking based on the Chamberlayne Ave. corridor plan yet provide convenient parking for the residents with approximately 91 spaces within the two parking decks.

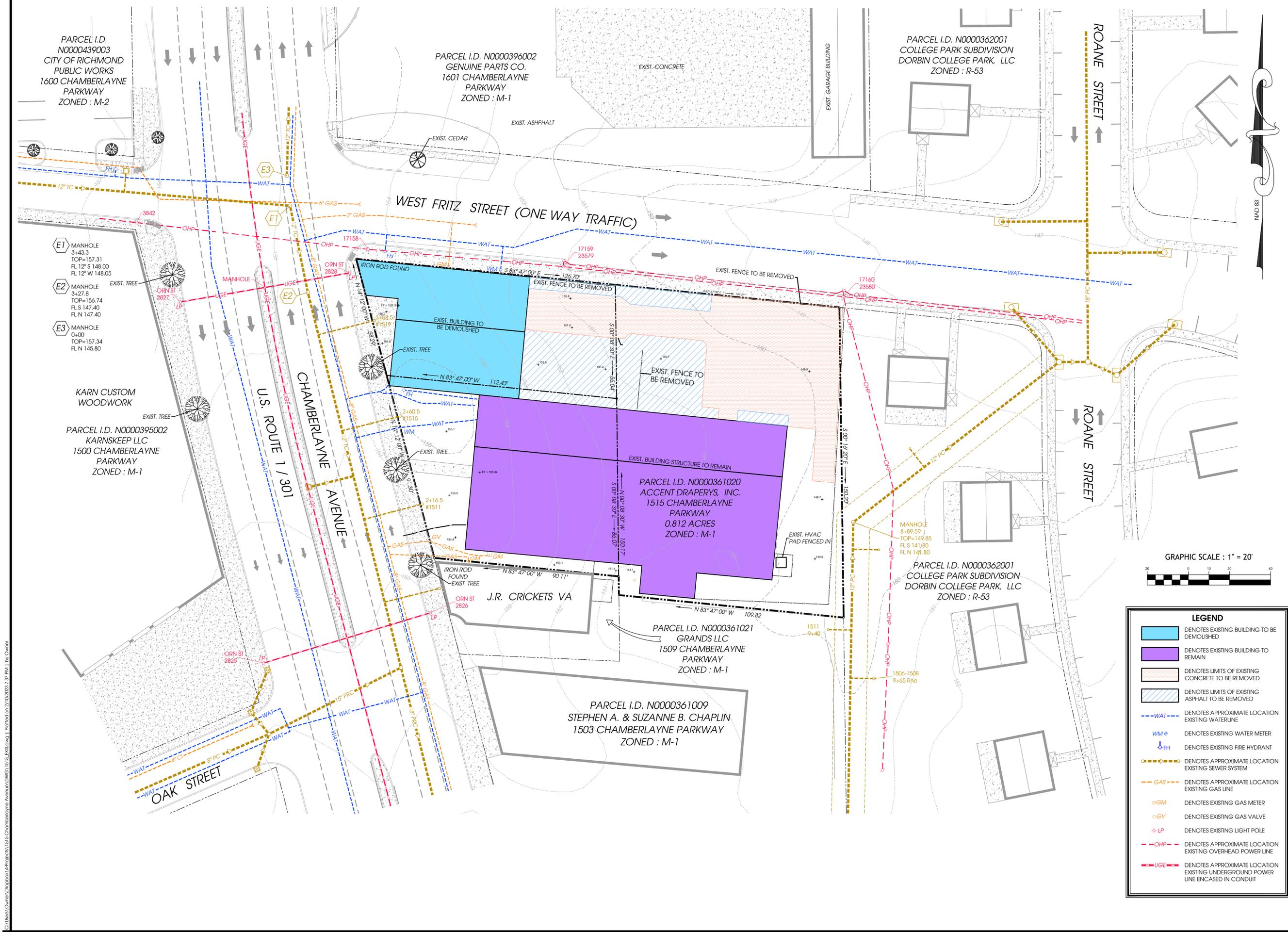
The design aesthetic aims to positively impact the Chamberlayne Ave. corridor with reliefs and material transitions while offering the residents outdoor living opportunities with balconies and roof top terraces.

**Mota Design**

Regards,

A handwritten signature in blue ink, appearing to read "Anthony Lawrence".

Anthony Lawrence, NCARB, AIA, ULI/REAP Fellow  
Managing Principal



PARCEL I.D. N0000439003  
CITY OF RICHMOND  
PUBLIC WORKS  
1600 CHAMBERLAYNE  
PARKWAY  
ZONED : M-2

PARCEL I.D. N0000396002  
GENUINE PARTS CO.  
1601 CHAMBERLAYNE  
PARKWAY  
ZONED : M-1

PARCEL I.D. N0000362001  
COLLEGE PARK SUBDIVISION  
DORBIN COLLEGE PARK, LLC  
ZONED : R-53

- E1 MANHOLE  
3+43.3  
TOP=157.31  
FL 12" S 148.00  
FL 12" W 148.05
- E2 MANHOLE  
3+27.8  
TOP=156.74  
FL S 147.40  
FL N 147.40
- E3 MANHOLE  
0+00  
TOP=157.34  
FL N 145.80

