

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/LocationProperty 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

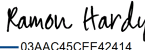
If Yes, please list the Ordinance Number: _____

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.

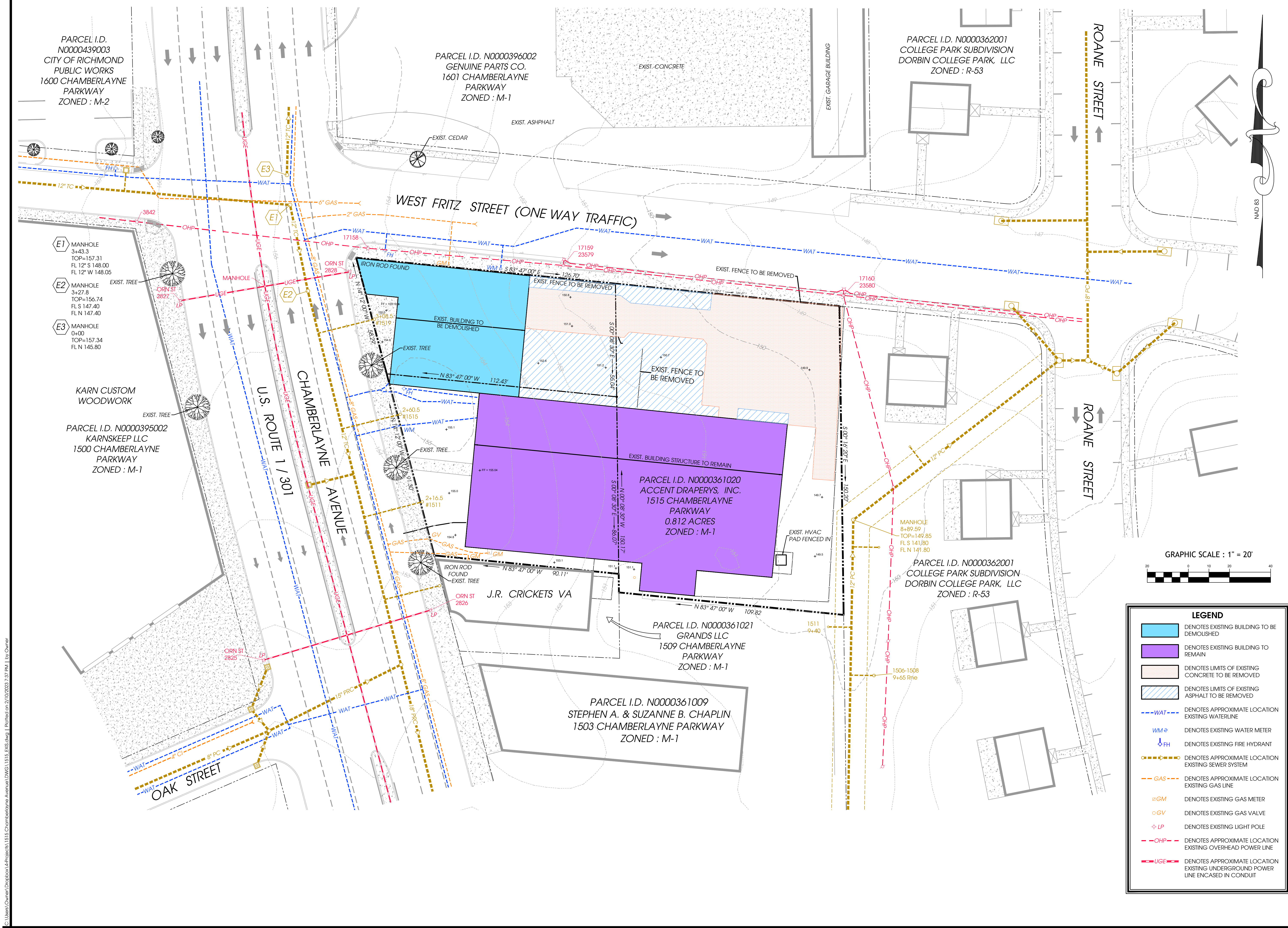
The design aesthetic aims to positively impact the Chamberlayne Ave. corridor with reliefs and material transitions while offering the residents outdoor living opportunities with balconies and roof top terraces.

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

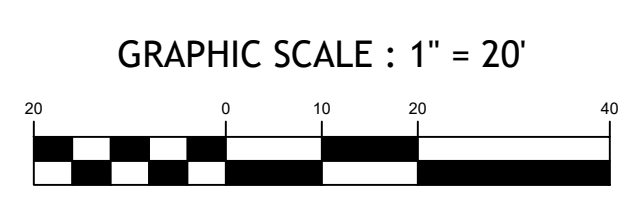
KARN CUSTOM
WOODWORK
PARCEL I.D. N0000395002
KARNSKEEP LLC
1500 CHAMBERLAYNE
PARKWAY
ZONED : M-1

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

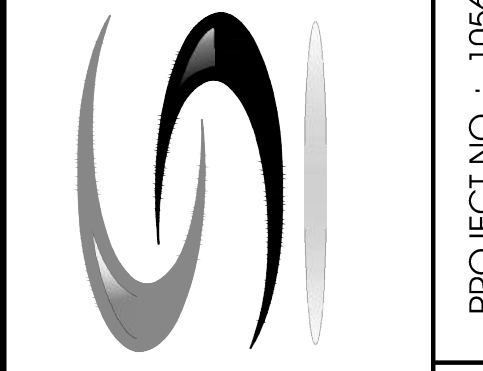
PARCEL I.D. N0000362001
COLLEGE PARK SUBDIVISION
DORBIN COLLEGE PARK, LLC
ZONED : R-53



