

INTRODUCED: February 27, 2023

AN ORDINANCE No. 2023-068

As Amended

To authorize the special use of the property known as 3600 Grove Avenue for the purpose of a multifamily dwelling containing up to [~~260~~] 253 dwelling units and amenity spaces, with off-street parking, upon certain terms and conditions.

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

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

PUBLIC HEARING: MARCH 27 2023 AT 6 P.M.

WHEREAS, the owner of the property known as 3600 Grove Avenue, which is situated in a R-48 Multifamily Residential District, desires to use such property for the purpose of a multifamily dwelling containing up to [~~260~~] 253 dwelling units and amenity spaces, with off-street parking, which use, among other things, is not currently allowed by sections 30-416.1, concerning permitted principal uses, 30-416.4(b), concerning lot area and width, 30-416.5(1), concerning front yards, 30-416.5(2)(b), concerning side and rear yards, 30-416.6, concerning usable open space, and 30-416.8, concerning height, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond

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

ADOPTED: MAY 8 2023 REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

(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 3600 Grove Avenue and identified as Tax Parcel No. W000-1657/002 in the 2023 records of the City Assessor, being more particularly shown on a survey entitled “ALTA/NSPS Land Title Survey of 2.093 Acres of Land Owned by JFC Windsor DST,” prepared by Timmons Group, dated June 29, 2022, and last revised July 7, 2022, 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 multifamily dwelling containing up to ~~[260]~~ 253 dwelling units and amenity spaces, with off-street parking, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “3600 Grove Avenue Multifamily, Richmond, Virginia, Conceptual Design, ~~[1-30-2023]~~ 04-12-2023,” prepared by Dynamik Design, and dated ~~[January 30, 2023]~~ April 12, 2023, and “3600 Grove Avenue Multifamily Conceptual Plan,” prepared by Timmons Group, and dated ~~[January 30]~~ April 12, 2023, 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 multifamily dwelling containing up to ~~[260]~~ 253 dwelling units and amenity spaces, with off-street parking, substantially as shown on the Plans. The ground floor of the building may also contain permitted principal uses on corner lots in the R-63 Multifamily Urban Residential District, pursuant to section 30-419.3 of the Code of the City of Richmond (2020), as amended, within the area labeled “Leasing/Amenities” on the Plans.

(b) No fewer than ~~[335]~~ 330 off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.

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

(d) All mechanical equipment serving the Property, including heating, ventilation and air conditioning units, shall be located or screened so as not to be visible from any public right-of-way.

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

(f) Storage for no fewer than 65 long-term, on-site bicycle parking spaces and six short-term, off-site bicycle parking spaces shall be provided, substantially as shown on the Plans.

(g) All ground floor dwelling units fronting Grove Avenue and North Thompson Street shall be accessible from the exterior of the building and shall be provided with walkways from the entrances to the sidewalk.

(h) Subject to approval by Dominion Virginia Energy, which approval the Owner shall obtain from Dominion Virginia Energy in writing, all power lines along Grove Avenue and North Thompson Street adjacent to the Property shall be buried, substantially as shown on the Plans.

(i) Signs on the Property shall be limited to an aggregate of 300 square feet in area and shall not be internally illuminated. Roof-mounted signs shall not be permitted on the Property.

§ 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 sidewalks and 19 new street trees, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

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

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

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

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

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (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.

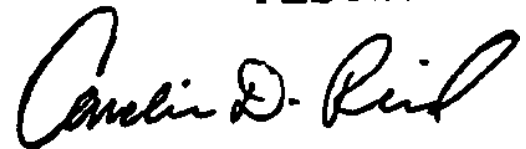
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property 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:**

A handwritten signature in cursive script, reading "Carol D. Reed".

**City Clerk**





# City of Richmond

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

## Item Request File Number: PRE.2022.0711

### O & R Request

**DATE:** January 30, 2023

**EDITION:** 1

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

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

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

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

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

**RE:** To authorize the special use of the property known as 3600 Grove Avenue for the purpose of a multi-family building, with off-street parking, upon certain terms and conditions.

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

**PURPOSE:** To authorize the special use of the property known as 3600 Grove Avenue for the purpose of a multi-family building, with off-street parking, upon certain terms and conditions.

**REASON:** The applicant is requesting a Special Use Permit which would allow for a multi-family building, with off street parking, within an R-48 Multifamily Residential District, which use, among other things, is not currently allowed by sections 30-416.1, 30-416.4(b), 30-416.5(1), 30-416.5(2)b, 30-416.6, and 30-416.8 regarding permitted principal uses, lot area and width, front yards, side and rear yards, usable open space, and height, respectively, of the Code of the City of Richmond (2020), as amended. A Special Use Permit is therefore required.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council.

**BACKGROUND:** The property is located in the Museum District neighborhood on Grove Avenue, between Grove and Hanover Avenues. The property is currently a 98,699 sq. ft. (2.3 acre) improved parcel of land, with a 27,390 sq. ft. vacant building constructed, per tax assessment records, in 1955. The application is for a new, 6-story multi-family building with off-street parking.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Community Mixed Use. This designation 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. (p. 58)

The current zoning for this property is R 48 Multifamily Residential. The surrounding land uses include primarily residential with some institutional and commercial uses within the Museum District neighborhood and nearby Carytown.

**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 27, 2023

**CITY COUNCIL PUBLIC HEARING DATE:** March 27, 2023

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

City Planning Commission March 20, 2023

**AFFECTED AGENCIES:** Office of Chief Administrative 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, 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: 3600 Grove Avenue Date: September 16, 2022

Tax Map #: W0001657002 Fee: \_\_\_\_\_

Total area of affected site in acres: 2.266 acres

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

**Zoning**

Current Zoning: R-48

Existing Use: vacant adult care multi-family

**Proposed Use**

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

Multi-family Residential

Existing Use: vacant adult care multi-family

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Tom Burr

Company: Flournoy Development Group, LLC, a Delaware limited liability company

Mailing Address: 1100 Brookstone Centre Parkway

City: Columbus State: GA Zip Code: 31904

Telephone: (847) 226-0815 Fax: ( )

Email: tom.burr@flournoydev.com

**Property Owner:** JFC Windsor DST c/o Windsor Manager

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: 1148 W. Legacy Crossing Boulevard, Suite 400

City: Centerville State: UT Zip Code: 84014

Telephone: ( ) Fax: ( )

Email: \_\_\_\_\_

**Property Owner Signature:** 

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

**NOTE:** Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

January 30, 2023

**BY ELECTRONIC DELIVERY**

Mr. Jonathan Brown  
City of Richmond DPDR  
Land Use Administration Division, Room 511  
City Hall, 900 East Broad Street  
Richmond, Virginia 23219

Jennifer D. Mullen  
Richmond Office  
(804) 977-3374 (direct)  
jmullen@rothjackson.com

**Re: Special Use Permit 3600 Grove Avenue (W000-165/7002)**

Dear Mr. Brown:

This letter shall serve as the revised Applicant's Report accompanying the application for a Special Use Permit application (the "SUP") for the property known as 3600 Grove Avenue (the "Property"). The SUP would authorize the use of the Property for multifamily use with structured parking, as well as accessory programmed ground floor and rooftop spaces as shown on the enclosed conceptual site plans, floor plans, renderings, and elevations (the "Plans").

The applicant, Flournoy Development Group (the "Applicant") is a nationally recognized, vertically-integrated mixed use and multifamily housing developer. Since 1967, the Applicant has delivered over 44,000 apartment homes spanning more than 230 projects across the Southeastern United States with a relentless focus on quality and long-term value creation for the communities in which it owns and operates. The Applicant's historical portfolio includes thoughtfully-designed, urban developments and the company specializes in the development of sensitive mixed use and residential projects in cities like Richmond. Additional information related to the Applicant's platform, portfolio, and core values can be found at the following link: <https://flournoycompanies.com/multifamily-development>.

The request in this SUP is the change of use from the current adult care multifamily use (which is currently non-operational) to multifamily residential at the height and density shown in the Plans. The Applicant proposes that the existing dilapidated 1950s building on the Property - formerly with 60 adult care residential beds, 20 staff members, and 39 on-site parking spaces - be demolished and replaced with a new high quality mid-rise community scale residential multifamily building (the "Building") as shown on the Plans. Specifically, the Applicant expects to:

- (i) Construct a new six (6) story residential Building containing approximately 260 dwelling units comprised of a mix of studio, one (1) bedroom, and two (2) bedroom market rate apartments;

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**RICHMOND**

1519 Summit Avenue, Suite 102, Richmond, VA 23230  
P: 804-441-8440 F: 804-441-8438

**TYSONS CORNER**

8200 Greensboro Drive, Suite 820, McLean, VA 22102  
P: 703-485-3535 F: 703-485-3525

- (ii) Construct accessory structured parking on the interior of the parcel with approximately 335 on-site structured parking spaces and exterior screening as shown on the Plans;
- (iii) Provide for short-term and long-term bicycle parking both outdoors and within the parking structure;
- (iv) Provide hardscape areas for gathering space and potential future commercial uses;
- (v) Enhance the interior ground floor space for use as an active, programmed resident space, with the architectural forms of commercial space, such as two-story windows and ceilings at the Grove Avenue and Thompson Street intersection to maximize engagement with the surrounding streetscape;
- (vi) Construct high quality exterior finishes, with metal and glass balconies on each floor, brick and glass finishes on the ground floor, designed and arranged to engage the pedestrian network, a brick façade to the fifth floor, with grey cementitious panel siding on the sixth floor with an enhanced cornice line, all creating a building design that is compatible with the surrounding neighborhood;
- (vii) Install sidewalks, street trees, curb and gutter, and pedestrian and vehicle safety bump-outs at the intersections of 195 and Thompson Street and Grove Avenue and Thompson Street, preserving on-street parking along Grove Avenue;
- (viii) Bury most power lines along Thompson Street and Grove Avenue adjacent to the project; and
- (ix) Install new decorative street lights along Thompson Street and Grove Avenue that generally conform with similar decorative street lights throughout the Museum District.

