

INTRODUCED: September 11, 2023

AN ORDINANCE No. 2023-271

To conditionally rezone the properties known as 2500, 2510, 2516, 2530, 2532, 2534, and 2536 North Lombardy Street from the UB-2 Urban Business District to the TOD-1 Transit-Oriented Nodal District, upon certain proffered conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: OCT 10 2023 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the surveys entitled “ALTA / NSPS Land Title Survey of 0.311 Acre of Land Known as #2500 N. Lombardy Street Being Parcel: N000-0690-022, City of Richmond, Virginia,” prepared by Balzer & Associates, dated May 25, 2022, and last revised December 20, 2022, “ALTA / NSPS Land Title Survey of 0.339 Acres of Land Known as #2510 N. Lombardy Street Being Parcel: N000-060-019, City of Richmond, Virginia,” prepared by Balzer & Associates, dated May 24, 2022, and last revised December 20, 2022, “ALTA / NSPS Land Title Survey of 0.513 Acre of Land Known as #2516 N. Lombardy Street Being Parcel: N000-0690-016, City of Richmond, Virginia,” prepared by Balzer & Associates, dated May 18, 2022, and last revised December 20, 2022, and “ALTA / NSPS Land Title Survey of Four (4)

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: OCT 10 2023 REJECTED: _____ STRICKEN: _____

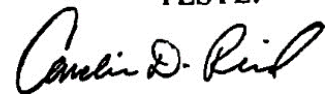
Parcels Containing 0.329 Acre of Land Known as #2530 - #2536 N. Lombardy Street Being Parcels: N000-0690/014, N000-0690/013, N000-0690/012 & N000-0690/011, City of Richmond, Virginia,” prepared by Balzer & Associates, and dated December 14, 2022, copies of which are attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2023 records of the City Assessor, are excluded from the UB-2 Urban Business District and shall no longer be subject to the provisions of sections 30-433.10 through 30-433.17 of the Code of the City of Richmond (2020), as amended, and that the same are included in the TOD-1 Transit-Oriented Nodal District and shall be subject to the provisions of sections 30-457.1 through 30-457.10 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

2500 North Lombardy Street	Tax Parcel No. N000-0690/022
2510 North Lombardy Street	Tax Parcel No. N000-0690/019
2516 North Lombardy Street	Tax Parcel No. N000-0690/016
2530 North Lombardy Street	Tax Parcel No. N000-0690/014
2532 North Lombardy Street	Tax Parcel No. N000-0690/013
2534 North Lombardy Street	Tax Parcel No. N000-0690/012
2536 North Lombardy Street	Tax Parcel No. N000-0690/011

§ 2. That, the rezonings set forth in section 1 of this ordinance shall be conditioned upon the compliance by the owner or owners with all of the proffered conditions contained in the document entitled “Proffered Conditions _____, 2022,” dated December 28, 2022, a copy of which is attached to, incorporated into, and made a part of this ordinance. These conditions, having been proffered by the owner or owners and accepted by the City, shall continue in full force and effect until a subsequent amendment to the City’s zoning ordinance changes the zoning of the parcels rezoned by this ordinance and specifically repeals such conditions.

§ 3. 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.rva.gov

Master

File Number: Admin-2023-0417

File ID: Admin-2023-0417	Type: Request for Ordinance or Resolution	Status: Regular Agenda
Version: 1	Reference:	In Control: City Clerk Waiting Room
Department:	Cost:	File Created: 05/24/2023
Subject:	Final Action:	
<p>Title: To conditionally rezone the properties known as 2500, 2510, 2516, 2530, 2532, 2534, and 2536 North Lombardy Street from the UB-2 Urban Business District to TOD-1 Transit Oriented Nodal District, upon certain proffered conditions.</p>		

Internal Notes: Proffers added....O&R routed back to reviewers for approval.