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

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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

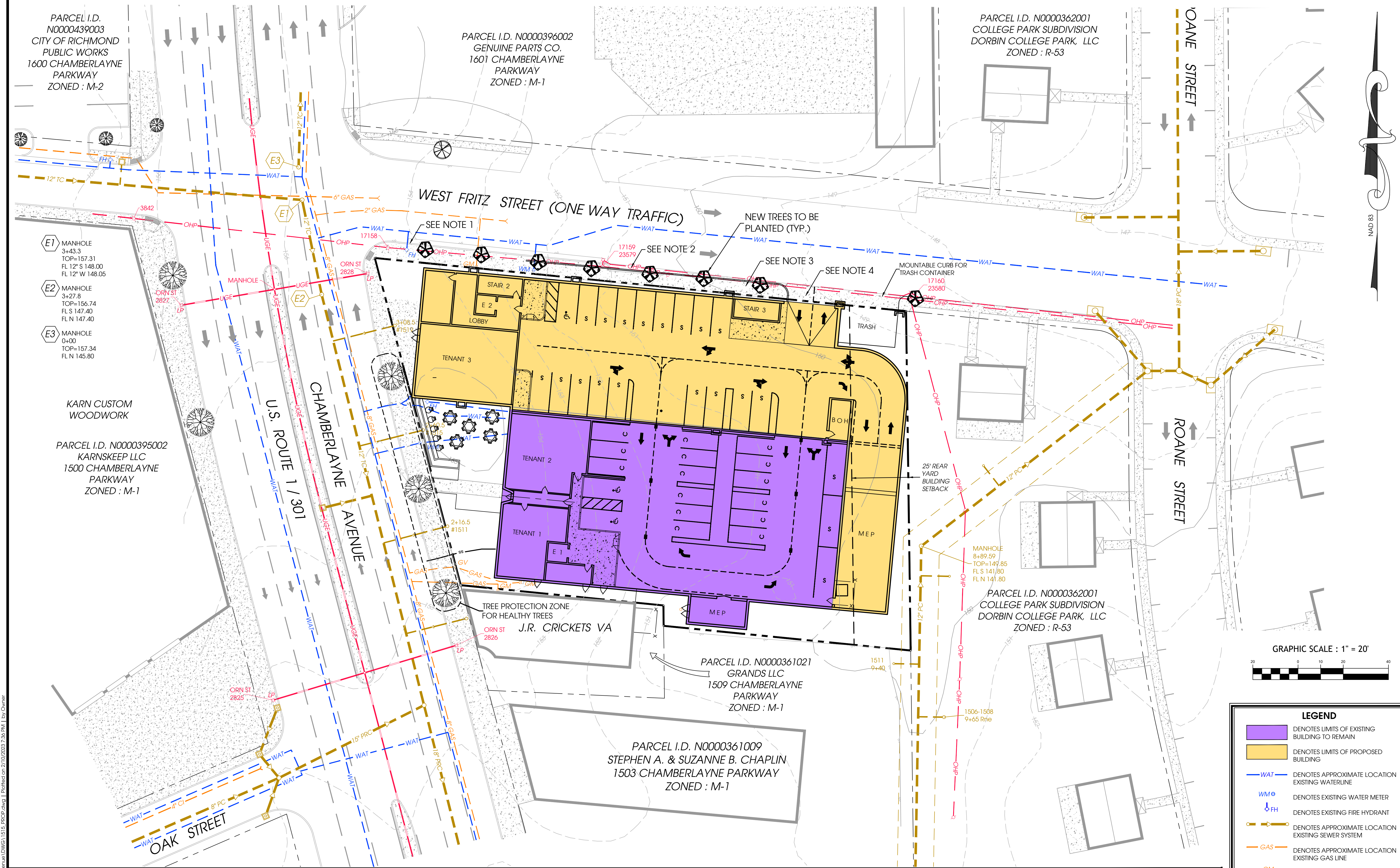
**SPECIAL USE PERMIT
SUP-122999-2022**

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

**EXISTING
CONDITIONS AND
DEMOLITION
PLAN**

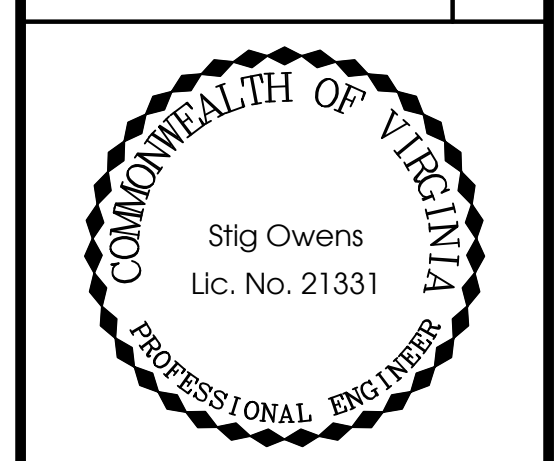
SHEET NO.
C1

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



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PROJECT MANAGER: STIG OWENS
PROJECT NO.: 10561
SCALE: AS SHOWN



DATE: FEBRUARY 11, 2023

REVISION BLOCK	
DATE	DESCRIPTION

SPECIAL USE PERMIT
SUP-122999-2022

1515 CHAMBERLAYNE AVENUE
CITY OF RICHMOND, VIRGINIA

DEVELOPMENT PLAN

SHEET NO.
C2

LEGEND

- DENOTES LIMITS OF EXISTING BUILDING TO REMAIN
- DENOTES LIMITS OF PROPOSED BUILDING
- DENOTES APPROXIMATE LOCATION EXISTING WATERLINE
- DENOTES EXISTING WATER METER
- DENOTES EXISTING FIRE HYDRANT
- DENOTES APPROXIMATE LOCATION EXISTING SEWER SYSTEM
- DENOTES APPROXIMATE LOCATION EXISTING GAS LINE
- DENOTES EXISTING GAS METER
- DENOTES EXISTING GAS VALVE
- DENOTES APPROXIMATE LOCATION EXISTING OVERHEAD POWER LINE
- DENOTES APPROXIMATE LOCATION EXISTING UNDERGROUND POWER LINE ENCASED IN CONDUIT

SCREENING REGULATIONS IN THE M-1 LIGHT INDUSTRIAL DISTRICT SHALL BE AS FOLLOWS:

