

INTRODUCED: February 22, 2021

AN ORDINANCE No. 2021-038

To authorize the special use of the property known as 2416 Jefferson Avenue for the purpose of a mixed-use building containing outdoor dining and tourist home uses, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality by  
the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: MAR 22 2021 AT 6 P.M.

WHEREAS, the owner of the property known as 2416 Jefferson Avenue, which is situated in a UB Urban Business District and the Jefferson Avenue Parking Exempt Overlay District (PE4), desires to use such property for the purpose of a mixed-use building containing outdoor dining and tourist home uses, which use, among other things, is not currently allowed by sections 30-433.2(21)(a), concerning outdoor dining within 100 feet of any property in any R district, 30-1220.122, concerning the definition of tourist home, and 30-710.1, concerning parking requirements, of the Code of the City of Richmond (2020), as amended; and

AYES:            9            NOES:            0            ABSTAIN:        \_\_\_\_\_

ADOPTED:        MAR 22 2021      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 property known as 2416 Jefferson Avenue and identified as Tax Parcel No. E000-0334/003 in the 2021 records of the City Assessor, being more particularly shown on a survey entitled “2416 Jefferson Ave, 2416 Jefferson Avenue, Richmond VA,” prepared by Kine Vue, LLC, and dated January 31, 2020, 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 outdoor dining and tourist home uses, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “2416 Jefferson Ave, Richmond, VA 23223,” prepared by ADDO/Architecture Design Office, and dated January 31, 2020, hereinafter referred to 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 outdoor dining and tourist home uses, substantially as shown on the Plans. Uses permitted by the zoning regulations prescribed for the district in which the Property is situated shall also be permitted.

(b) Outdoor dining shall be permitted within the area labelled “Commercial 1” on the Plans. Operations of the outdoor dining area shall cease by no later than 11:00 p.m. daily.

(c) Up to ten dwelling units may be used as tourist home units, which may be accessible from the exterior of the building. No tourist home units shall be rented to more than two adult persons per bedroom at any given time. The Owner shall ensure that the Zoning Administrator is furnished with contact information for the operator of the Special Use.

(d) On-site parking spaces shall not be required on the Property. A maximum of 23 onstreet parking spaces along the frontages of the Property shall be credited to the Special Use pursuant to section 30-710.2:3(d) of the Code of the City of Richmond (2020), as amended, and as shown on the Plans.

(e) All building materials and colors shall be substantially as shown on the Plans, subject to the provisions of any applicable Old and Historic District regulations and any approvals granted by the Commission of Architectural Review.

(f) 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 (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.

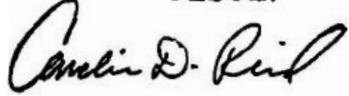
(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of 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**

# City of Richmond

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

## Item Request

File Number: PRE.2021.451

### O & R Request

DATE: January 11, 2021

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)  
(This in no way reflects a recommendation on behalf of the Mayor.)



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

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning *SLE*

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

RE: To authorize the special use of the property known as 2416 Jefferson Avenue for the purpose of allowing those uses otherwise allowed in the UB-PE4 district but do not meet certain feature and definition requirements of the district, upon certain terms and conditions.

ORD. OR RES. No. \_\_\_\_

**PURPOSE:** To authorize the special use of the property known as 2416 Jefferson Avenue for the purpose of allowing those uses otherwise allowed in the UB-PE4 district but do not meet certain feature and definition requirements of the district, upon certain terms and conditions.

**REASON:** A Plan of Development (POD) was approved for this property allowing the construction of a mixed-use building. The requested Special Use Permit seeks relief from certain feature and definition requirements for authorized uses in the zoning district.

**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 March 1, 2021, meeting.

**BACKGROUND:** The .354 acre subject property is a triangular parcel bounded by Jefferson Avenue to the south, M Street to the northeast, and North 24<sup>th</sup> Street to the northwest. The POD approval was granted following previous approval of the building plans by the Commission of Architectural Review.



The Special Use Permit is requested in order to authorize relief for a mix of uses that are permitted in the UB-PE4 District but cannot meet UB-PE4 feature requirements. The relief requested is a partial parking reduction to require a maximum of 23 parking spaces; a reduction of the 100 foot radius requirement associated with outdoor dining to 80 feet; and the elimination of the requirement for shared access for the tourist home guest units.

The zoning ordinance states that *the intent of the UB Urban Business District is to encourage business areas with a densely developed pedestrian-oriented urban shopping character, compatible with adjacent residential neighborhoods, and with minimal disruption from vehicle-oriented land uses and features that would detract from a safe, convenient and economically viable pedestrian environment. The district is intended to promote continuity of storefront character along principal street frontages, with minimum interruption by driveways and vehicle traffic across public sidewalk areas.*

In regard to the Parking Exempt District, the zoning ordinance states that *the intent of parking exempt overlay districts is to provide relief from the off-street parking requirements for certain uses so as to facilitate the development and redevelopment of economically depressed, older, urban commercial districts characterized by a substantial number of vacant and deteriorated structures.*

The Richmond 300 Master Plan recommends Community Mixed-Uses. This is described as *clusters of medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities. Primary uses are Retail, office, personal service, multi-family residential, cultural, and open space. The area is also indicated as a Neighborhood Node that is defined as a local crossroads typically within, or next to, larger residential areas that offers goods and services to nearby residents, employees, and visitors.*

The properties to the north, east and west of the subject property are located within the same R-63 Multifamily Urban Residential zoning district. Properties to the south are located in the UB-PE4 Urban Business District. Within the area of the subject property, properties to the east and west are occupied by professional offices. Other uses in the vicinity include residential, office, cultural, and hospitality uses.

**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:** \$2,400 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** February 8, 2021

**CITY COUNCIL PUBLIC HEARING DATE:** March 8, 2021

**REQUESTED AGENDA:** Consent

**CITY COUNCIL PUBLIC HEARING DATE:** March 8, 2021

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
March 1, 2021

**AFFECTED AGENCIES:** Office of Chief Administration Officer  
Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Draft Ordinance, Property and Plans, Application and Narrative, Map

**STAFF:** David Watson, Senior Planner, Land Use Administration, 804-646-1036  
[David.Watson@Richmondgov.com](mailto:David.Watson@Richmondgov.com)



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.richmondva.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: 2416 Jefferson Ave Date: \_\_\_\_\_  
 Tax Map #: E0000334003 Fee: 2400  
 Total area of affected site in acres: 0.3546

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

**Zoning**

Current Zoning: UB-PE4  
 Existing Use: vacant

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)  
 Mixed-use development requiring relief from several feature requirements as outlined in the applicant's report.