Code Sections:

Agenda Date: 09/11/2023

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Admin-2023-0417 - Application Documents,
Admin-2023-0417 - Proffers and Supporting Documents, 2500 N Lombardy St Ordinance DRAFT

Enactment Number:

Contact:

Introduction Date:

Drafter: Shaianna.Trump@rva.gov

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/30/2023	Matthew Ebinger	Approve	6/1/2023
1	2	5/31/2023	Kevin Vonck	Approve	6/6/2023
1	3	5/31/2023	Kris Daniel-Thiem - FYI	Notified - FYI	
1	4	5/31/2023	Sharon Ebert	Approve	6/7/2023
1	5	5/31/2023	Alecia Blackwell - FYI	Notified - FYI	
1	6	5/31/2023	Caitlin Sedano - FYI	Notified - FYI	
1	7	5/31/2023	Jeff Gray - FYI	Notified - FYI	
1	8	6/1/2023	Lincoln Saunders	Approve	6/2/2023
1	9	6/8/2023	Mayor Stoney (By Request)	Approve	6/5/2023
Notes: Wrong Stoney account -- Kit Hagen					
1	10	6/21/2023	Mayor Stoney	Approve	6/15/2023
1	11	8/24/2023	Matthew Ebinger	Approve	8/28/2023
1	12	8/24/2023	Kris Daniel-Thiem - FYI	Notified - FYI	
1	13	8/24/2023	Kevin Vonck	Approve	8/31/2023
1	14	8/24/2023	Alecia Blackwell - FYI	Notified - FYI	
1	15	8/25/2023	Sharon Ebert	Approve	8/31/2023
1	16	8/25/2023	Caitlin Sedano - FYI	Notified - FYI	
1	17	8/25/2023	Jeff Gray - FYI	Notified - FYI	
1	18	8/25/2023	Lincoln Saunders	Approve	8/29/2023
1	19	9/7/2023	Mayor Stoney	Approve	8/29/2023

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File Admin-2023-0417

Title

To conditionally rezone the properties known as 2500, 2510, 2516, 2530, 2532, 2534, and 2536 North Lombardy Street from the UB-2 Urban Business District to TOD-1 Transit Oriented Nodal District, upon certain proffered conditions.

Body

O & R Request

DATE: May 30, 2023 **EDITION:** 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (By Request)
(This in 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 conditionally rezone the properties known as 2500, 2510, 2516, 2530, 2532, 2534, and 2536 North Lombardy Street from the UB-2 Urban Business District to TOD-1 Transit Oriented Nodal District, upon certain proffered conditions.

ORD. OR RES. No.

PURPOSE: To conditionally rezone the properties known as 2500, 2510, 2516, 2530, 2532, 2534, and 2536 North Lombardy Street from the UB-2 Urban Business District to TOD-1 Transit Oriented Nodal District, upon certain proffered conditions.

REASON: The applicant is requesting a Rezoning for Tax Parcel Numbers N000-0690/022, N000-0690/019, N000-0690/016, N000-0690/014, N000-0690/013, N000-0690/012, and N000-0690/011, as shown in the 2023 records of the City Assessor. This rezoning is a companion ordinance to a Special Use Permit regarding the same properties.

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 known as 2500 North Lombardy is a 15,878 sq. ft., or 0.37 acres, parcel of land. The property known as 2510 North Lombardy is a 14,771 sq. ft., or 0.34 acres, parcel of land. The property known as 2516 North Lombardy is a 22,353, or 0.51 acres, parcel of land. The

property known as 2530 is a 9,450 sq. ft., or 0.21 acres, parcel of land. The property known as 2532 North Lombardy is a 3,655 sq. ft., or 0.08 acres, parcel of land. The property known as 2534 North Lombardy is a 3,898 sq. ft., or 0.08 acres, parcel of land. The property known as 2536 North Lombardy is a 3,413 sq. ft., or 0.07 acres, parcel of land. All properties are in the Virginia Union neighborhood between Overbrook Road and Chamberlayne Avenue. Currently, all adjacent properties are zoned UB-2 Urban Business District.

The Richmond 300 Master Plan designates Corridor Mixed-Use for the subject properties. Corridor Mixed-Use is found along major commercial corridors and envisioned to provide for medium- to medium high-density pedestrian- and transit-oriented development.

Intensity: Buildings generally ranging from two to ten stories, based on street widths and depending on the historic context and stepping down in height adjacent to residential areas. 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. 60).