(1) WHERE A SIDE LOT LINE ABUTS A PROPERTY LINE IN AN R DISTRICT THERE SHALL BE A CONTINUOUS EVERGREEN VEGETATIVE SCREEN OR OPAQUE STRUCTURAL FENCE OR WALL NOT LESS THAN SIX FEET IN HEIGHT ERRECTED ALONG SUCH LOT LINE, BUT NOT WITHIN 15 FEET OF ANY STREET LINE. EVERGREEN VEGETATIVE MATERIAL INTENDED TO SATISFY THIS SUBSECTION SHALL BE OF THE SPECIFIED HEIGHT AT THE TIME OF INSTALLATION AND SHALL BE PLANTED AT SUCH INTERVALS THAT WILL RESULT IN A CONTINUOUS VISUAL SCREEN WITHIN ONE YEAR OF PLANTING.

(2) SCREENING OF PARKING AREAS AND REFUSE AREAS SHALL BE PROVIDED AS SET FORTH IN SECTIONS 30-660 AND 30-710.12.

IN THE M-1 LIGHT INDUSTRIAL DISTRICT, NO BUILDING OR STRUCTURE SHALL EXCEED 45 FEET IN HEIGHT, PROVIDED THAT ADDITIONAL HEIGHT SHALL BE PERMITTED, EXCEPT FOR SIGN STRUCTURES, WHEN ALL PORTIONS OF A BUILDING OR STRUCTURE OVER 45 FEET IN HEIGHT ARE SET BACK FROM SIDE AND REAR A MINIMUM OF ONE FOOT FOR EACH TWO FEET IN HEIGHT IN EXCESS OF FEET AND PROVIDED, FURTHER, THAT NO PORTION OF A BUILDING OR STRUCTURE SHALL PENETRATE AN INCLINED PLANE ORIGINATING AT THE CENTERLINE OF AN ABUTTING STREET AND EXTENDING OVER THE LOT AT AN INCLINATION OF ONE FOOT HORIZONTAL FOR EACH THREE FEET VERTICAL.

(1) FRONT YARD - NO FRONT YARD SHALL BE REQUIRED

(2) SIDE YARDS - NO SIDE YARD SHALL BE REQUIRED, EXCEPT THAT WHERE A SIDE YARD LOT LINE ABUTS OR IS SITUATED ACROSS AN ALLEY FROM PROPERTY IN A R OR RO DISTRICT, THERE SHALL BE A SIDE YARD OF NOT LESS THAN 25 FEET IN WIDTH.

(3) REAR YARD - NO REAR YARD SHALL BE REQUIRED, EXCEPT THAT WHERE A REAR LOT LINE ABUTS OR IS SITUATED ACROSS AN ALLEY FROM PROPERTY IN A R OR RO DISTRICT, THERE SHALL BE A REAR YARD OF NOT LESS THAN 25 FEET IN DEPTH.