The Property is not located within the Museum District Design Overlay District but is located within the area of the Museum District Association (“MDA”). The Applicant has reached out to the MDA, presented to the MDA Zoning Committee on September 14, 2022 and December 14, 2022, as well as hosted a neighborhood meeting January 17, 2023. The building materials and elevations were revised based on the comments from the MDA Zoning Committee meeting in December 2022, as well as the neighborhood meeting in January 2023.

The Property is zoned R-48 and was formerly the Windsor Memory Care facility. Properties immediately surrounding the Property to the south are zoned RO-2, with a mix of commercial and medical office uses. The western boundary of the Property is I-195 and the railroad. Properties to the east are also zoned R-48 and are located within the Museum District Design Overlay District and are occupied by a mix of single-family, two-family, and multifamily dwellings. Properties to the north across the I-195 exit are zoned R-48 but used as a City park with tennis courts and playing fields.

The Richmond 300 (the “Master Plan”) recommends “Community Mixed Use” for the subject and surrounding properties and is located adjacent to the Carytown National/Regional Node. Community Mixed Use is described as medium density walkable commercial and residential uses, with parking inside the structure, up to six (6) stories tall, and with an activated ground floor, buildings to the street, windows and entrances on the street and streetscape elements incorporated. This Property is uniquely situated on a block without residential or existing buildings adjacent to it as it is surrounded by the I-195 off-ramp, Grove Avenue and Thompson Street. The street typologies surrounding the Property also are

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identified as locations recommended for additional density as Grove Avenue is identified as a Major Residential Street and Thompson Street is a Major Mixed-Use Street. The proposed redevelopment of this Property is consistent with the recommendations of the Richmond300.

### **STANDARD OF REVIEW**

The request addresses the following 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 SUP will not:

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

The proposed SUP will not impact the safety, health, morals and general welfare of the surrounding community. The proposed SUP is consistent with the recommendations of the Master Plan related to the Property. It would contribute to the general welfare of the community by, among other things, providing an opportunity to replace a dilapidated building in manner consistent with the quality of development in the surrounding community.

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

As demonstrated in the enclosed traffic impact analysis materials (which was based upon 275 dwelling units for the subject for purposes of conservatism), the proposed SUP will not result in significant traffic impacts in the area involved, again, owing to its consistency with the Master Plan and its design principles. The Property proposes approximately 335 onsite parking spaces within the proposed parking deck with an additional seven (7) on-street parking spaces and a loading zone (spanning two street parking spaces) on Grove Avenue (i.e., preserving on-street parking on Grove Avenue). The Property proposes one (1) access on Grove Avenue and one (1) access on Thompson Street, and it adds significant pedestrian features such as the bump-outs shown on the Plans. In addition, it is worth noting that with the proposed SUP, the number of access points on Thompson Street will be reduced from three to one. In addition, the streetscape improvements of bump-outs and wider sidewalks will improve safety for pedestrians.

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

The Building will be constructed 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. Existing fire hydrants are located within the safe, appropriate distance established by the Fire Department for the Property. The Grove Avenue access will include a hammerhead turn designed to accommodate the City's fire and emergency vehicles as shown on the Plans.

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

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The proposed SUP will not over crowd the land or create an undue concentration population. The parcel is an edge parcel not immediately surrounded by single family residential dwelling units and is consistent with the Richmond300 recommendations.

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

The proposed SUP would not adversely affect the above referenced City services. The bump-outs on Thompson Street at the intersections with Grove Avenue and the I-195 exit will enhance pedestrian safety.

- *Interfere with adequate light and air.*

The proposed SUP will not interfere with adequate light and air; the height and configuration of the Building will not materially change from existing conditions except that it may diminish the impact of traffic noise from I-195 and the adjacent commercial train corridor.

In summary, the Applicant enthusiastically seeks approval of the SUP. The construction of the Building, made possible through the SUP, would guaranty a high quality use at the Property for the benefit of the community at large. The project would contribute to the vibrancy of the block through the development of an appropriate urban form that is consistent with the Richmond300.

Thank you for your time and consideration of this request, please let me know if you have any questions.

Sincerely,



Jennifer D. Mullen

Enclosures

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**TYSONS CORNER**

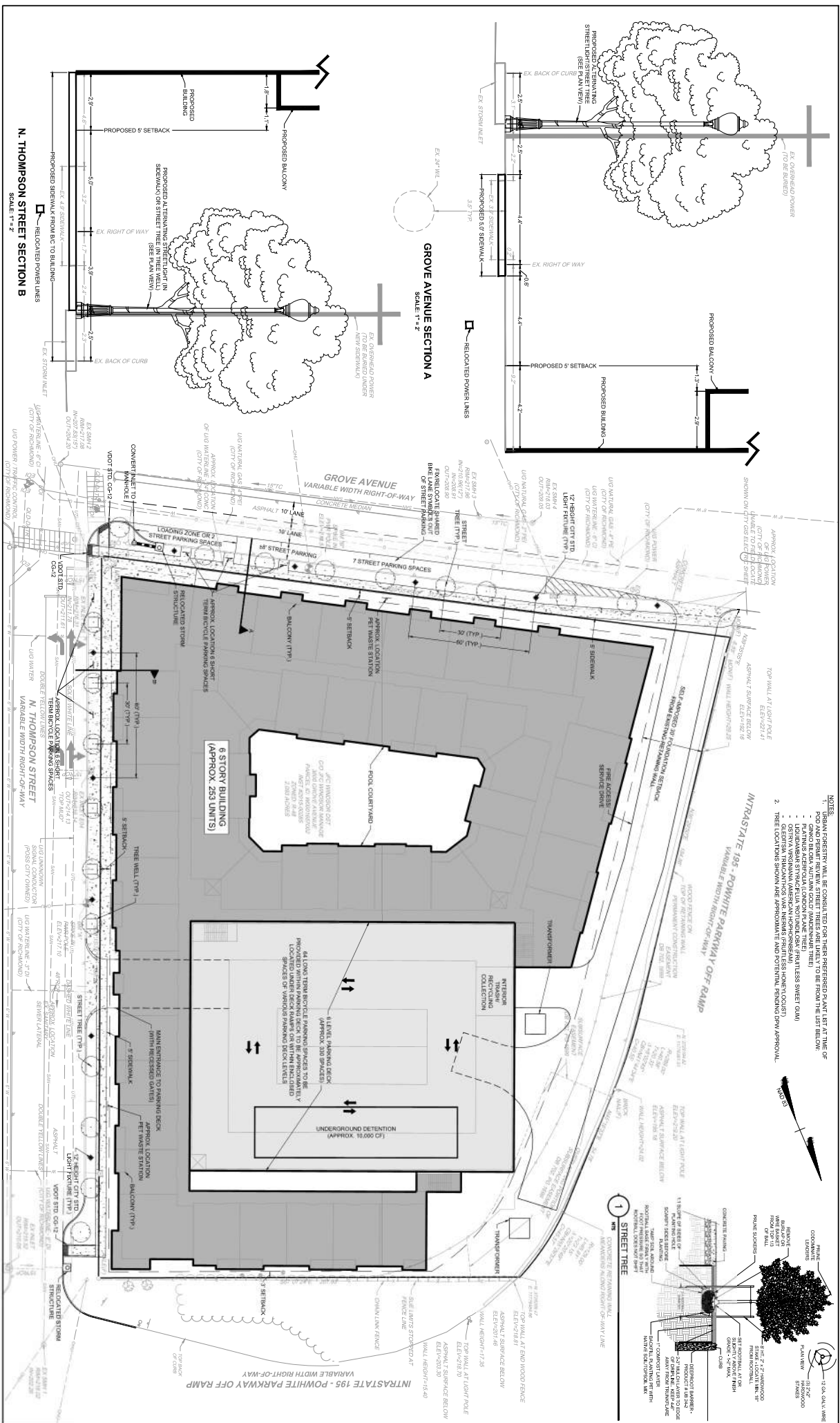
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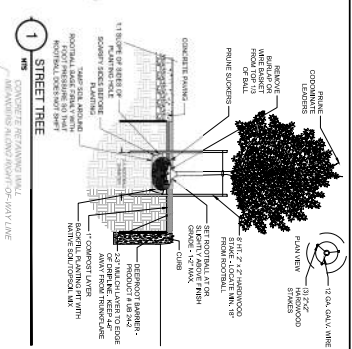


# 3600 GROVE AVENUE MULTIFAMILY CONCEPTUAL PLAN

APRIL 12, 2023



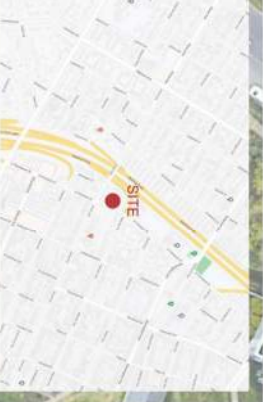
- NOTES**
1. DESIGN CONCEPT SHALL BE CONSULTED FOR THEIR APPLICABLE PART 101.14 TIME OF REVIEW AND PERMIT REVIEW SHEET THEREAFTER. THE LIST BELOW:
    - GROUND DATA WITHIN GOLD MANSION TRAIL
    - EXISTING UTILITIES (CITY OF INDIANAPOLIS)
    - EXISTING STREETS (CITY OF INDIANAPOLIS)
    - EXISTING TREES (CITY OF INDIANAPOLIS)
  2. TREE LOCATIONS SHOWN ARE APPROXIMATE AND POTENTIAL PERMITS MAY BE REQUIRED.