Existing Use: vacant

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: Plan of Development authorized 9/16/19 for a mixed-use development

**Applicant/Contact Person:** Mark Baker / Charle Wilson

Company: Baker Development Resources  
 Mailing Address: 1519 Summit Ave., Suite 102  
 City: Richmond State: VA Zip Code: 23222  
 Telephone: ( 804 ) 874-6275 Fax: ( )  
 Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** 2416 JEFFERSON AVENUE LLC

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

(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: 114 South Third Street  
 City: Richmond State: VA Zip Code: 23219  
 Telephone: ( 804 ) 991-4111 Fax: ( )  
 Email: dvk5f@yahoo.com

**Property Owner Signature:** Devin V. Weyner

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

*September 21, 2020*

*Special Use Permit  
2416 Jefferson Avenue, Richmond, Virginia  
Map Reference Number: E000-0334/0003*

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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**  
1519 Summit Avenue, Suite 102  
Richmond, Virginia 23230

## Introduction

The property owner, 2416 Jefferson Avenue LLC, requests a special use permit (the "SUP") for 2416 Jefferson Avenue (the "Property"). The development of the Property with a mixed-use building is permitted by-right within the Urban Business (UB) District and has already been authorized by a Plan of Development approval ("the POD"). In order to permit flexibility in the configuration of uses/tenants within the building, the SUP would authorize relief from several UB feature requirements, including: (1) a partial parking waiver; (2) a partial waiver of the radius requirement associated with outdoor dining; and (3) a waiver from the requirement for shared access for a limited number of tourist home guest units.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property occupies the majority of the triangular block bound by M Street, Jefferson Avenue and North 24<sup>th</sup> Street and includes one parcel that is referenced by the City Assessor as E-000-0334/003. The Property consists of 0.36 acres of land area.



The Property is located on one of five corners at the five-point intersection of M Street, Jefferson Avenue, and N 25<sup>th</sup> Street. This area is characterized by a mix of uses with a variety of commercial, institutional, and residential uses of varying intensities and scales in the immediate vicinity. The properties to the north, across M Street are occupied by a funeral home with accessory surface parking lot and single-family dwellings. To the east across 25<sup>th</sup> Street lies the City of Richmond's East District Service Center, a mixed-use building containing a restaurant, and single-family dwellings. Properties to the north are improved with a mixed-use retail and multi-family building, The City of Richmond's East District Family Resource Center, a two-family dwelling, and single-family dwellings. Properties to the west, across North 24<sup>th</sup> Street, are occupied by an office building, a two-family dwelling and single-family dwellings. At the northeastern corner of Jefferson Avenue and N 24<sup>th</sup> Street there is a recently restored mixed-use building.



## EXISTING ZONING

The Property is zoned UB Urban Business. Per the zoning ordinance, the intent of the UB urban business district is to encourage business areas with a densely developed pedestrian-oriented urban shopping character, compatible with adjacent residential neighborhoods, and with minimal disruption from vehicle-oriented land uses and features that would detract from a safe, convenient and economically viable pedestrian environment. The Property was recently rezoned to this classification in an effort to better implement the goals identified in the Richmond Master Plan 2000-2020.

The Property is also located in the PE-4 Parking Exempt District. According to the zoning ordinance, the intent of parking exempt overlay districts is to provide relief from the off-street parking requirements for certain uses so as to facilitate the development and redevelopment of

economically depressed, older, urban commercial districts characterized by a substantial number of vacant and deteriorated structures.

The Property lies within the boundaries of the Union Hill City Old and Historic District. This project has been reviewed by the Commission of Architectural Review ("CAR") and has received a Certificate of Appropriateness for the proposed improvements.

The surrounding properties are zoned a mix of UB Urban Business, R-63 Multifamily Residential, and RO-2 Residential Office. UB zoned properties in the vicinity, including the Property, generally form a commercial district fronting on/oriented toward Jefferson Avenue.

#### **MASTER PLAN DESIGNATION**

The Master Plan was amended to recommend "Neighborhood Commercial" for the Property. The Master Plan indicates that within Neighborhood Commercial districts, primary uses should include office, personal service, and retail uses that are intended to provide the daily convenience shopping and service needs of adjacent neighborhood residents.

The ongoing Richmond 300 planning efforts includes a draft Future Land Use map that suggests a designation of "Corridor Mixed Use" for the Property. In stressing the importance of historic context, this designation generally encourages traditional urban development that is comprised of a mixture of uses. It envisions medium density transit- and pedestrian-oriented development.

## **Proposal**

#### **PURPOSE OF REQUEST**

The construction of the proposed mixed-use building has been authorized for the Property pursuant to the POD which was approved on September 16, 2019. This request would permit a mix of uses within that building that are permitted within the UB District but which cannot meet some of the UB feature requirements related to them. Specifically, the SUP would authorize the following relief: (1) a partial parking waiver; (2) a partial waiver of the radius requirement associated with outdoor dining; and (3) waiver from the requirement for shared access for a limited number of tourist home guest units.

#### **PROJECT SUMMARY**

The proposed building would include approximately 20,877 square feet of floor area. The programming follows a typical urban model with the building's first floor, containing approximately 10,485 square feet of floor area, including 5,151 square feet of principal commercial uses permitted in the UB district. The remainder of the building would feature a maximum of 21 dwelling units surrounding a central open courtyard.

#### *Parking*

The POD authorized the construction of a mixed-use building meeting the requirement for the provision of permitted principal uses (commercial uses) along the principal street frontage. That

approval relied on the use of on-street parking in order to satisfy the parking requirements for the Property, including the commercial space. There are 21 parking spaces that can be provided in portions of the right-of-way abutting the Property's frontages on N 24th Street, Jefferson Avenue, and M Street. Section 30-710.2:3(d) of the zoning ordinance permits those spaces to be credited toward required parking as though they were off street spaces located on the premises.