ZONING: M-1 LIGHT INDUSTRIAL DISTRICT

PROPOSED USE: COMMERCIAL : 3 TENANTS
DWELLING UNITS: 91 UNITS

PARKING REQUIREMENTS: 1 SPACE PER DWELLING UNIT
91 DWELLING UNITS = 91 PARKING SPACES REQUIRED

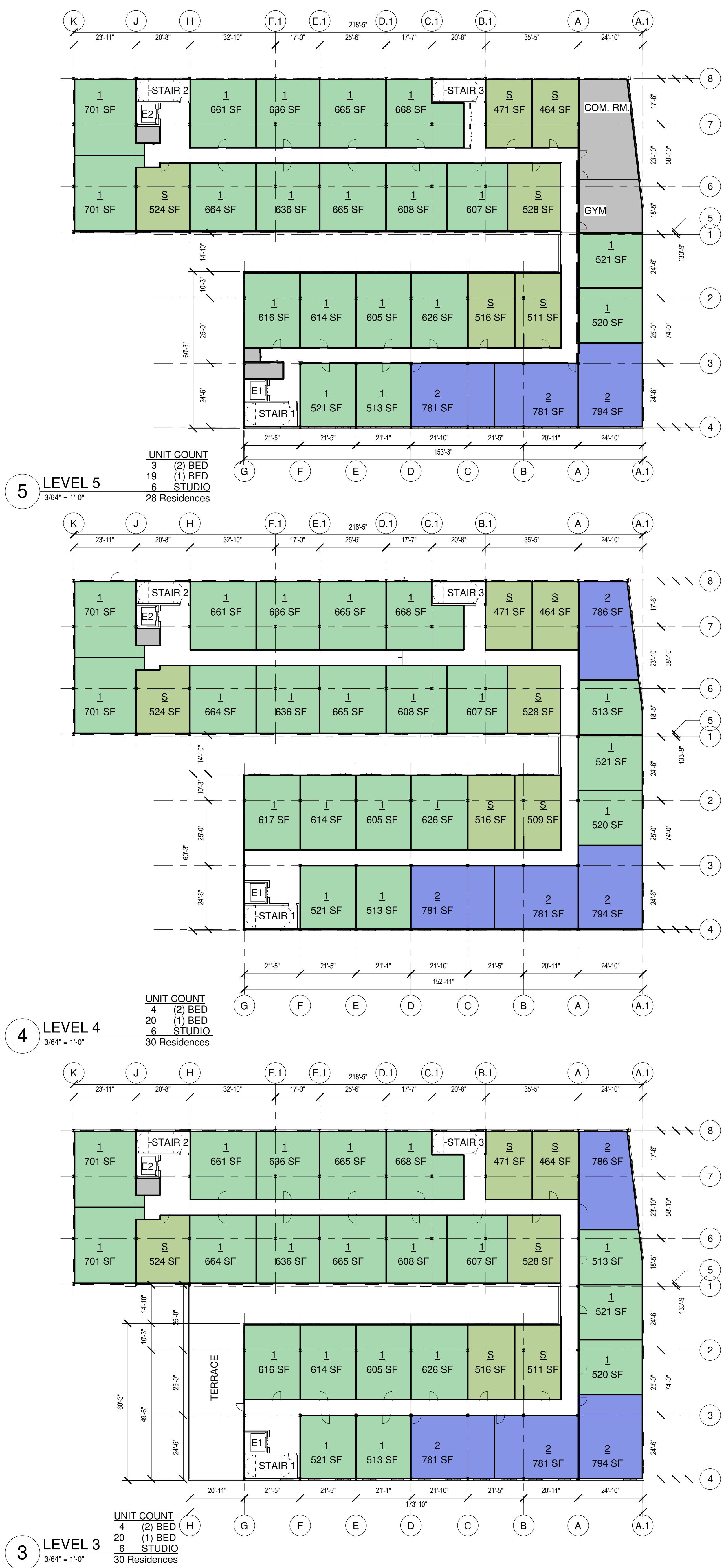
PARKING SPACES PROVIDED: 91 SPACES

1. CURB AND GUTTER SHALL BE INSTALLED ALONG THE ENTIRE FRONTAGE OF WEST FRITZ STREET UP TO THE PROPERTY LINE (EXCEPT WHERE THE NEW SITE ENTRANCE IS LOCATED).

2. ALL EXISTING ENTRANCES UNUSED WILL BE REMOVED AND REPLACED WITH SIDEWALK TO MATCH WHAT IS ADJACENT.

3. NEW CONCRETE SIDEWALK SHALL BE FULL WIDTH TO THE PROJECT PROPERTY LINE ON WEST FRITZ STREET.

4. VDOT STD CG-9D ENTRANCE WITH 50% OF THE SIDEWALK OR AT LEAST ADA WIDTH FOR THE PEDESTRIAN SHELF OF THE APRON.



BUILDING AREA	
Name	Area
LEVEL 1	
CIRCULATION	1422 SF
GENERAL BLDG	2784 SF
PARKING	18135 SF
TENANT	3419 SF
LEVEL 1: 13	
25760 SF	
LEVEL 2	
1	1170 SF
2	732 SF
CIRCULATION	
GENERAL BLDG	1612 SF
PARKING	341 SF
LEVEL 2: 8	
26250 SF	
LEVEL 3	
1	12259 SF
2	3142 SF
CIRCULATION	
GENERAL BLDG	3577 SF
S	59 SF
S	3013 SF
LEVEL 3: 32	
22050 SF	
LEVEL 4	
1	12260 SF
2	3142 SF
CIRCULATION	
GENERAL BLDG	3578 SF
S	59 SF
S	3012 SF
LEVEL 4: 32	
22050 SF	
LEVEL 5	
1	11746 SF
2	2356 SF
CIRCULATION	
GENERAL BLDG	3444 SF
S	3014 SF
LEVEL 5: 32	
22050 SF	
Grand total	
118160 SF	
TOTAL UNIT COUNT	
28	Level 5
30	Level 4
30	Level 3
03	Level 2
91	Total Residences
TOTAL PARKING COUNT	
38	Level 1
53	Level 2
91	Total Stalls

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Columbia, South Carolina 29223
803.766.3885