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: \$1,600 Application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: June 26, 2023

CITY COUNCIL PUBLIC HEARING DATE: July 24, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
July 17, 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, Surveys

STAFF: Shaianna Trump, Associate Planner, Land Use Administration (Room 511) 646-7319

..Recommended Action

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike Withdrawn --- Continue to:

**REZONING
APPLICATION
FORM**



Application for **REZONING/CONDITIONAL REZONING**

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/cdm/>

Project Name/Location

Property Address: 2500, 2510, 2516, 2530, 2534, and 2536 N. Lombardy Street Date: December 28, 2022
Tax Map #: See Exhibit A Fee: \$1,669.00
Total area of affected site in acres: ~1.69

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

Zoning

Current Zoning: Urban Business District (UB-2)

Existing Use: Vehicle Service Businesses

Proposed Zoning/Conditional Zoning

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

Class-A, six story, mixed use building containing commercial and multifamily uses. TOD-1

Existing Use: Vehicle Service Businesses

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: BZA Appeal 119-49

Applicant/Contact Person: Jeffrey P. Geiger

Company: Hirschler

Mailing Address: 2100 E. Cary Street

City: Richmond State: VA Zip Code: 23223

Telephone: (804) 771-9557 Fax: ()

Email: jgeiger@hirschlerlaw.com

Property Owner: See Exhibit A

If Business Entity, name and title of authorized signer: Jeffrey P. Geiger and Susan S. Smith

(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: 2100 E. Cary Street

City: Richmond State: VA Zip Code: 23223

Telephone: (804) 771-9557 Fax: ()

Email: jgeiger@hirschlerlaw.com and ssmith@hirschlerlaw.com

Property Owner Signature:

Susan S. Smith, Attorney-in-fact

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. Facsimile or photocopied signatures will not be accepted.

Exhibit A

Property:

- Tax Map Parcel ID: N0000690022 - 2500 N. Lombardy Street - owned by One Parkwood, LLC, a Maryland limited liability company
- Tax Map Parcel ID: N0000690019 - 2510 N. Lombardy Street - owned by One Parkwood, LLC, a Maryland limited liability company
- Tax Map Parcel ID: N0000690016 - 2516 N. Lombardy Street – owned by One Parkwood, LLC, a Maryland limited liability company
- Tax Map Parcel ID: N0000690014 - 2530 N. Lombardy Street - owned by the Third J-M-J Corporation, a Virginia stock corporation
- Tax Map Parcel ID: N0000690013 - 2532 N. Lombardy Street - owned by the Third J-M-J Corporation, a Virginia stock corporation
- Tax Map Parcel ID: N0000690012 - 2534 N. Lombardy Street - owned by the Third J-M-J Corporation, a Virginia stock corporation
- Tax Map Parcel ID: N0000690011 - 2536 N. Lombardy Street - owned by the Third J-M-J Corporation, a Virginia stock corporation

15400484.1 046214.00005

APPLICANT REPORT

Rezoning Applicant's Report

Tax Map Parcel IDs: N0000690011, N0000690012, N0000690013, N0000690014, N0000690016, N0000690019, and N0000690022

INTRODUCTION

One Parkwood, LLC, a Maryland limited liability company ("Parkwood"), controls 2500, 2510, 2516, 2530, 2532, 2534, and 2536 N. Lombardy Street Richmond, VA 23220 (all aforementioned property is collectively referred to herein as the "Property") (Parkwood and the other owner of the Property are collectively referred to herein as the "Applicant"). The Property is located on the Northside of Richmond.

The Applicant plans to replace the run-down, underutilized buildings on the Property with a Class-A, mixed-use building containing commercial and multifamily uses. The Applicant will also construct a parking lot behind the new building to service the new uses. A podium may also be constructed above a small portion of the parking lot to provide space for a pool and amenities for the residents. Landscaping will be provided between the parking lot and the alley as generally shown in the enclosed illustration entitled "Site Line Illustrations." The new building will be six stories, with the top story set back on all four sides (the "Project"). This new building will include commercial and amenity space on the first floor and multifamily units on the floors above the commercial use and amenity space.

In response to Staff's comments at the Pre-Application Meeting, the Applicant extended the building frontage along the corner of Overbrook Road and Seminary Avenue to further screen the parking lot.

This Project will provide the community with additional retail and personal service options. This Project will also help contribute to the area's rejuvenation and start the evolution the City seeks in this corridor and further the City's aspirations for this neighborhood.

REZONING REQUEST

The Property is located in the Urban Business District (UB-2).