The 21 available parking spaces would limit the occupancy of the commercial space to a less intense use such as office. This request would vary the parking requirement in order to allow for flexibility in the permitted uses which could occupy the commercial space. It would also allow the flexibility to occupy up to 10 of the dwelling units as tourist home guest rooms as described below. The requested relief would encourage the development of the commercial space with neighborhood-serving uses that are more likely to generate the desired pedestrian traffic and activity within this corridor. It is requested that the overall parking requirement is fixed at 21 parking spaces with any resulting deficiency based on final occupancy being varied by the special use permit.

There is some precedent and recognition of the practical difficulties related to redeveloping property in this older urban commercial district with the implementation of the PE-4 Parking Exempt District. While this exemption is only applicable to existing buildings, and therefore not applicable for the proposed development, the same concern holds true. The goal of achieving a "densely developed pedestrian-oriented urban shopping character" is challenged when significant amounts of off-street parking must be provided. This is even more pronounced in this instance with a property having frontage on three streets, no bisecting alleys, and no opportunity to provide parking to the rear of the street frontage – there is no rear door. In turn this would prevent the desired continuity of storefront character along the principal street frontage that make urban commercial areas successful as well as an urban form that addresses all three street frontages.

There is additional precedent in recent policy and through the implementation of R-63 zoning in the immediate vicinity. The R-63 district supports the establishment of commercial uses that serve many of the day-to-day convenience needs of neighborhood residents and the provision of opportunities for residents to live and work within the same neighborhood by permitting small scale corner commercial uses without the provision of parking. In the same way, this project is envisioned as a walking destination providing neighborhood-focused services. It is also envisioned as a "live-near-work" development with commercial tenants or employees seeking residences within the project or in nearby residential neighborhoods. In both instances, the focus is on walkability rather than the auto. A reduced parking requirement would allow the development to better address the goals of the Master Plan while remaining consistent with the intent of the UB District and compatible with nearby R-63 zoned properties. It would provide active first floor uses, a better pedestrian experience, enhanced pedestrian connections within the district and to nearby neighborhoods and fewer opportunities for conflict between vehicles and pedestrians.

#### *Radius Requirement for Outdoor Dining*

In the UB District, where restaurants are concerned, Section 30-433.2(21)(a.) requires that "no deck, patio, terrace or other area outside a completely enclosed building and used for the service or accommodation of patrons shall be situated within 100 feet of any property in any R district". A triangular patio is proposed as the corner of M Street and Jefferson Avenue, which could be utilized for the purpose of outdoor dining. Based on measurements scaled from the City's GIS system, this area is located approximately 84 feet from the closest Property located within an R district. The requested waiver of approximately 16 feet would allow for the development to better engage the



most prominent corner of the site with an active use, visible to both the Jefferson Avenue and North 25th Street corridors.

### *Tourist Home Guest Units*

Finally, this request would permit up to ten of the 21 dwelling units to be occupied as tourist home guest units available for occupancy by guests on a daily basis. Tourist home guest units are permitted within the UB District. However, they are required to have exclusive access from within the building. Because the guest units would have access from an open central courtyard, they do not meet this feature requirement. The guest units would be indistinguishable from the dwelling units with the only differentiating factor being the terms of occupancy. As proposed, no more than ten of the dwelling units would be occupied on a daily basis at any given time. Each guest suite would be luxuriously furnished and would be designed to cater to the needs of the traveling public. The proposed units would provide for unique guest accommodations for travelers and similar guests, including those with families, who are desirous of the ability to reside in a property that is residential in character, including full cooking facilities, during their stay in the City.

## **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. The proposed development would offer needed services to the community and a safe, convenient and economically viable pedestrian environment, thereby providing positive impacts in terms of safety, welfare, etc.

- *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 proposal is designed be consistent with the Property's master-plan recommendation for dense pedestrian-oriented development which is designed for walkability. The property is uniquely situated at a significant intersection at M Street, Jefferson Avenue and 25<sup>th</sup> Street. The existing street grid will tend to minimize any traffic impacts. Further, North 25<sup>th</sup> Street is classified as a Minor Arterial Roadway by the City's Master Plan. Jefferson Avenue is designated a Collector Street and offers direct access to North 25<sup>th</sup> Street. This means that access to the site via the intended Minor Arterial would not occur through the nearby neighborhoods.

- ***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.***

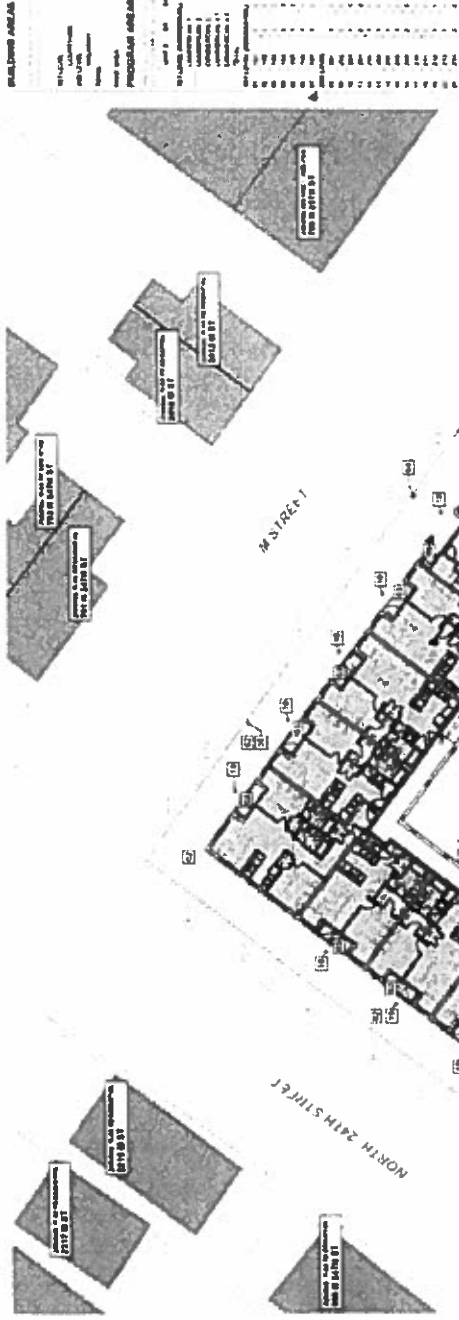
The proposed special use permit will not tend to over crowd the land or create an undue concentration of population. The proposed density and urban form is appropriate to the Property's location and consistent with the recommendations of the Master Plan and ongoing planning guidance.