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client
KEN JONES

project
1515 CHAMBERLAYNE AVENUE LOFTS
RICHMOND, VIRGINIA

issued for
PRELIMINARY DESIGN

issue

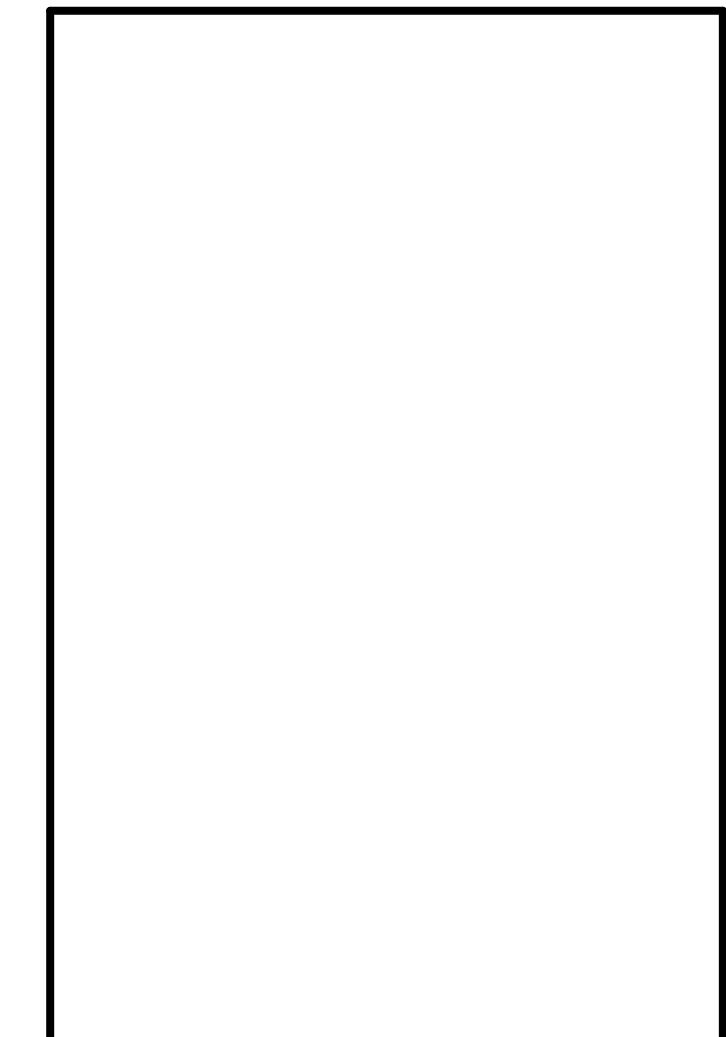
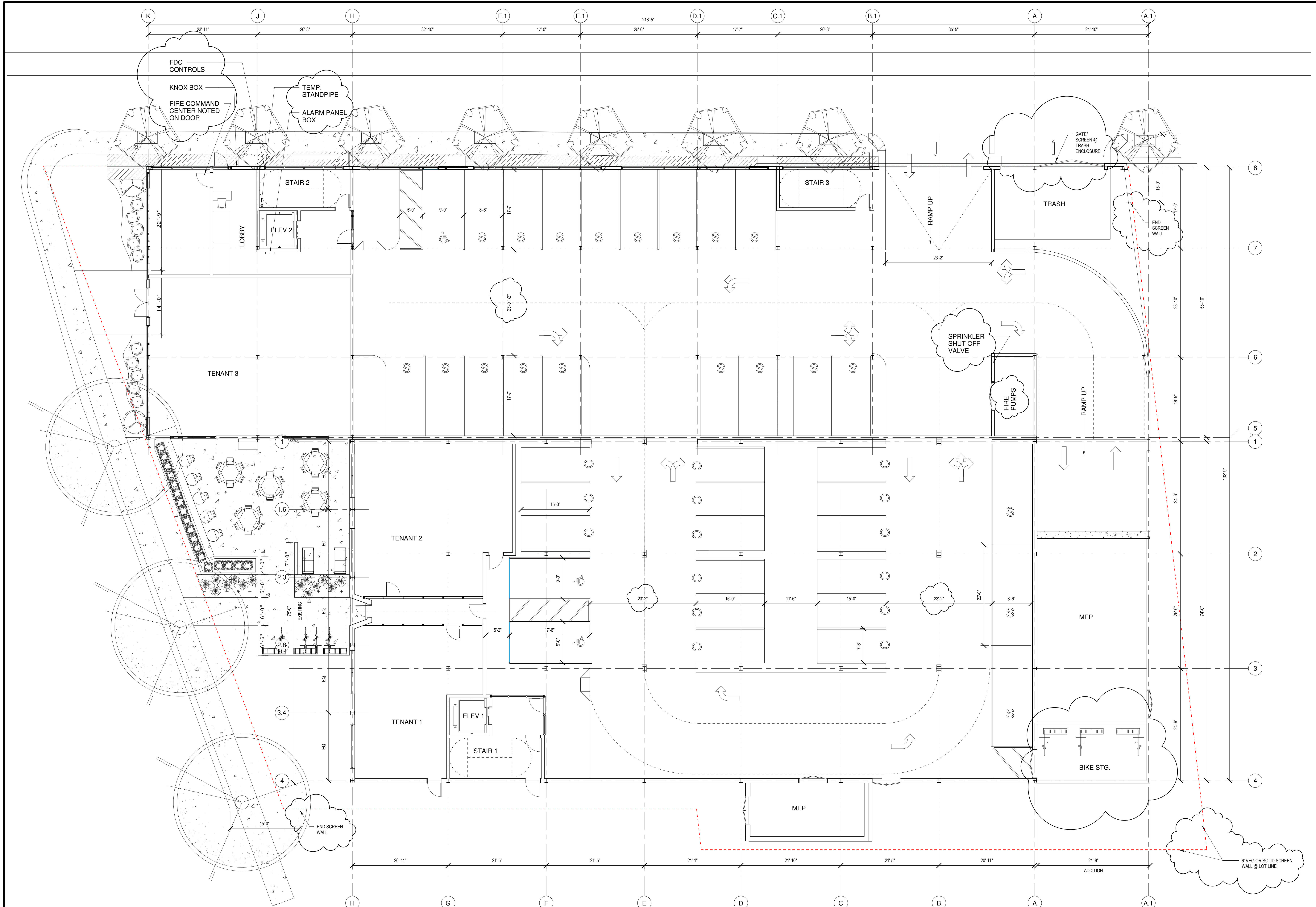
No.	Item	Date