**TIMMONS GROUP**  
ENGINEERING | DESIGN | TECHNOLOGY

SCALE 1/8" = 1'-0"

- 100' LONG-TERM SPACES REQUIRED
- 64 LONG-TERM SPACES PROVIDED
- 2 SHORT-TERM SPACES / 50' OR LESS REQUIRED
- 10 SHORT-TERM SPACES PROVIDED



**SITE INFORMATION**

TOTAL SITE AREA (APPROX.) : 2.1 AC  
 CURRENT ZONING : R-48

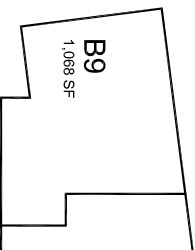
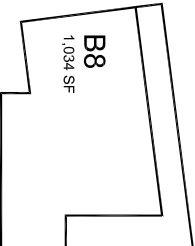
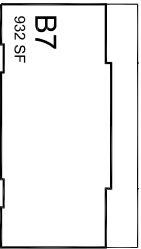
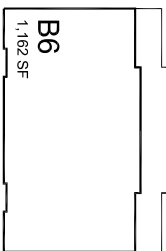
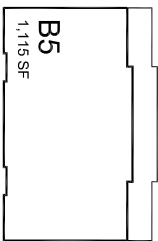
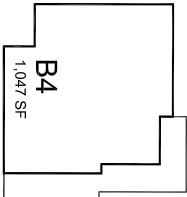
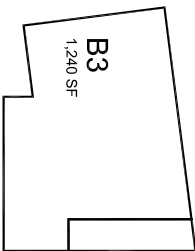
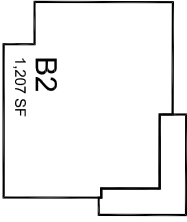
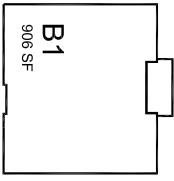
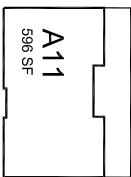
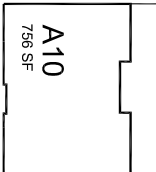
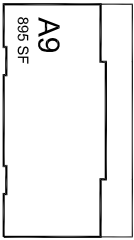
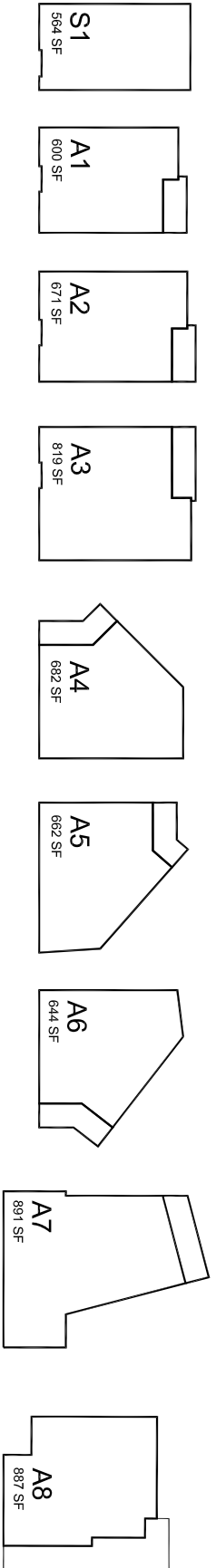
**LEGEND**

- MULTIFAMILY**
- M** 6 STORY (TYPE IIA) WRAP BUILDING WITH 6 LEVEL (TYPE IA) PRE-CAST PARKING DECK
- TOTAL UNITS : 253 (APPROX.)
- AVG HEATED AREA - MF : 765 SF (APPROX.)
- TOTAL PARKING : 339 SPACES (APPROX.)
- COMPRISED OF : 330 PARKING DECK SPACES (APPROX.), 7 STREET PARKING (APPROX.), AND 2 ON-STREET LOADING ZONE PARKING (APPROX.)
- PARKING RATIO PROVIDED: 1.34 SPACES/DU (APPROX.)

**AMENITIES**

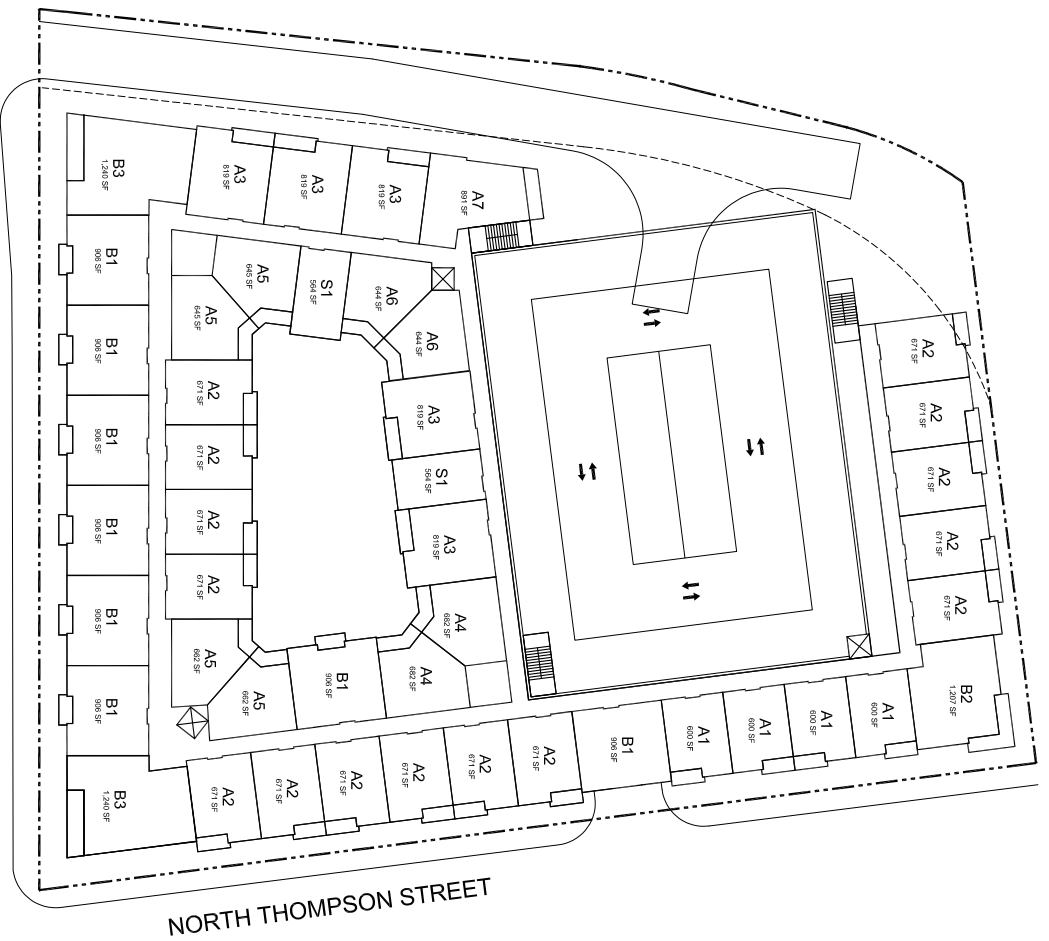
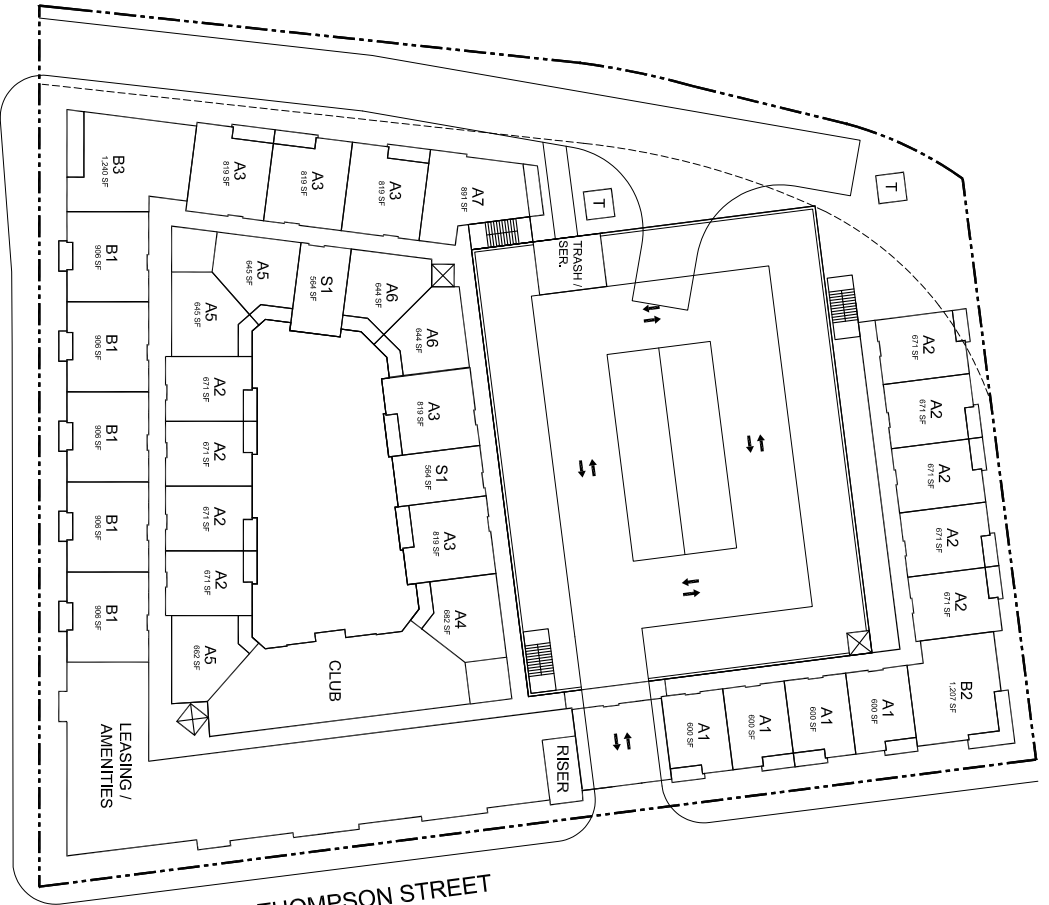
- C1** MULTIFAMILY CLUB / LEASING
- TOTAL : 8,500 SF (APPROX.)