To achieve the goals of the Project outlined above, the Applicant is requesting to rezone the Property to the Transit-Oriented Nodal District (TOD-1). This rezoning will enable the market to convince the current owners to replace the positive cash flowing uses with a high quality community that will uplift the area. This result has not been achieved under the current zoning and is not achievable with the permitted density under the current zoning. The project will be a catalyst for the new investment and economic growth envisioned within the Master Plan for this area.

EXISTING PROPERTY AND SURROUNDING AREA

The Property forms the eastern margin of the Edgehill Chamberlayne Court Neighborhood. The Edgehill Chamberlayne Court Neighborhood is bounded by various roads, including: Chamberlayne Avenue, Brookland Parkway/W. Brookland Park Blvd., I-95/I-64, and Admiral Street/School Street. The neighborhood is made up of single-family residential homes, and commercial and institutional uses.

THE RICHMOND 300 PLAN

The Richmond 300 Plan designates the Property's future use as Corridor Mixed-Use. This future use category permits buildings 3-10 stories in height to allow a mixing of commercial and residential uses and a more urban environment with walkable streetscapes. Improving the street scape is one of the objectives of this Project.

Within Corridor Mixed Use, the desired primary uses include retail, office, personal service, and multi-family residential uses. The Project envisions primarily these uses and creates better commercial spaces for businesses in the area. The Applicant believes that the Project will inspire other redevelopment in the surrounding area.

PROPOSED USE

The proposed use of the Property, as described herein, will be a beneficial use for the site. This Property is in line with the Property's "Corridor Mixed-Use" future use designation in the Richmond 300 Plan. The Project's enhanced streetscape will create an aesthetic appeal that is better than current conditions.

Any traffic generated by the Project will be easily absorbed by the surrounding road network and the City's bus system. Additionally, the Property provides parking to service the residents and patrons of the retail and personal service businesses.

COMMUNITY SUPPORT FOR REZONING

The Applicant presented the Project to neighbors on Seminary Avenue. The Applicant also presented the Project to the Edgehill Chamberlayne Court Civic Association. Enclosed is a list of topics discussed at both meetings.

At the suggestion of Councilmember Ann-Frances Lambert, the Applicant also reached out to the Chamberlayne Industrial Center Association and Chamberbrook.

CONCLUSION

The Applicant desires to begin the rejuvenation of the Property. If this rezoning request is granted, this Project will help contribute to the area's evolution and further the City's aspirations for this corridor.

SURVEY PLAT

SURVEY DESCRIPTION - #2500 N. LOMBARDY STREET

BEGINNING AT A NAIL SET AT THE INTERSECTION OF THE WEST LINE OF N. LOMBARDY STREET AND THE NORTH LINE OF OVERBROOK ROAD, SAID NAIL BEING THE POINT OF BEGINNING; THENCE DEPARTING THE WEST LINE OF N. LOMBARDY STREET AND CONTINUING ALONG THE NORTH LINE OF OVERBROOK ROAD N53°41'40"W 100.78 FEET TO A PK NAIL FOUND AT THE INTERSECTION OF THE NORTH LINE OF OVERBROOK ROAD AND THE EAST LINE OF SEMINARY AVENUE; THENCE DEPARTING THE NORTH LINE OF OVERBROOK ROAD AND CONTINUING ALONG THE EAST LINE OF SEMINARY AVENUE N07°58'26"W 49.13 FEET TO A ROAD FOUND AT THE INTERSECTION OF THE EAST LINE OF SEMINARY AVENUE AND THE EAST LINE OF A 15± FOOT ALLEY; THENCE DEPARTING THE EAST LINE OF SEMINARY AVENUE AND CONTINUING ALONG THE EAST LINE OF SAID ALLEY N36°10'30"E 69.58 FEET TO A ROD FOUND; THENCE DEPARTING THE EAST LINE OF SAID 15± FOOT ALLEY S53°47'54"E 135.00 FEET TO A ROD FOUND ON THE WEST LINE OF N. LOMBARDY STREET; THENCE CONTINUING ALONG THE WEST LINE OF N. LOMBARDY STREET S36°10'30"W 105.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,547 SQUARE FEET OR 0.311 ACRE OF LAND MORE OR LESS.