key plan

sheet title
UNITS & PARKING COUNT

sheet number
A001

drawn by _____ NS
checked by _____ AL



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seal

client
 KEN JONES

project
 1515 CHAMBERLAYNE AVENUE LOFTS
 RICHMOND, VIRGINIA

issued for
 PRELIMINARY DESIGN

issue

No.	Item	Date

key plan

sheet title
FLOOR PLAN - LEVEL 1
 1

sheet number
A201
 drawn by RR
 checked by JWB

1 FLOOR PLAN - LEVEL 1
 1/8" = 1'-0"

9/22/2023 4:24:00 PM



9/22/2023 4:24:04 PM



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seal

client

KEN JONES

project

1515 CHAMBERLAYNE AVENUE LOFTS
RICHMOND, VIRGINIA

issued for

PRELIMINARY DESIGN

issue

No.	Item	Date

key plan

sheet title

FLOOR PLAN - LEVEL 4

sheet number

A204

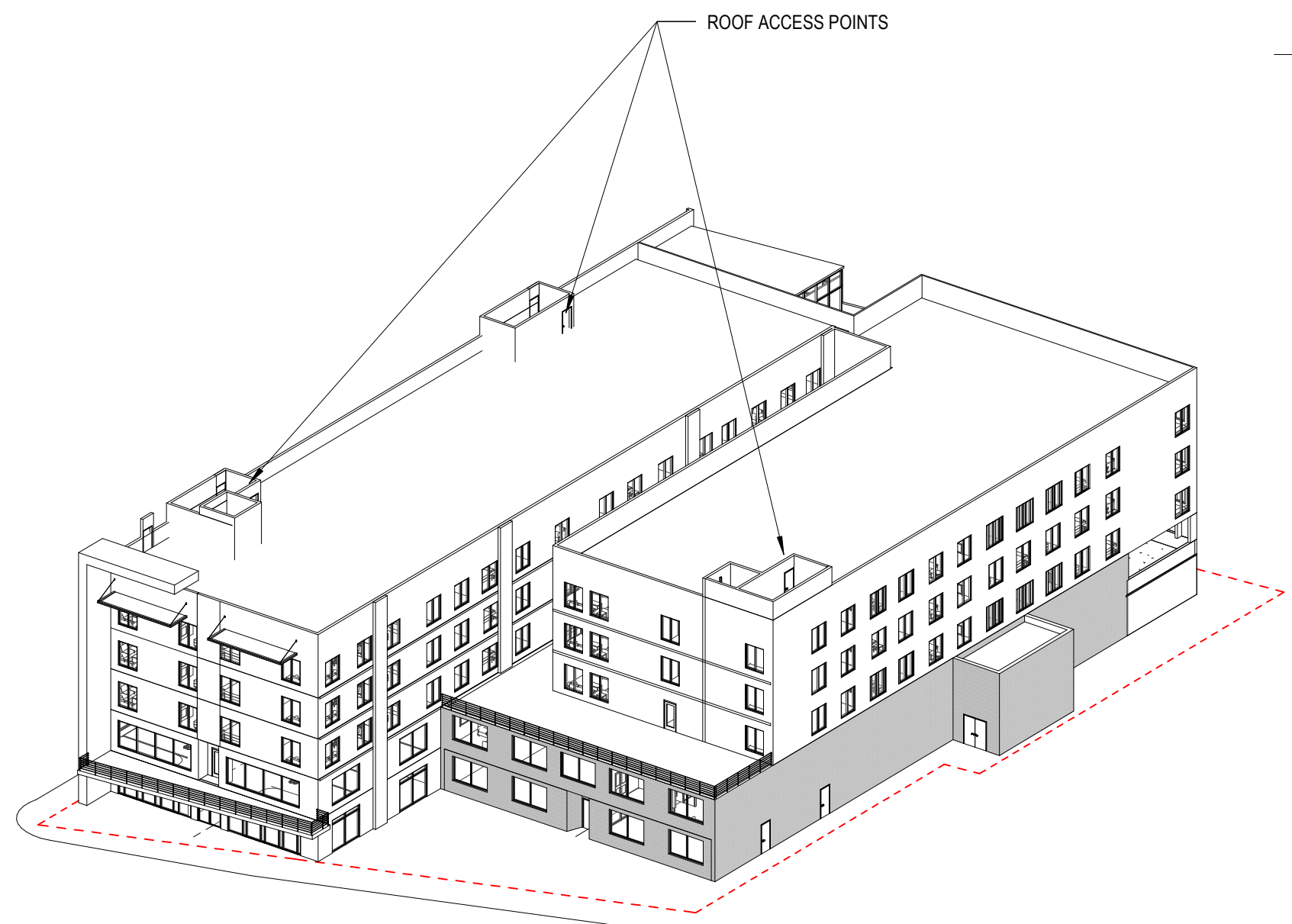
drawn by

checked by

RR

JWB

1 FLOOR PLAN - LEVEL 4
1/8" = 1'-0"



2 ROOF ACCESS POINTS