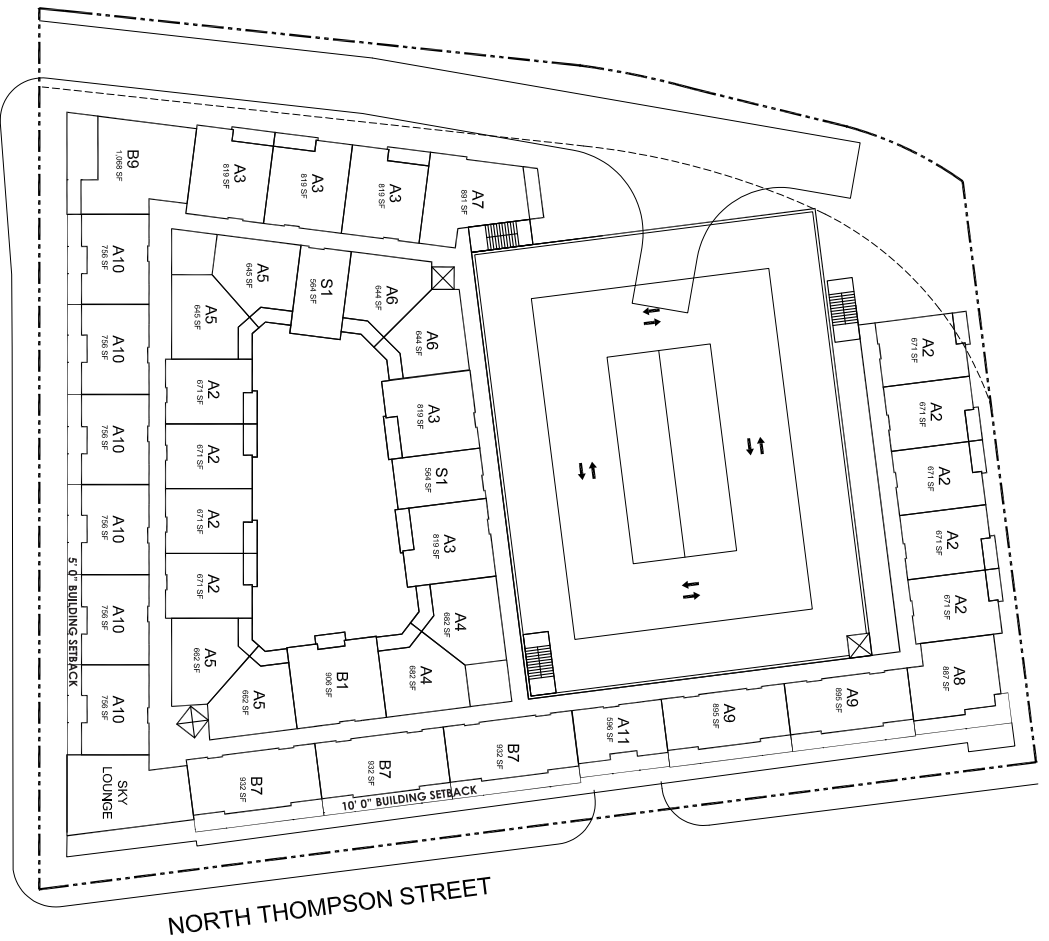
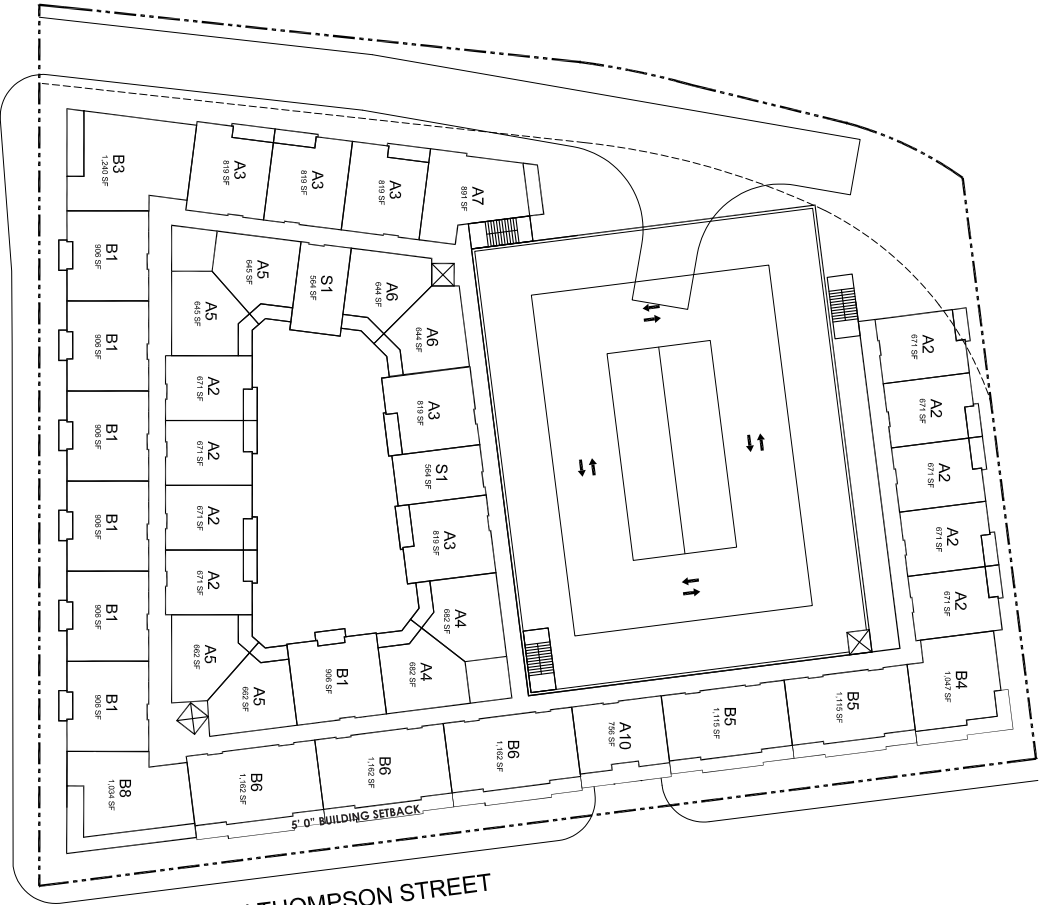