NOTES CORRESPONDING TO "SCHEDULE B, PART 1"

COMMITMENT NUMBER: 5117036-F-14-01-003

- EXCEPTION 1 - ANY UTILITY, LEAK, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CHARGED, ATTACKED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1 - REQUIREMENTS ARE MET, CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 2 - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 3 - EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS, CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 4 - ANY LIFT OR RIGHT TO A LIFT, TWP STREETS, TAPES, OR MATERIAL PERTAINING OR INTERFERE THERETO, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS, CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 5 - NONREPRESENTING ANY PROVISION OF THE SUBJECT TO THE CONDOMINIUM, THE FOLLOWING MATTERS ARE HEREBY EXCLUDED FROM COVERAGE OF THE POLICY, AND THE COMMITTEE WILL NOT BE RESPONSIBLE FOR ANY LOSSES, DAMAGES, COSTS, ATTORNEY'S FEES, OR EXPENSES THAT ARISE BY REASON OF ANY ENCUMBRANCE, ENCUMBRANCE, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CHARGED, ATTACKED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1 - REQUIREMENTS ARE MET, CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 6 - WATERMARK, TILLS, DRAINAGE ASSOCIATION DUES, ASSESSMENTS OR FEES FOR WHICH NO NOTICE OF DELINQUENCY, LIEN, CLAIM OR LITIGATION HAS BEEN FILED OR RECORD IN THE REAL PROPERTY RECORDS, CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 7 - IN CASE OF OTHER MORTGAGE INTERESTS AND ALL RIGHTS INCIDENT THERETO, NOW OR PREVIOUSLY CONVEYED (UNLESS SPECIFICALLY EXCEPTED OR REPEALED), CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 8 - SUBJECT TO RIGHTS, EASEMENTS AND STRENGTH LINES, IF ANY, AS SHOWN ON THE FILED MAP BOOK 10, PAGE 14 AND BOOK 413, PAGE 461, PAIDINGS AND PROPERTY LINES ARE PLOTTED HEREON. CONTAINS NO OTHER SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 9 - EASES RECORDED IN BOOK 164, PAGE 503 AND BOOK 276, PAGE 1804. CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 10 - RESTRICTIONS RECORDED IN BOOK 2330, PAGE 21; AND BOOK 2330, PAGE 124. CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 11 - ACQUAIA IS NOT INSURED. CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.

GENERAL NOTES

- CLIMATE: WINTER: 31° TO 40° F. WINTER: 31° TO 40° F.
- THE SUBJECT PARCEL IS WITHIN FEMA DEFEND FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NO. 5107500200, DATED APRIL 2, 2008.
- THERE ARE NO MARKED PARKING SPACES ON THE SUBJECT PARCEL.
- APPROXIMATE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN AS PAINT-MARKED BY MISS UTILITY CO. (POTENTIAL) (301)301274-000, (301)301275-000, (301)301275-000, (301)301275-000. WITH ALL SUBSTANTIAL HEADINGS MAY BE SHOWN HEREON.
- THERE WAS NO APPARENT VISIBLE EVIDENCE OF A CRACK, SINK OR CREEPING ON THE SUBJECT PROPERTY AT TIME OF SURVEY.
- THERE WAS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJUSTMENTS AT THE TIME OF SURVEY.
- THE SITE HAS STREET ACCESS TO A PUBLIC ALLEY AND TO H. LOMBARDY STREET, A PUBLIC HIGHWAY.
- THE SUBJECT PARCEL IS ZONED "R10-2" (URBAN BUSINESS DISTRICT) PER CITY OF RICHMOND ON-LINE ASSESSOR INFORMATION AND CO. - NO ZONING VIOLATION PROVIDED BY INSURER.

LEGAL DESCRIPTION FOR TITLE COMMITMENT

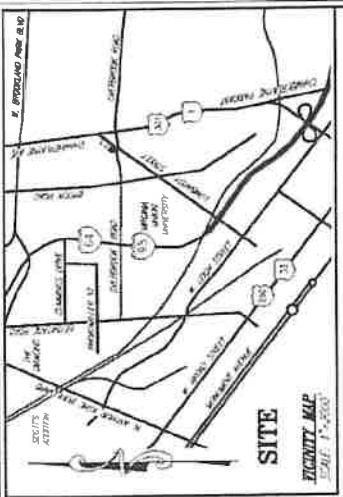
ALL THAT CERTAIN PARCEL OF REAL ESTATE, WITH ALL IMPROVEMENTS THEREON, KNOWN AS TR. 2500 NORTH LOMBARDY STREET, LING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, AND DESCRIBED AS LOT NOS. 37, 38, 39 AND 40 IN BLOCK 2, ON THE PLAN OF CHAMBERLAIN COURT, A PLAN OF WHICH IS RECORDED IN PLAT BOOK 10, PAGE 14, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF RICHMOND CITY, VIRGINIA