KARN CUSTOM  
WOODWORK  
PARCEL I.D. N0000395002  
KARNSKEEP LLC  
1500 CHAMBERLAYNE  
PARKWAY  
ZONED : M-1

PARCEL I.D. N0000361009  
STEPHEN A. & SUZANNE B. CHAPLIN  
1503 CHAMBERLAYNE PARKWAY  
ZONED : M-1

PARCEL I.D. N0000361021  
GRANDS LLC  
1509 CHAMBERLAYNE  
PARKWAY  
ZONED : M-1

PARCEL I.D. N0000361020  
ACCENT DRAPERYS, INC.  
1515 CHAMBERLAYNE  
PARKWAY  
0.812 ACRES  
ZONED : M-1

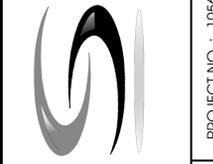
PARCEL I.D. N0000362001  
COLLEGE PARK SUBDIVISION  
DORBIN COLLEGE PARK, LLC  
ZONED : R-53



**LEGEND**

- DENOTES EXISTING BUILDING TO BE DEMOLISHED
- DENOTES EXISTING BUILDING TO REMAIN
- DENOTES LIMITS OF EXISTING CONCRETE TO BE REMOVED
- DENOTES LIMITS OF EXISTING ASPHALT TO BE REMOVED
- DENOTES APPROXIMATE LOCATION EXISTING WATERLINE
- DENOTES APPROXIMATE LOCATION EXISTING SEWER SYSTEM
- DENOTES APPROXIMATE LOCATION EXISTING GAS LINE
- DENOTES APPROXIMATE LOCATION EXISTING OVERHEAD POWER LINE
- DENOTES APPROXIMATE LOCATION EXISTING UNDERGROUND POWER LINE ENCASED IN CONDUIT
- DENOTES EXISTING WATER METER
- DENOTES EXISTING FIRE HYDRANT
- DENOTES EXISTING GAS METER
- DENOTES EXISTING GAS VALVE
- DENOTES EXISTING LIGHT POLE

**seki solutions**  
OPTIMIZING YOUR DEVELOPMENT WORLD  
14207 POND CHASE PLACE | MIDLOTHIAN, VA | 23113  
TELEPHONE NO. 804.938.8864 | www.sekisolutions.com



PROJECT NO. : 10561  
SCALE : AS SHOWN  
PROJECT MANAGER : STIG OWENS  
QUALITY ASSURANCE : STUART LITTLE

DATE : FEBRUARY 11, 2023

REVISION BLOCK	
DATE	DESCRIPTION

**SPECIAL USE PERMIT  
SUP-122999-2022**

**1515  
CHAMBERLAYNE  
AVENUE**  
CITY OF RICHMOND,  
VIRGINIA

**EXISTING  
CONDITIONS AND  
DEMOLITION  
PLAN**

SHEET NO.  
**C1**

C:\Users\Owner\Documents\Projects\1515 Chamberlayne Avenue\DWG\1515\_EKS.dwg | Printed on 2/10/2023 7:37 PM | by Owner























# City of Richmond Department of Planning & Development Review

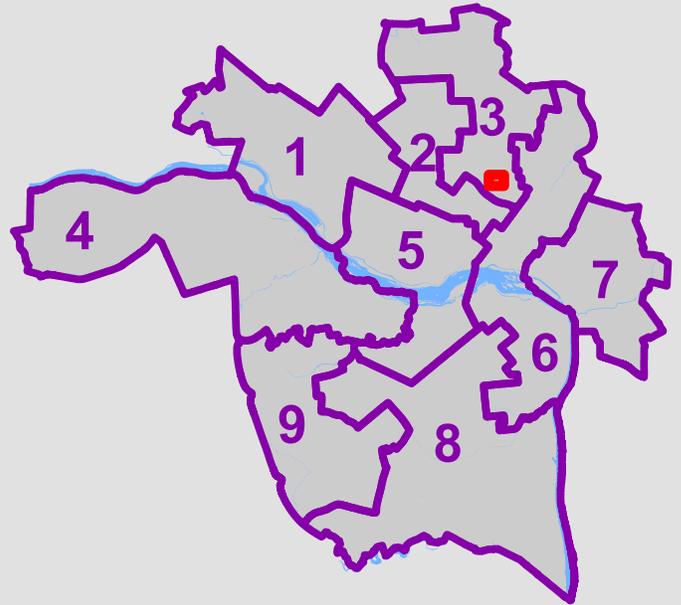
## Special Use Permit

**LOCATION:** 1515 Chamberlayne Avenue

**APPLICANT:** Anthony Lawrence

**COUNCIL DISTRICT:** 3

**PROPOSAL:** To authorize the special use of the property known as 1515 Chamberlayne Avenue Street, for the purpose of a mixed-use building, upon certain terms and conditions.



*For questions, please contact Matthew Ebinger at 804-646-5789 or [matthew.ebinger@rva.gov](mailto:matthew.ebinger@rva.gov)*