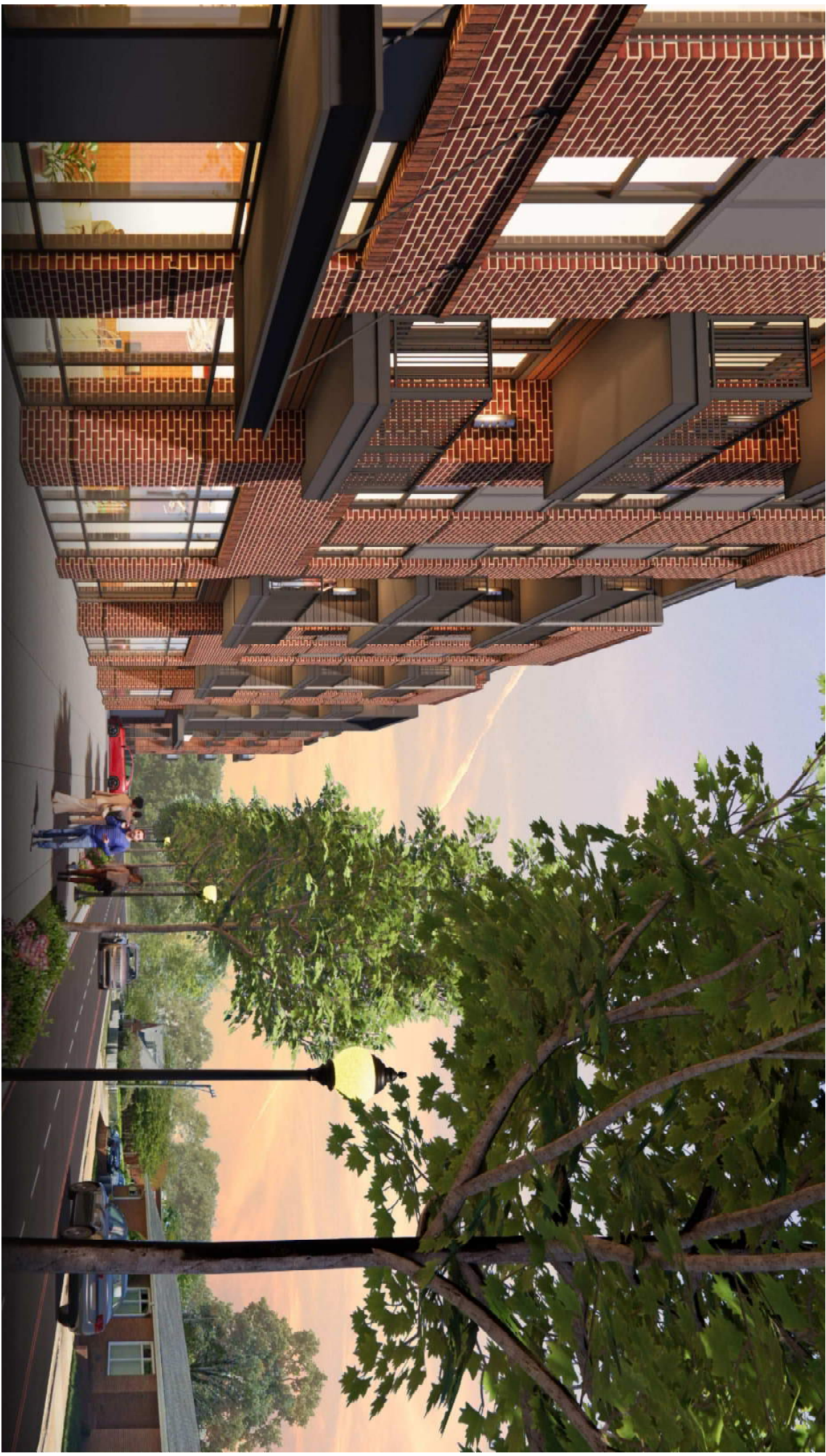
**UNIT MIX SUMMARY**

4/11/2023	UNIT	LEVELS						QTY	BEDS	HEATED UNIT AREA (NRSF)		BALC. (NRSF)	MIX %
		L1	L2	L3	L4	L5	L6			HEATED	TOTAL HEATED		
	STUDIO UNITS												
	S1	2	2	2	2	2	2	12	12	564	564	0	4.74%
	<b>SUBTOTAL</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>12</b>	<b>12</b>	<b>564</b>	<b>564</b>	<b>0</b>	<b>4.74%</b>
	1 BED UNITS												
	A1	4	4	4	4	4	0	16	16	600	9,600	56	6.32%
	A2	9	15	15	15	9	9	72	72	671	48,312	56	28.46%
	A3 (1BR+DEN)	5	5	5	5	5	5	30	30	819	24,570	75	11.86%
	A4	1	2	2	2	2	2	11	11	682	7,502	79	4.35%
	A5	3	4	4	4	4	4	23	23	662	15,226	74	9.09%
	A6	2	2	2	2	2	2	12	12	644	7,728	80	4.74%
	A7 (1BR+DEN)	1	1	1	1	1	1	6	6	891	5,346	92	2.37%
	A8 (1BR+DEN)	0	0	0	0	0	1	1	1	887	887	267	0.40%
	A9 (1BR+DEN)	0	0	0	0	0	2	2	2	895	1,790	241	0.79%
	A10 (1BR+DEN)	0	0	0	0	0	1	1	1	756	5,292	170	2.17%
	A11	0	0	0	0	0	1	1	1	596	596	170	0.40%
	<b>SUBTOTAL</b>	<b>25</b>	<b>33</b>	<b>33</b>	<b>33</b>	<b>24</b>	<b>33</b>	<b>181</b>	<b>181</b>	<b>701</b>	<b>126,849</b>	<b>1,170</b>	<b>71.54%</b>
	2 BED UNITS												
	B1	5	8	8	8	7	1	37	74	906	33,522	51	14.62%
	B2	1	1	1	1	0	0	4	8	1,207	4,828	170	1.58%
	B3 (2BR+DEN)	1	2	2	2	1	0	8	16	1,240	9,920	140	3.16%
	B4	0	0	0	0	1	0	1	2	1,047	1,047	220	0.40%
	B5	0	0	0	0	2	0	2	4	1,115	2,230	205	0.79%
	B6	0	0	0	0	3	0	3	6	1,162	3,486	230	1.19%
	B7	0	0	0	0	3	0	3	6	932	2,796	253	1.19%
	B8	0	0	0	0	1	0	1	2	1,034	1,034	328	0.40%
	B9	0	0	0	0	0	1	1	2	1,068	1,068	271	0.40%
	<b>SUBTOTAL</b>	<b>7</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>18</b>	<b>2</b>	<b>60</b>	<b>120</b>	<b>999</b>	<b>59,931</b>	<b>1,170</b>	<b>23.72%</b>
	<b>TOTALS PER FLOOR</b>	<b>34</b>	<b>46</b>	<b>46</b>	<b>46</b>	<b>44</b>	<b>37</b>	<b>253</b>	<b>313</b>	<b>193,548</b>	<b>193,548</b>	<b>1,170</b>	<b>100%</b>
	<b>TOTALS</b>							<b>253</b>	<b>313</b>	<b>765</b>	<b>765</b>	<b>1,170</b>	









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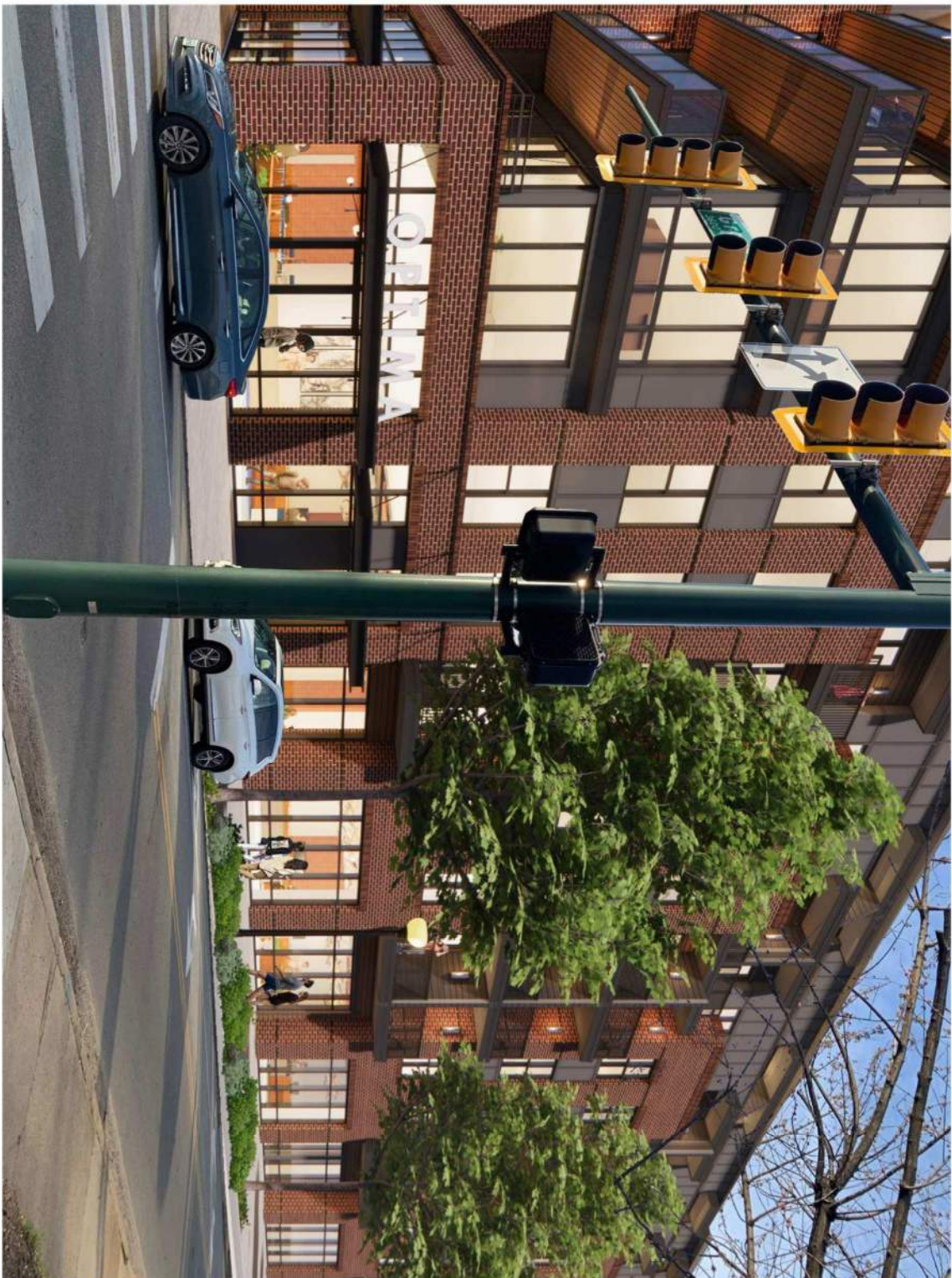
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CONCEPTUAL DESIGN • 04-12-2023

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**3600 GROVE AVENUE MULTIFAMILY**