- ***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. This benefit can be attributed to the significant investment in the property, taxes related to the commercial use of the first floor and the anticipated absence of school-age children residing within the complex, who require substantial City spending in schools and playground facilities.

- ***Interfere with adequate light and air.***

The light and air available to adjacent properties will not be affected. Adjacent properties are primarily located across the right-of-ways of 24<sup>th</sup> Street, M Street, Jefferson Avenue and would be unaffected based on distance and design. The adjacent building in the same block has no windows oriented toward the development and is located on the lot line. In the UB commercial district setbacks are not expected or required. This typical orientation will not interfere with the provision of adequate light and air.



**BUILDING AREAS**

NO.	DESCRIPTION	AREA (SQ. FT.)
1	Office	10,000
2	Conference Room	2,000
3	Reception	1,000
4	Storage	500
5	Restroom	500
6	Break Room	1,500
7	Corridor	3,000
8	Staircase	1,000
9	Elevator	500
10	Roof	20,000
11	Basement	15,000
12	Garage	10,000
13	Driveway	5,000
14	Site Area	100,000
15	Site Area	100,000
16	Site Area	100,000
17	Site Area	100,000
18	Site Area	100,000
19	Site Area	100,000
20	Site Area	100,000
21	Site Area	100,000
22	Site Area	100,000
23	Site Area	100,000
24	Site Area	100,000
25	Site Area	100,000
26	Site Area	100,000
27	Site Area	100,000
28	Site Area	100,000
29	Site Area	100,000
30	Site Area	100,000

**PROGRAM AREAS**

NO.	DESCRIPTION	AREA (SQ. FT.)
1	Office	10,000
2	Conference Room	2,000
3	Reception	1,000
4	Storage	500
5	Restroom	500
6	Break Room	1,500
7	Corridor	3,000
8	Staircase	1,000
9	Elevator	500
10	Roof	20,000
11	Basement	15,000
12	Garage	10,000
13	Driveway	5,000
14	Site Area	100,000
15	Site Area	100,000
16	Site Area	100,000
17	Site Area	100,000
18	Site Area	100,000
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28	Site Area	100,000
29	Site Area	100,000
30	Site Area	100,000

**PROJECT INFORMATION**

2418 JEFFERSON AVE  
 2418 JEFFERSON AVE  
 2418 JEFFERSON AVE

**CLIENT INFORMATION**

2418 JEFFERSON AVE  
 2418 JEFFERSON AVE  
 2418 JEFFERSON AVE

**DESIGNER INFORMATION**

2418 JEFFERSON AVE  
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 2418 JEFFERSON AVE

**CONTRACT DOCUMENTS**

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 2418 JEFFERSON AVE  
 2418 JEFFERSON AVE

**BUILDING PERMIT SET**  
 8/10/2019



ARCHITECTS  
 2418 JEFFERSON AVE  
 2418 JEFFERSON AVE  
 2418 JEFFERSON AVE

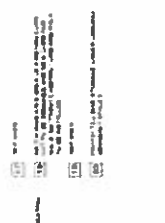
ENGINEERS  
 2418 JEFFERSON AVE  
 2418 JEFFERSON AVE  
 2418 JEFFERSON AVE



**2418 JEFFERSON AVE**  
 ARCHITECTURAL SITE PLAN 6  
 PROJECT NO. 19-2418  
 2418 JEFFERSON AVE

**ARCHITECTURAL SITE PLAN 6**  
 PROJECT NO. 19-2418  
 2418 JEFFERSON AVE

CS01



**ARCHITECTURAL SITE PLAN REF NOTES**

1. SEE ALL NOTES ON SHEETS 19-2418-01 THROUGH 19-2418-05.  
 2. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



**KINE YUE, LLC**  
 Licensed Professional Engineer  
 No. 70107  
 State of California  
 1000 S. GARDEN STREET, SUITE 200  
 ANAHEIM, CALIFORNIA 92805  
 TEL: 714.771.8888  
 FAX: 714.771.8889  
 KYE@KINEYUE.COM

PROJECT NO.	2416 JEFFERSON AVE
DATE	01/31/20
BY	K. YUE
CHECKED BY	K. YUE
APPROVED BY	K. YUE
SCALE	AS SHOWN

## EXISTING CONDITIONS, DEMOLITION & SITE LAYOUT PLAN

2416 JEFFERSON AVENUE, CITY OF RICHMOND, VA

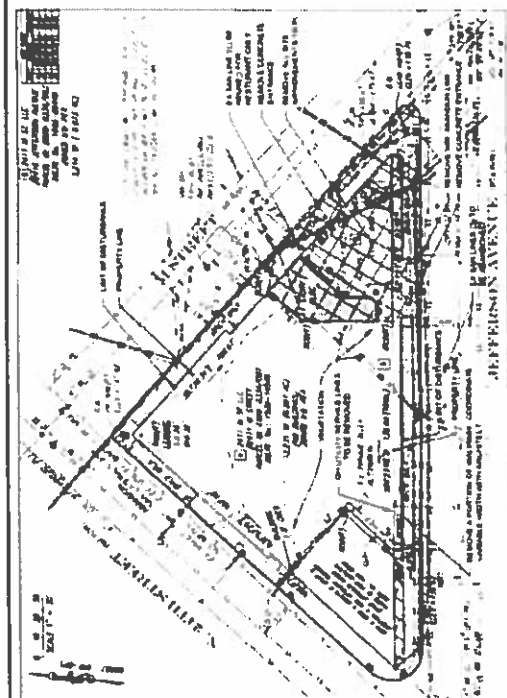
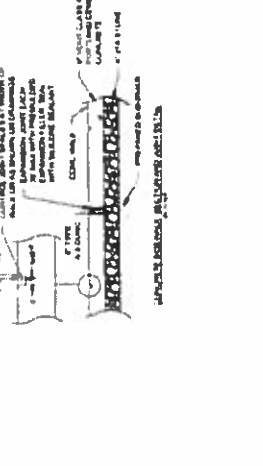
01/31/20  
 61