1 FLOOR PLAN - LEVEL 5
1/8" = 1'-0"

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1515 CHAMBERLAYNE AVENUE LOFTS
RICHMOND, VIRGINIA

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PRELIMINARY DESIGN

issue

No.	Item	Date

key plan

sheet title
FLOOR PLAN - LEVEL 5

sheet number
A205

drawn by
checked by

RR
JWB

9/22/2023 4:24:05 PM



1 FRONT ELEVATION
1/8" = 1'-0"



2 LEFT ELEVATION
1/8" = 1'-0"

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1515 CHAMBERLAYNE AVENUE LOFTS
RICHMOND, VIRGINIA

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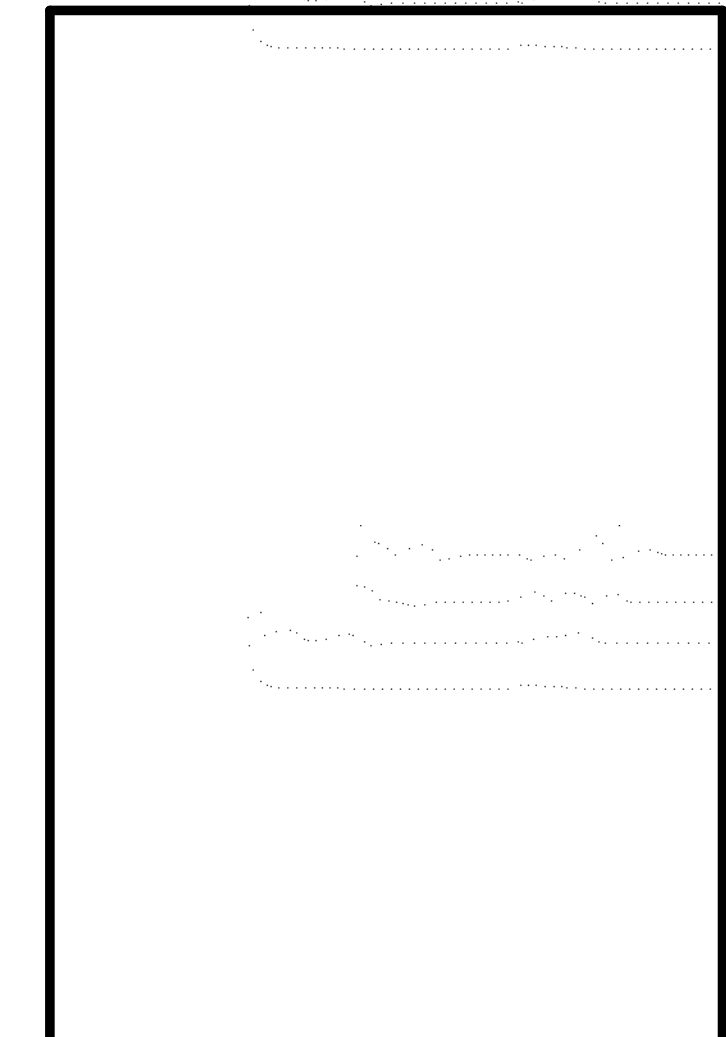
No.	Item	Date

key plan

sheet title
ELEVATIONS

sheet number
SK 109

drawn by JS
checked by AL



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client
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1515 CHAMBERLAYNE AVENUE LOFTS
RICHMOND, VIRGINIA