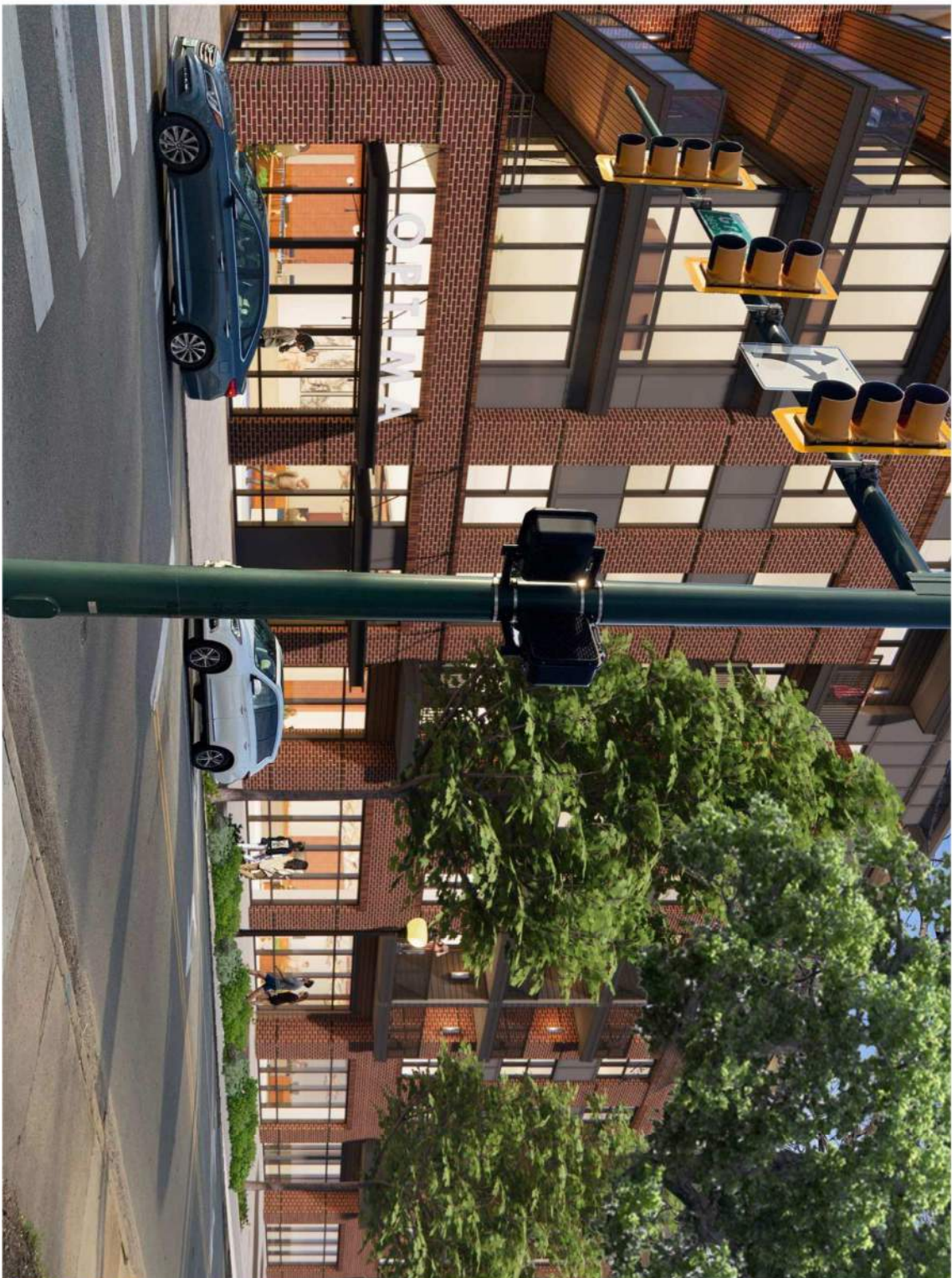
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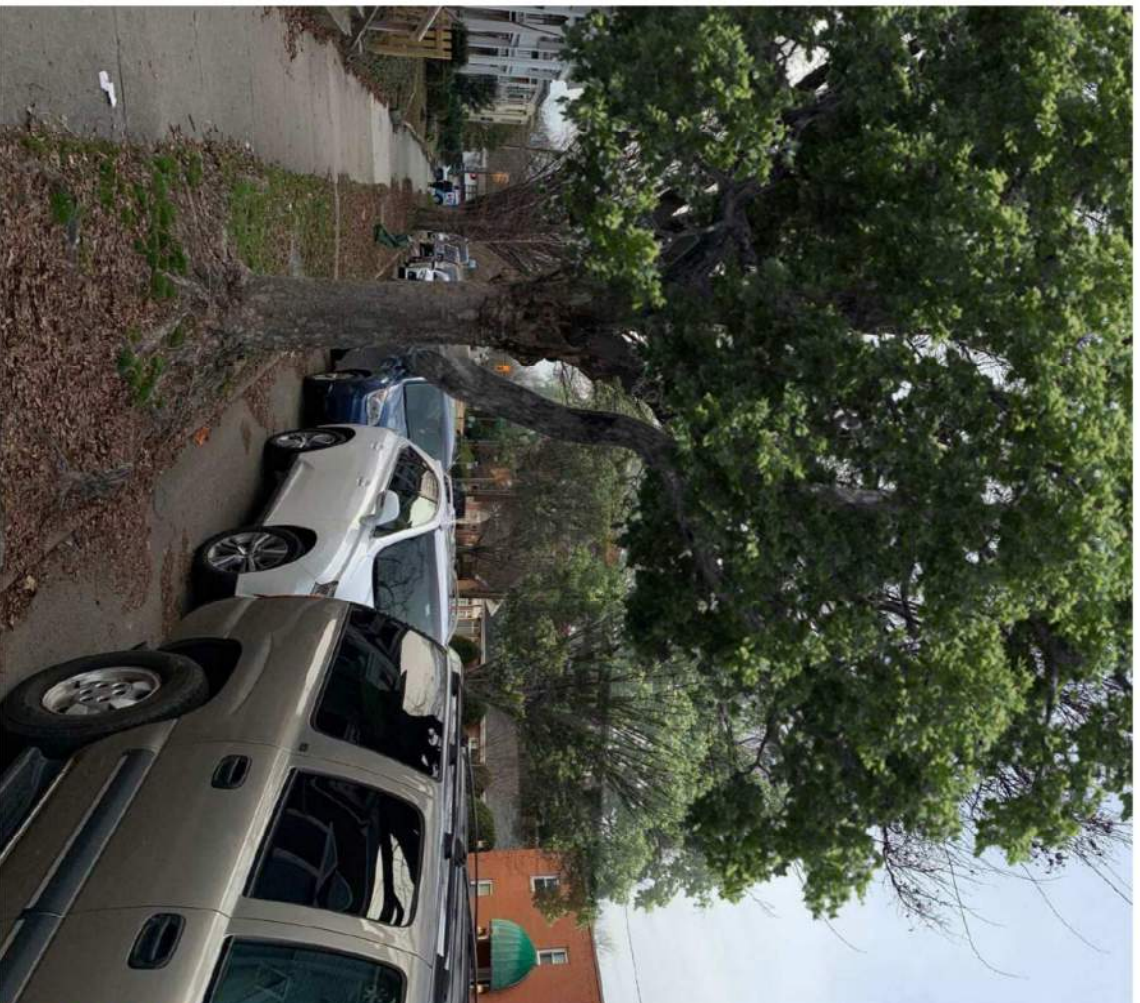
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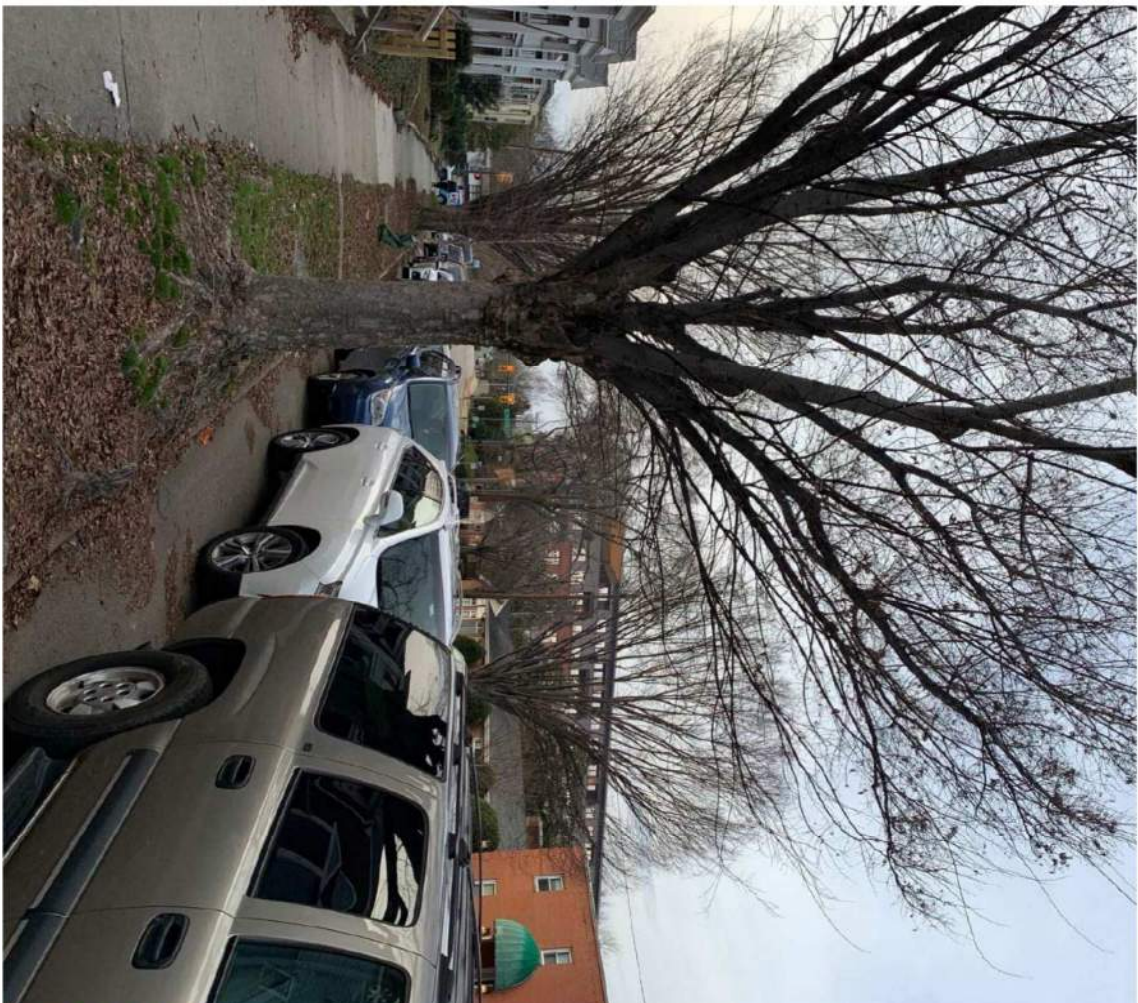
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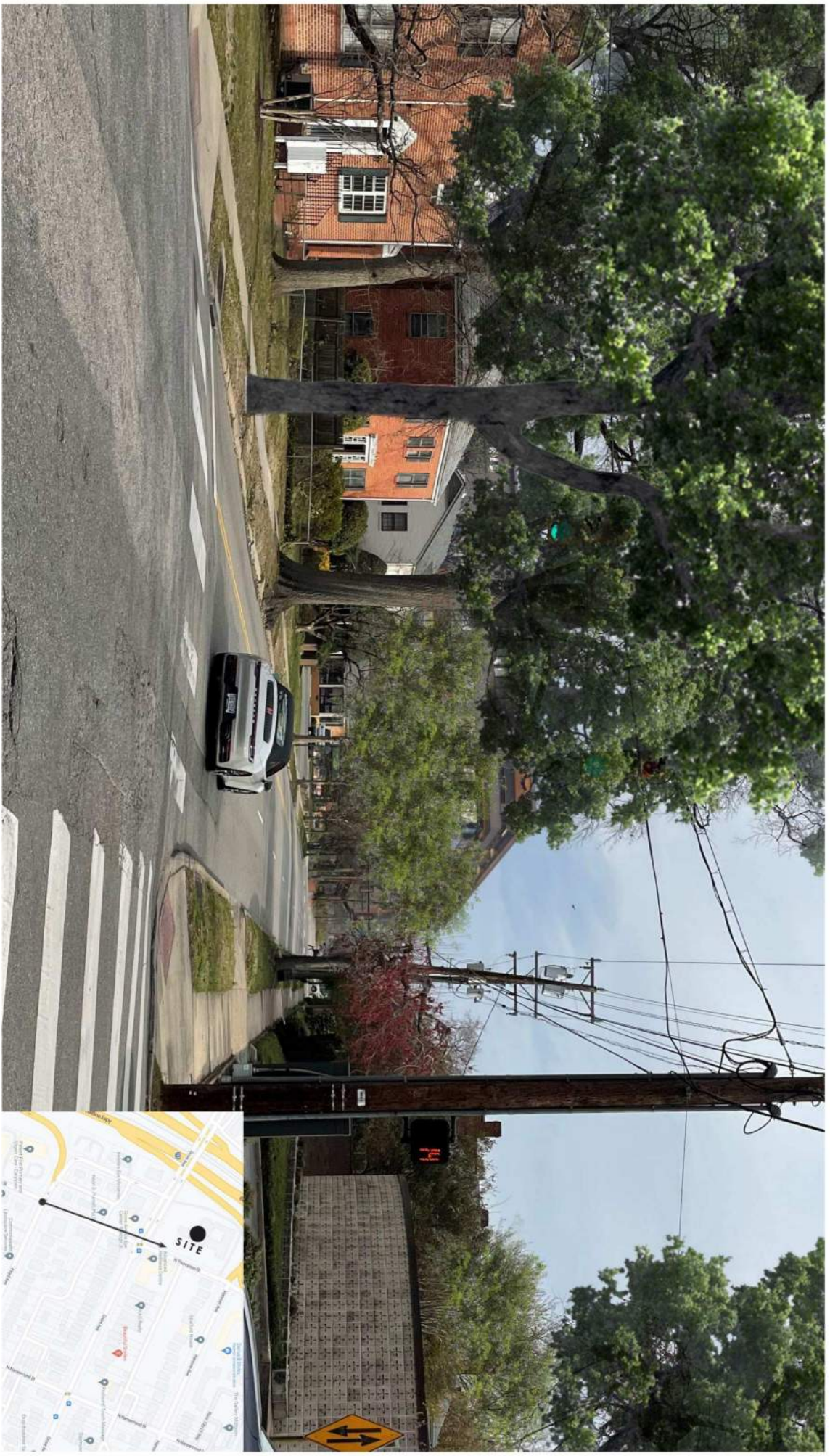