### LAYOUT NOTES

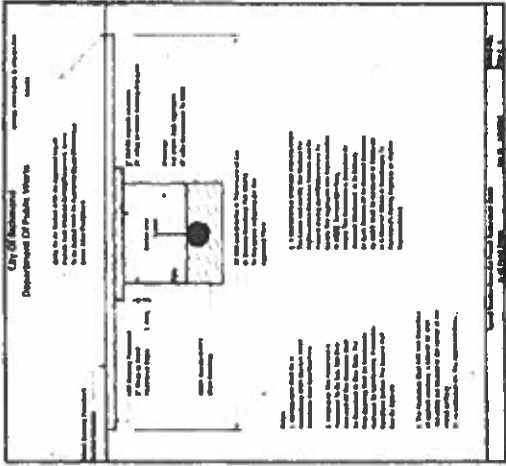
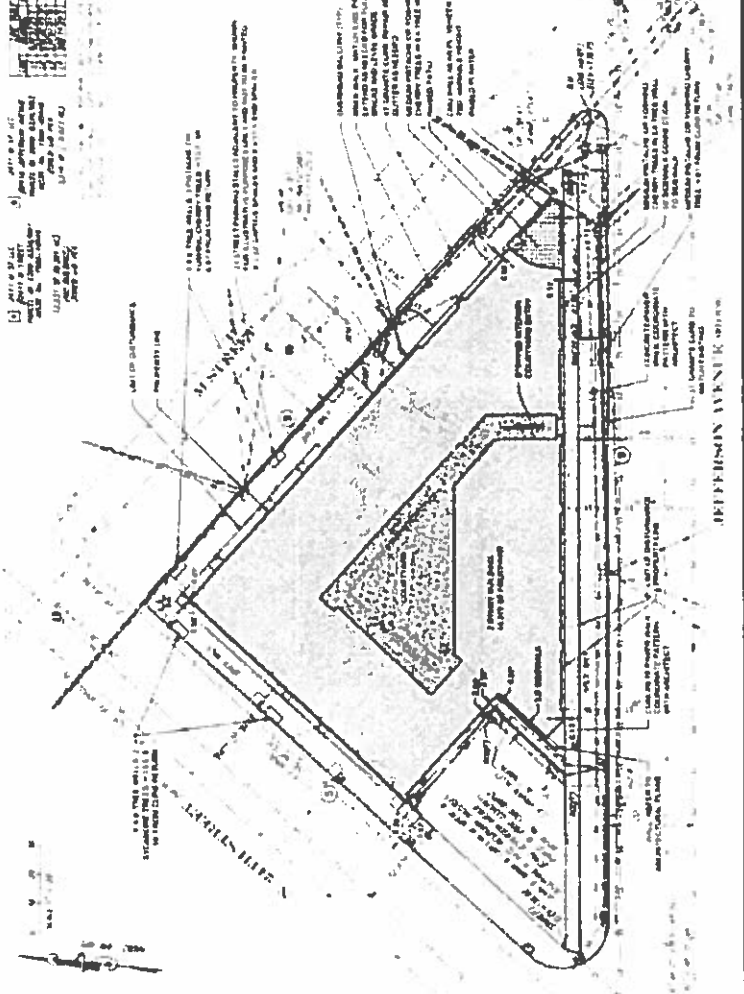
1. VERIFY ALL CONDITIONS, CONSTRUCTION OF EXISTING BUILDINGS & UTILITIES BEFORE THE START OF CONSTRUCTION. ALL UTILITIES SHALL BE DELETED AS SHOWN ON THIS PLAN UNLESS OTHERWISE NOTED.
2. ALL UTILITIES SHALL BE DELETED AS SHOWN ON THIS PLAN UNLESS OTHERWISE NOTED.
3. ALL UTILITIES SHALL BE DELETED AS SHOWN ON THIS PLAN UNLESS OTHERWISE NOTED.
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9. ALL UTILITIES SHALL BE DELETED AS SHOWN ON THIS PLAN UNLESS OTHERWISE NOTED.
10. ALL UTILITIES SHALL BE DELETED AS SHOWN ON THIS PLAN UNLESS OTHERWISE NOTED.

### DEMOLITION LEGEND

- 1. DEMOLITION OF EXISTING BUILDING
- 2. DEMOLITION OF EXISTING UTILITIES
- 3. DEMOLITION OF EXISTING DRIVEWAYS
- 4. DEMOLITION OF EXISTING PAVEMENT
- 5. DEMOLITION OF EXISTING FENCES
- 6. DEMOLITION OF EXISTING SIGNAGE
- 7. DEMOLITION OF EXISTING LIGHT FIXTURES
- 8. DEMOLITION OF EXISTING MECHANICAL EQUIPMENT
- 9. DEMOLITION OF EXISTING ELECTRICAL EQUIPMENT
- 10. DEMOLITION OF EXISTING PLUMBING EQUIPMENT