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No.	Item	Date

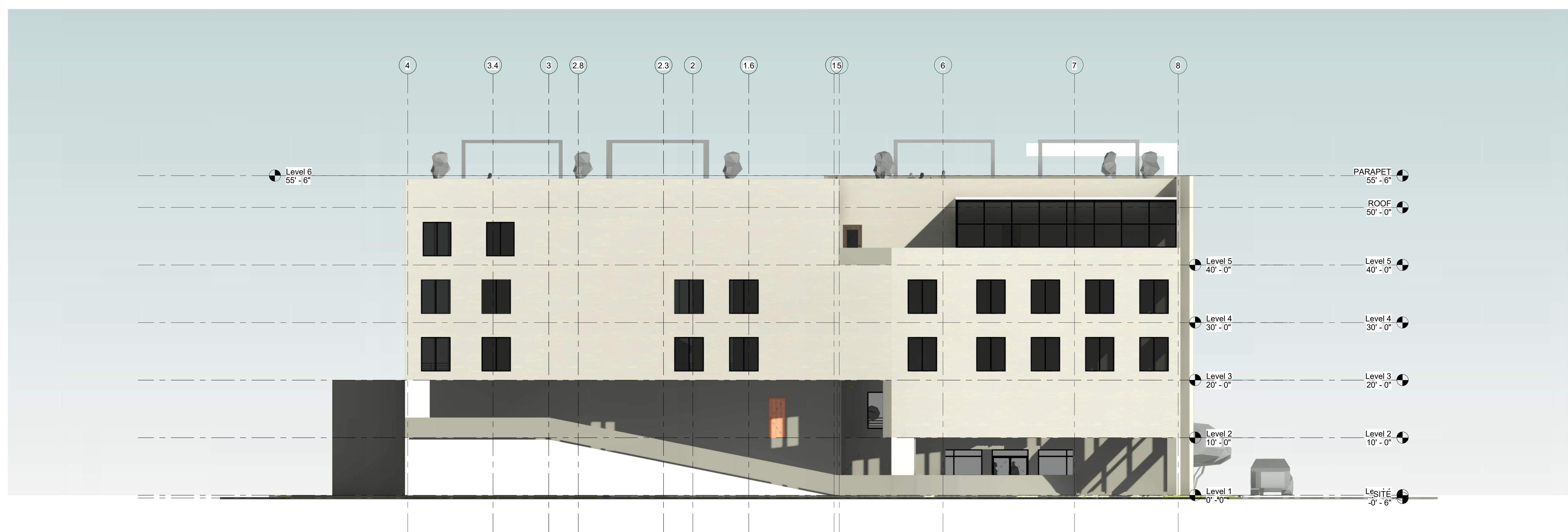
key plan

sheet title

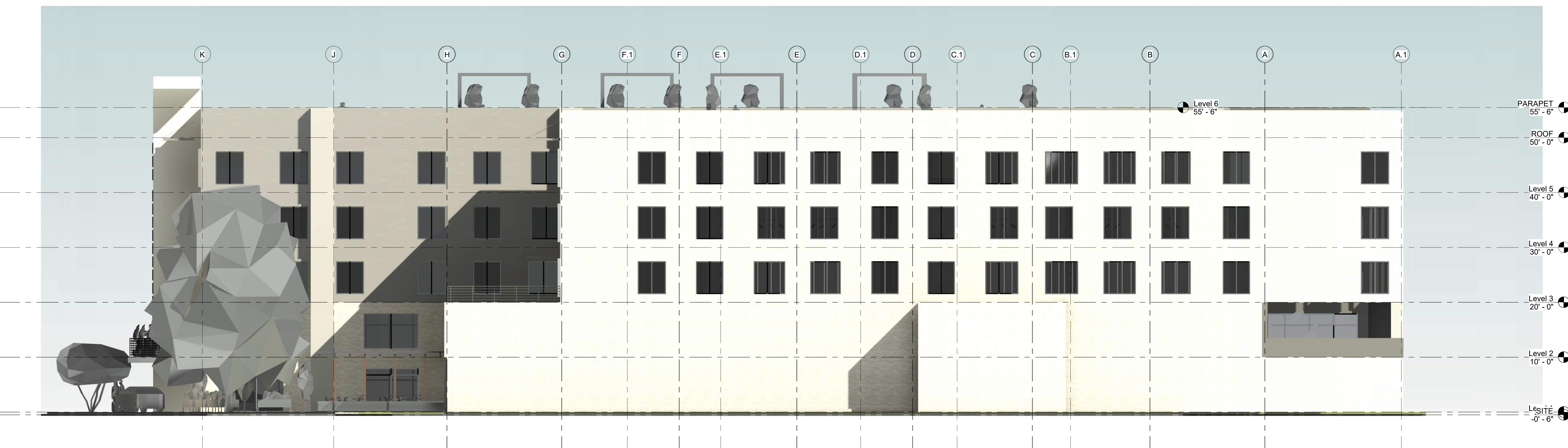
ELEVATIONS

sheet number
SK 110

drawn by JS
checked by AL



1 REAR ELEVATION
1/8" = 1'-0"



2 RIGHT ELEVATION
1/8" = 1'-0"



City of Richmond Department of Planning & Development Review

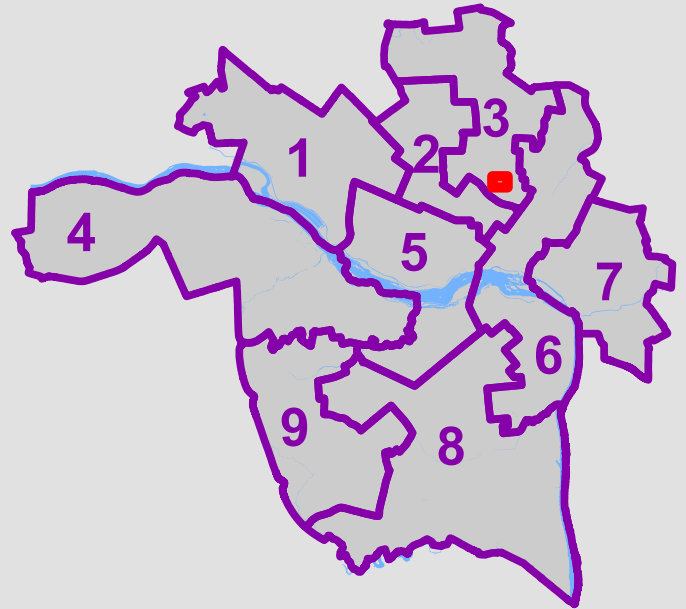
Special Use Permit

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