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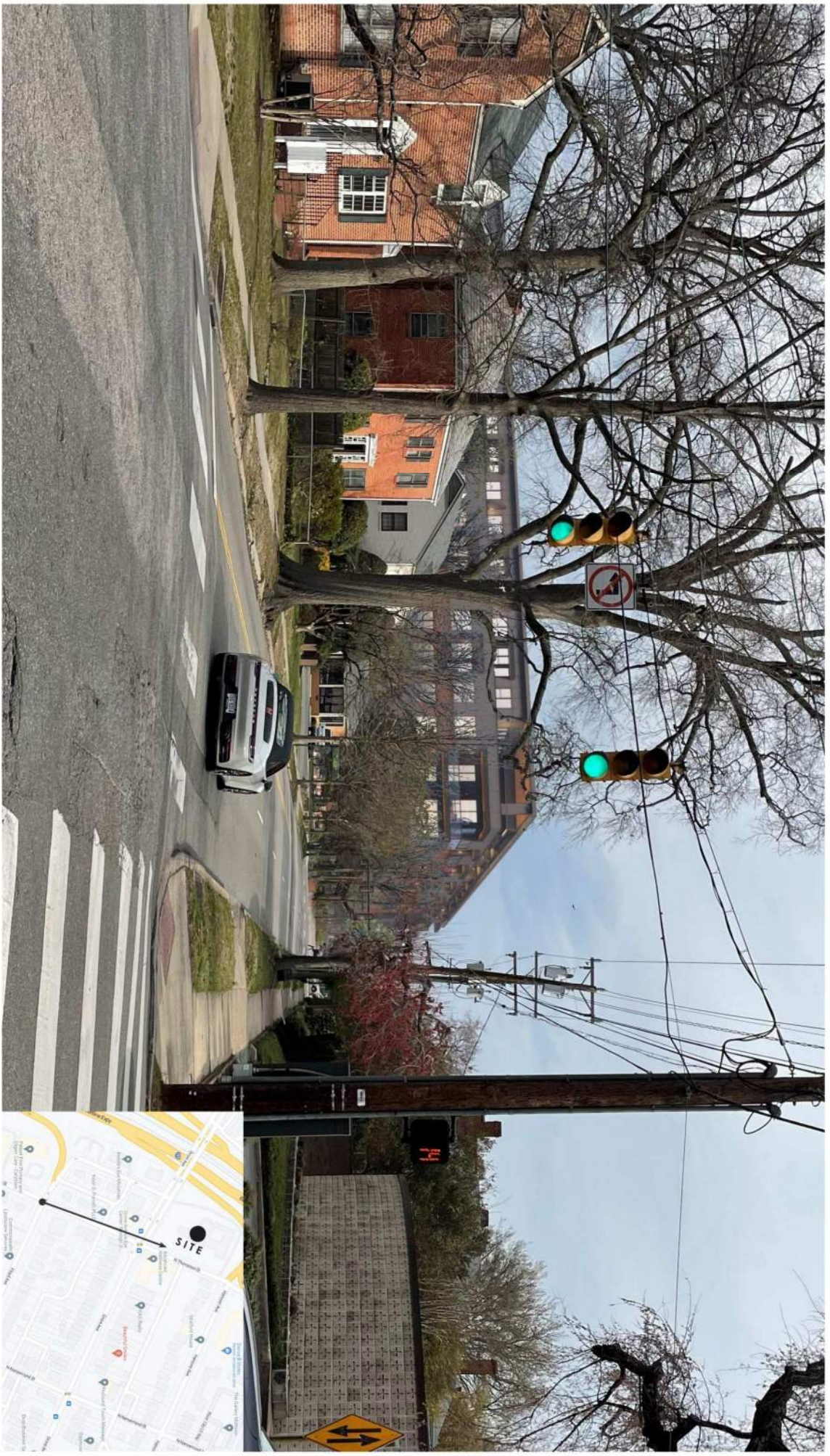
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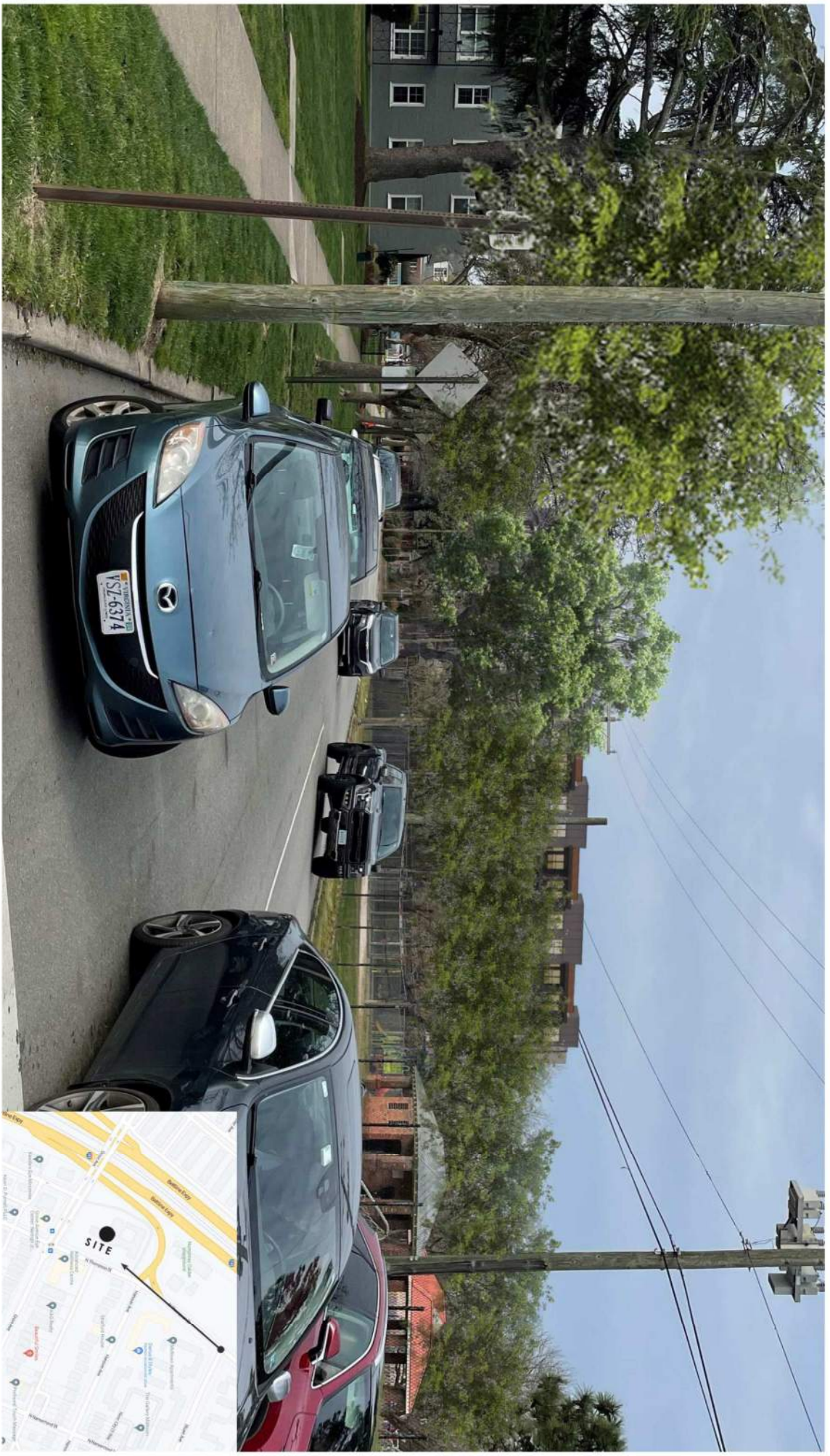
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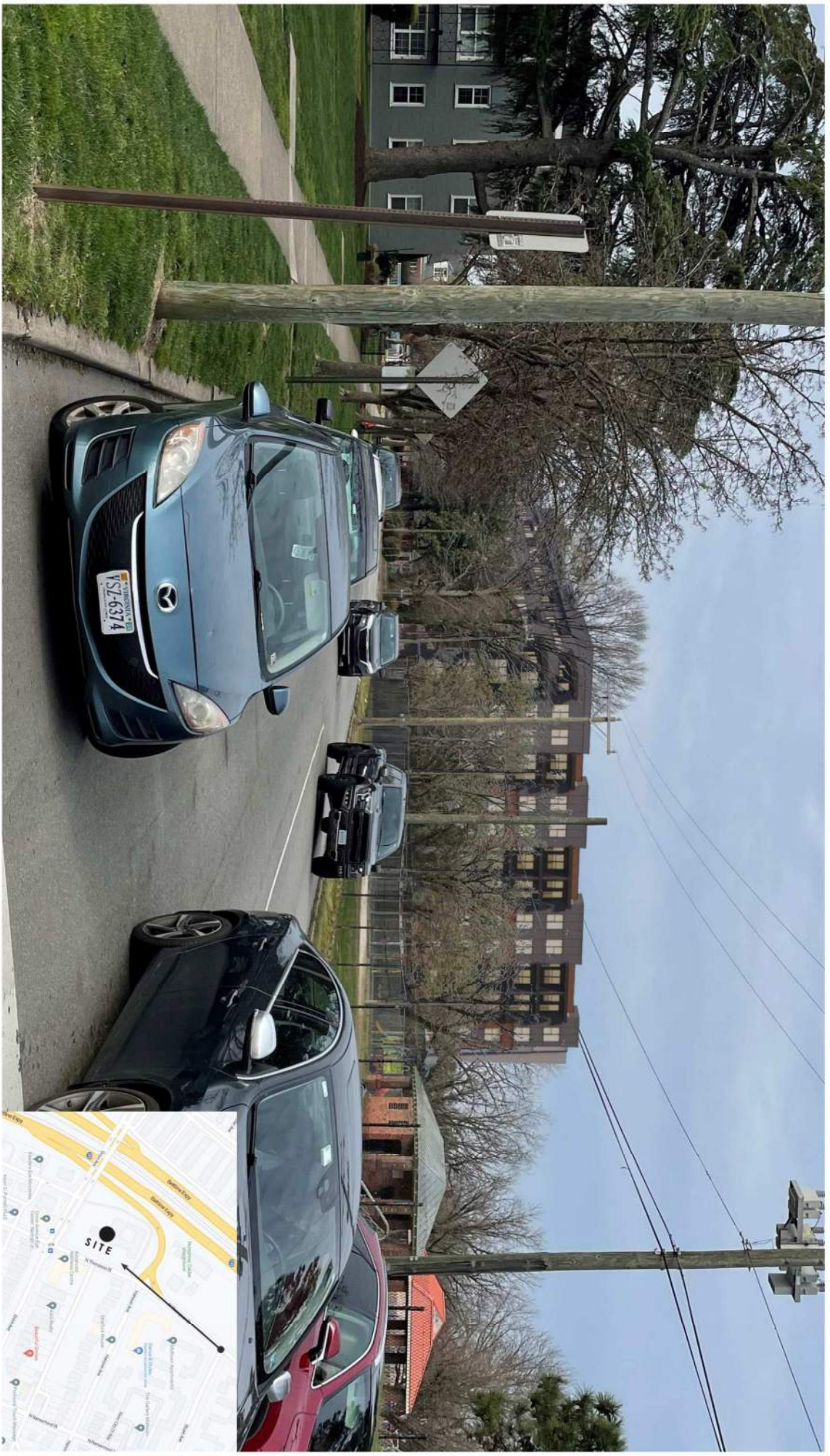
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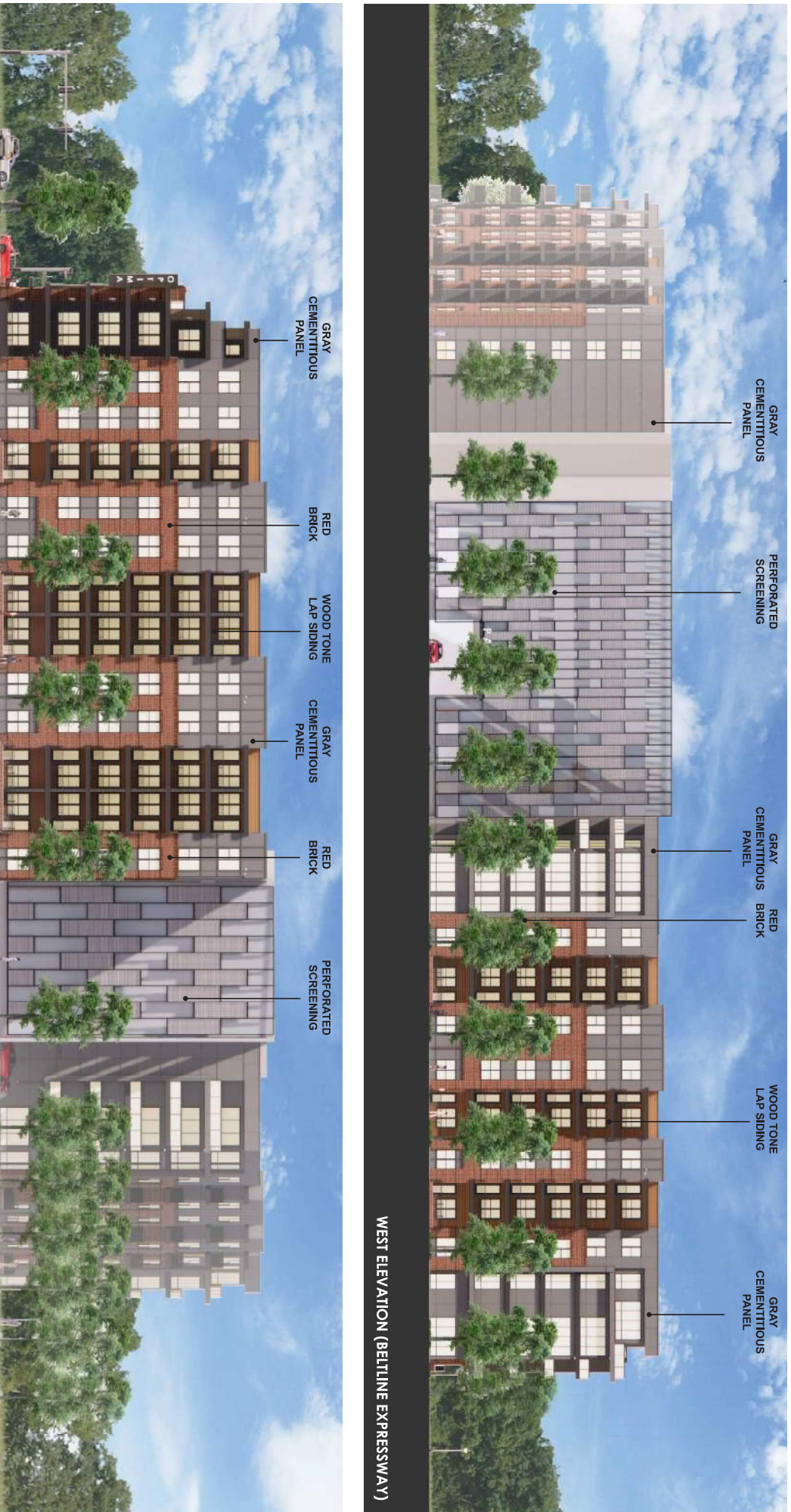


SOUTH ELEVATION (GROVE AVE)



EAST ELEVATION (NORTH THOMPSON STREET)





GRAY  
CEMENTITIOUS  
PANEL

PERFORATED  
SCREENING

GRAY  
CEMENTITIOUS  
PANEL

RED  
BRICK

WOOD TONE  
LAP SIDING

GRAY  
CEMENTITIOUS  
PANEL

WEST ELEVATION (BELTLINE EXPRESSWAY)

GRAY  
CEMENTITIOUS  
PANEL

RED  
BRICK

WOOD TONE  
LAP SIDING

GRAY  
CEMENTITIOUS  
PANEL

RED  
BRICK

PERFORATED  
SCREENING

NORTH ELEVATION