**EXISTING CONDITIONS & DEMOLITION PLAN**  
 2416 JEFFERSON AVENUE, CITY OF RICHMOND, VA



**BUILDING PERMIT SET**  
01/17/2023

PROJECT: 2418 JEFFERSON AVE

DATE: 01/17/2023

SCALE: AS SHOWN

PROJECT NO: 2418 JEFFERSON AVE

PROJECT NAME: 2418 JEFFERSON AVE

PROJECT ADDRESS: 2418 JEFFERSON AVE

PROJECT CITY: NORFOLK, VA

PROJECT STATE: VA

PROJECT ZIP: 23502

PROJECT COUNTY: SUFFOLK COUNTY

PROJECT DISTRICT: 2418 JEFFERSON AVE

PROJECT PHASE: 1ST LEVEL FLOOR PLAN

PROJECT STATUS: PERMITTED

PROJECT OWNER: 2418 JEFFERSON AVE

PROJECT CONTACT: 2418 JEFFERSON AVE

PROJECT PHONE: 2418 JEFFERSON AVE

PROJECT FAX: 2418 JEFFERSON AVE

PROJECT EMAIL: 2418 JEFFERSON AVE

PROJECT WEBSITE: 2418 JEFFERSON AVE

PROJECT NOTES: 2418 JEFFERSON AVE



**ARCHITECT**  
JAMES H. WILLIAMS  
1000000000000000  
STATE OF VIRGINIA  
1000000000000000

**ENGINEER**  
JAMES H. WILLIAMS  
1000000000000000  
STATE OF VIRGINIA  
1000000000000000

**OWNER**  
2418 JEFFERSON AVE  
1000000000000000  
STATE OF VIRGINIA  
1000000000000000

**DATE**  
01/17/2023

**SCALE**  
AS SHOWN

**PROJECT NO**  
2418 JEFFERSON AVE

**PROJECT NAME**  
2418 JEFFERSON AVE

**PROJECT ADDRESS**  
2418 JEFFERSON AVE

**PROJECT CITY**  
NORFOLK, VA

**PROJECT STATE**  
VA

**PROJECT ZIP**  
23502

**PROJECT COUNTY**  
SUFFOLK COUNTY

**PROJECT DISTRICT**  
2418 JEFFERSON AVE

**PROJECT PHASE**  
1ST LEVEL FLOOR PLAN

**PROJECT STATUS**  
PERMITTED

**PROJECT OWNER**  
2418 JEFFERSON AVE

**PROJECT CONTACT**  
2418 JEFFERSON AVE

**PROJECT PHONE**  
2418 JEFFERSON AVE

**PROJECT FAX**  
2418 JEFFERSON AVE

**PROJECT EMAIL**  
2418 JEFFERSON AVE

**PROJECT WEBSITE**  
2418 JEFFERSON AVE

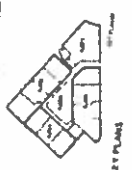
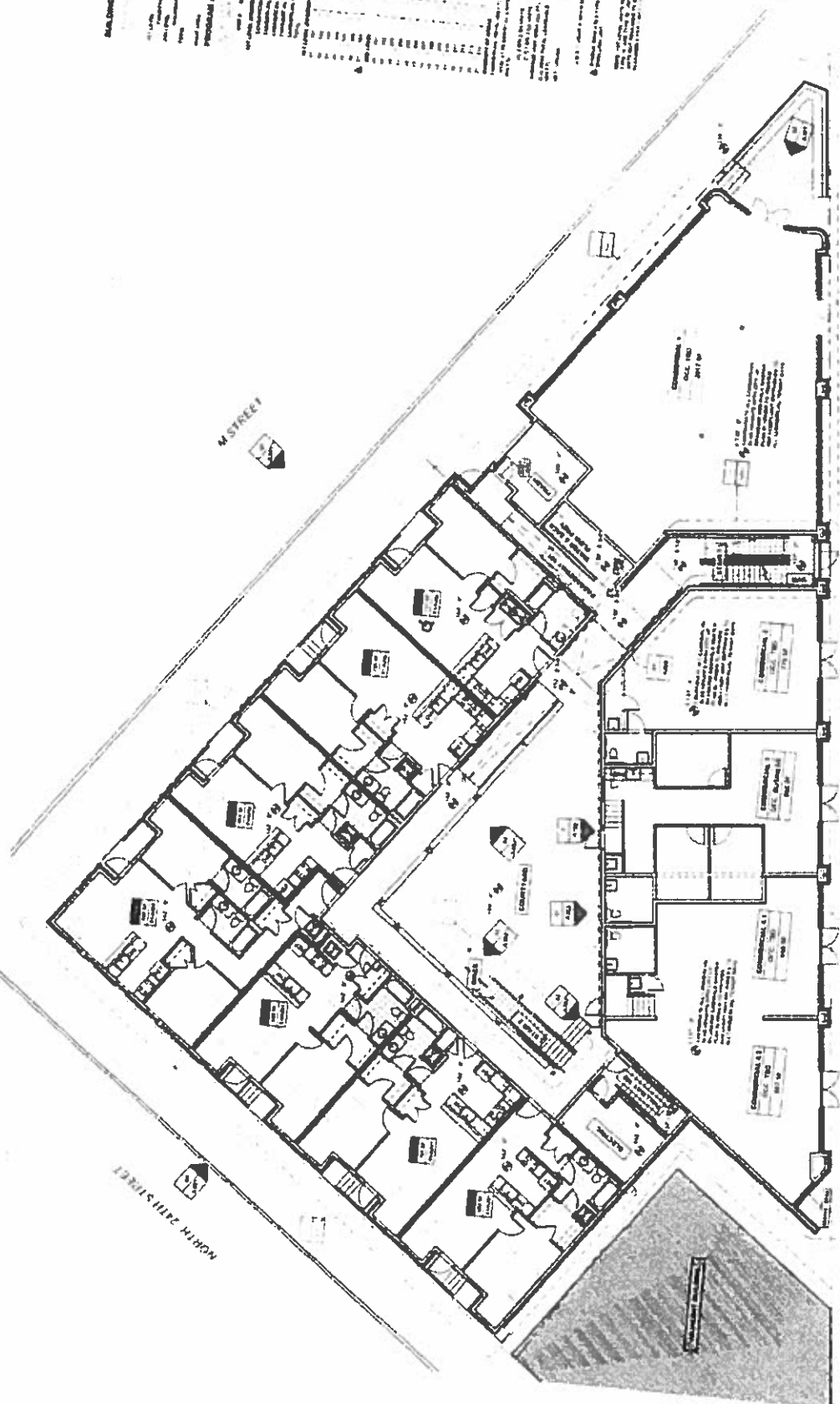
**PROJECT NOTES**  
2418 JEFFERSON AVE



**2418 JEFFERSON AVE**  
NORFOLK, VA 23502

**1ST LEVEL FLOOR PLAN**  
18 JAN 2023

**A101**



**KEY PLAN**

JEFFERSON AVE

NORTH 24TH STREET

M STREET

**BUILDING ANGLAS**

1st Floor	10,000 sq ft
2nd Floor	10,000 sq ft
3rd Floor	10,000 sq ft
4th Floor	10,000 sq ft
5th Floor	10,000 sq ft
6th Floor	10,000 sq ft
7th Floor	10,000 sq ft
8th Floor	10,000 sq ft
9th Floor	10,000 sq ft
10th Floor	10,000 sq ft
11th Floor	10,000 sq ft
12th Floor	10,000 sq ft
13th Floor	10,000 sq ft
14th Floor	10,000 sq ft
15th Floor	10,000 sq ft
16th Floor	10,000 sq ft
17th Floor	10,000 sq ft
18th Floor	10,000 sq ft
19th Floor	10,000 sq ft
20th Floor	10,000 sq ft
21st Floor	10,000 sq ft
22nd Floor	10,000 sq ft
23rd Floor	10,000 sq ft
24th Floor	10,000 sq ft
25th Floor	10,000 sq ft
26th Floor	10,000 sq ft
27th Floor	10,000 sq ft
28th Floor	10,000 sq ft
29th Floor	10,000 sq ft
30th Floor	10,000 sq ft
31st Floor	10,000 sq ft
32nd Floor	10,000 sq ft
33rd Floor	10,000 sq ft
34th Floor	10,000 sq ft
35th Floor	10,000 sq ft
36th Floor	10,000 sq ft
37th Floor	10,000 sq ft
38th Floor	10,000 sq ft
39th Floor	10,000 sq ft
40th Floor	10,000 sq ft
41st Floor	10,000 sq ft
42nd Floor	10,000 sq ft
43rd Floor	10,000 sq ft
44th Floor	10,000 sq ft
45th Floor	10,000 sq ft
46th Floor	10,000 sq ft
47th Floor	10,000 sq ft
48th Floor	10,000 sq ft
49th Floor	10,000 sq ft
50th Floor	10,000 sq ft

**PROPOSAL AREAS**

Area	Description	Area	Description
101	Office	201	Office
102	Office	202	Office
103	Office	203	Office
104	Office	204	Office
105	Office	205	Office
106	Office	206	Office
107	Office	207	Office
108	Office	208	Office
109	Office	209	Office
110	Office	210	Office
111	Office	211	Office
112	Office	212	Office
113	Office	213	Office
114	Office	214	Office
115	Office	215	Office
116	Office	216	Office
117	Office	217	Office
118	Office	218	Office
119	Office	219	Office
120	Office	220	Office
121	Office	221	Office
122	Office	222	Office
123	Office	223	Office
124	Office	224	Office
125	Office	225	Office
126	Office	226	Office
127	Office	227	Office
128	Office	228	Office
129	Office	229	Office
130	Office	230	Office
131	Office	231	Office
132	Office	232	Office
133	Office	233	Office
134	Office	234	Office
135	Office	235	Office
136	Office	236	Office
137	Office	237	Office
138	Office	238	Office
139	Office	239	Office
140	Office	240	Office
141	Office	241	Office
142	Office	242	Office
143	Office	243	Office
144	Office	244	Office
145	Office	245	Office
146	Office	246	Office
147	Office	247	Office
148	Office	248	Office
149	Office	249	Office
150	Office	250	Office

**BUILDING PERMIT SET**  
9/23/2020



**OWNER**  
2418 Jefferson Ave  
Richmond, VA 23223

**ARCHITECT**  
K&S Architecture LLC  
1415 North 2nd Street  
Richmond, VA 23223  
703.341.1234

**MECHANICAL ENGINEER**  
K&S Mechanical Engineering LLC  
1415 North 2nd Street  
Richmond, VA 23223  
703.341.1234

**ELECTRICAL ENGINEER**  
K&S Electrical Engineering LLC  
1415 North 2nd Street  
Richmond, VA 23223  
703.341.1234

**PLUMBING ENGINEER**  
K&S Plumbing Engineering LLC  
1415 North 2nd Street  
Richmond, VA 23223  
703.341.1234

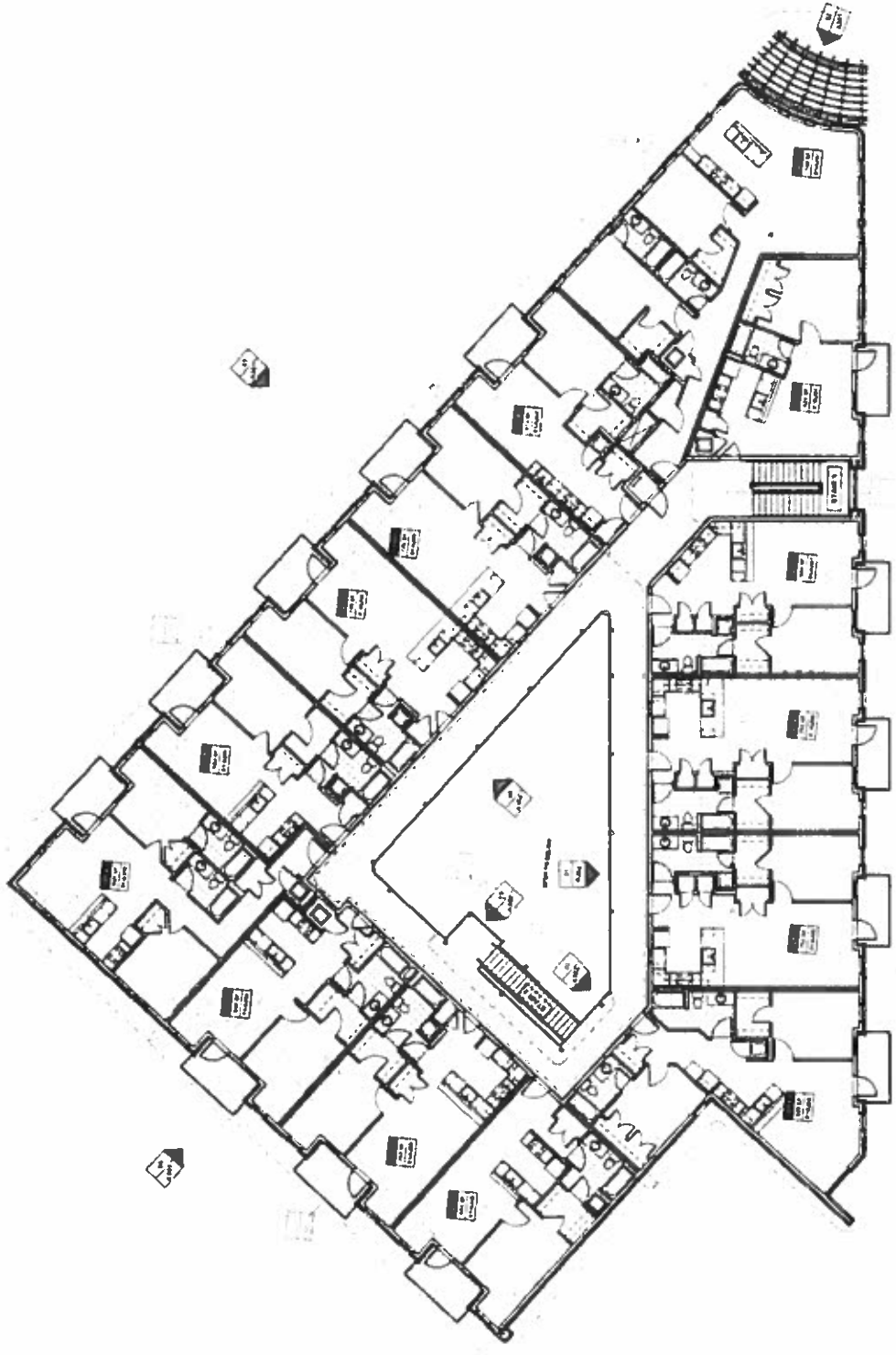
**STRUCTURAL ENGINEER**  
K&S Structural Engineering LLC  
1415 North 2nd Street  
Richmond, VA 23223  
703.341.1234



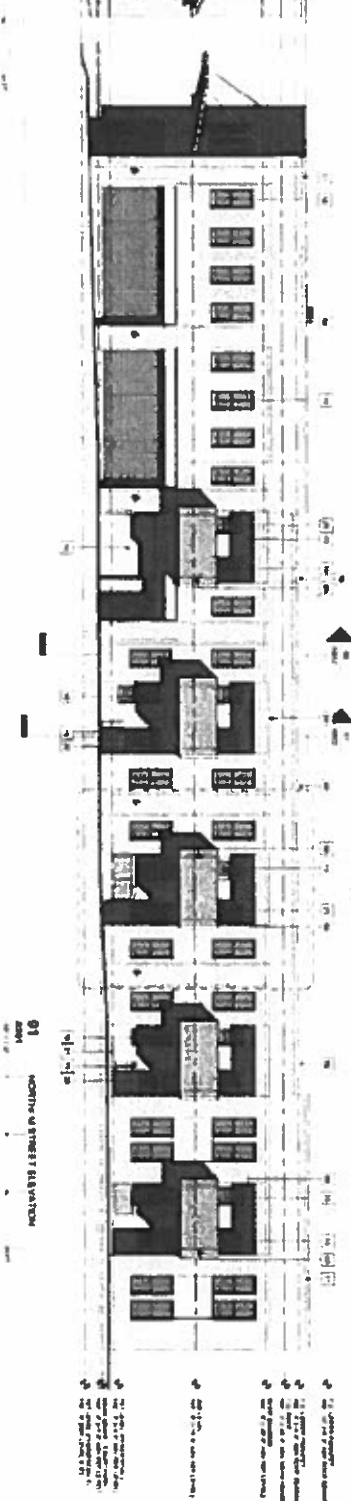
**2418 JEFFERSON AVE**  
Richmond, VA 23223



**2ND LEVEL FLOOR PLAN**  
Scale: 1/8" = 1'-0"



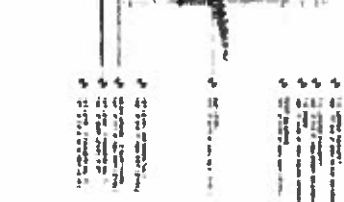
02 EAST ELEVATION



01 NORTH SIDE STREET ELEVATION



03 SOUTH APPROACH STREET ELEVATION



04 WEST SIDE MAIN STREET ELEVATION



- ALSO ELEVATION MATERIAL KEY NOTES**
- 1) See Section 01000 - General Notes
  - 2) See Section 02000 - Masonry
  - 3) See Section 03000 - Concrete
  - 4) See Section 04000 - Metals
  - 5) See Section 05000 - Wood
  - 6) See Section 06000 - Paints and Coatings
  - 7) See Section 07000 - Glass
  - 8) See Section 08000 - Doors and Windows
  - 9) See Section 09000 - Millwork
  - 10) See Section 10000 - Stairs
  - 11) See Section 11000 - Elevators
  - 12) See Section 12000 - Mechanical
  - 13) See Section 13000 - Electrical
  - 14) See Section 14000 - Telecommunications
  - 15) See Section 15000 - Specialties
  - 16) See Section 16000 - Finishes
  - 17) See Section 17000 - Furniture
  - 18) See Section 18000 - Equipment
  - 19) See Section 19000 - Partitions
  - 20) See Section 20000 - Miscellaneous

**GENERAL NOTES**

- 1) The Contractor shall be responsible for obtaining all necessary permits and approvals from the local, state, and federal authorities.
- 2) The Contractor shall be responsible for coordinating with all other trades and subcontractors to ensure a smooth construction process.
- 3) The Contractor shall be responsible for maintaining accurate records of all construction activities and materials used.
- 4) The Contractor shall be responsible for ensuring that all construction work is completed in accordance with the approved plans and specifications.
- 5) The Contractor shall be responsible for ensuring that all construction work is completed in a timely and efficient manner.
- 6) The Contractor shall be responsible for ensuring that all construction work is completed in a safe and sound manner.
- 7) The Contractor shall be responsible for ensuring that all construction work is completed in a clean and organized manner.
- 8) The Contractor shall be responsible for ensuring that all construction work is completed in a professional and courteous manner.
- 9) The Contractor shall be responsible for ensuring that all construction work is completed in a manner that meets or exceeds the highest standards of quality.
- 10) The Contractor shall be responsible for ensuring that all construction work is completed in a manner that meets or exceeds the highest standards of safety.



**BUILDING PERMIT SET**  
01/17/2020



**2416 JEFFERSON AVE**  
Richmond, VA 23220

**RAJESH K. SINGH**  
Principal Architect  
1/18/18  
**A301**

**ONE ENGINEER**  
1000 EAST MAIN STREET  
RICHMOND, VA 23219  
TEL: (804) 644-1111  
WWW.ONEENGINEER.COM

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