BEING ON THE NORTHWESTERN CORNER OF LOMBARDY STREET AT THE INTERSECTION WHERE SIXMANY AVENUE AND LOMBARDY STREET CONVERGE, THENCE RUNNING NORTHWESTWARDLY ALONG AND FINISHING THE NORTHWESTERN CORNER OF SIXMANY AVENUE, 100 FEET, THENCE NORTHWARDLY ALONG THE EASTERN LINE OF SUMMIT AVENUE, 49.20 FEET TO A 15'-FOOT ALLEY, THENCE NORTHWESTWARDLY TO THE INTERSECTION OF LOMBARDY STREET, THENCE NORTHWESTWARDLY 105 FEET ALONG SAID LINE OF LOMBARDY STREET TO THE MAIN AND PLACE OF BEGINNING, AND AS MORE PARTICULAR SET FORTH ON PLAT OF R. M. BLANKENSHIP, CLERKED LAND SURVEYOR, DATED JAN. 6, 1963, A COPY OF WHICH IS RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, IN DEED BOOK 613, PAGE 457.

SURVEY DESCRIPTION

THE PURPOSE OF THE BELOW SURVEY DESCRIPTION IS TO DESCRIBE THE PERMETER BOUNDARY OF THE SUBJECT PARCEL, AS IT APPEARS FROM THE PUBLIC RECORDS, AND TO IDENTIFY THE LOCATION OF THE SUBJECT PARCEL AS IT APPEARS FROM THE PUBLIC RECORDS, AND TO IDENTIFY THE LOCATION OF THE SUBJECT PARCEL AS IT APPEARS FROM THE PUBLIC RECORDS.

BEING ON THE WEST LINE OF H. LOMBARDY STREET AND THE WEST LINE OF SIXMANY AVENUE, THENCE NORTHWARDLY ALONG SAID WEST LINE OF H. LOMBARDY STREET AND CONTINUING THENCE THE NORTH LINE OF OVERBROOK ROAD, 100 FEET TO A 15'-FOOT ALLEY, THENCE NORTHWARDLY ALONG SAID WEST LINE OF H. LOMBARDY STREET AND CONTINUING THENCE THE NORTH LINE OF OVERBROOK ROAD AND THE EAST LINE OF SEMINARY AVENUE, THENCE SOUTHWARDLY THE NORTH LINE OF OVERBROOK ROAD AND CONTINUING ALONG THE EAST LINE OF SEMINARY AVENUE, 102'-00" TO 49.13 FEET TO A ROAD COUND AT THE INTERSECTION OF THE EAST LINE OF SEMINARY AVENUE AND THE EAST LINE OF A 15'-FOOT ALLEY, THENCE DITCHING THE EAST LINE OF SEMINARY AVENUE AND CONTINUING ALONG THE EAST LINE OF SAID 15'-FOOT ALLEY, 68.50 FEET TO A ROAD COUND, THENCE DEPARTING THE EAST LINE OF SAID 15'-FOOT ALLEY, S24°15'24" E, 135.00 FEET TO A ROAD COUND ON THE WEST LINE OF H. LOMBARDY STREET, THENCE CONTINUING A BARE THE WEST LINE OF H. LOMBARDY STREET, 115.84' S24°15'24" E, 135.00 FEET TO A ROAD COUND OR LESS.



SURVEYOR'S CERTIFICATION

I, ONE THOMPSON LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY, THIS IS TO CERTIFY THAT THIS MAP ON PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR SURVEYS AND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 12, 13, 14, 15 AND 20 OF TABLE A.

THE FIELD WORK WAS COMPLETED ON MAY 12, 2022.

CHRISTOPHER M. FOLEY
L.C. NO. 13775
C/M/ET/BL/ALTR/C



BALZER & ASSOCIATES

PLANNERS/ARCHITECTS/ENGINEERS/SURVEYORS
1501 G Street, Suite 200, Alexandria, Virginia 22314 Phone: (800) 364-8071 www.balzer.com

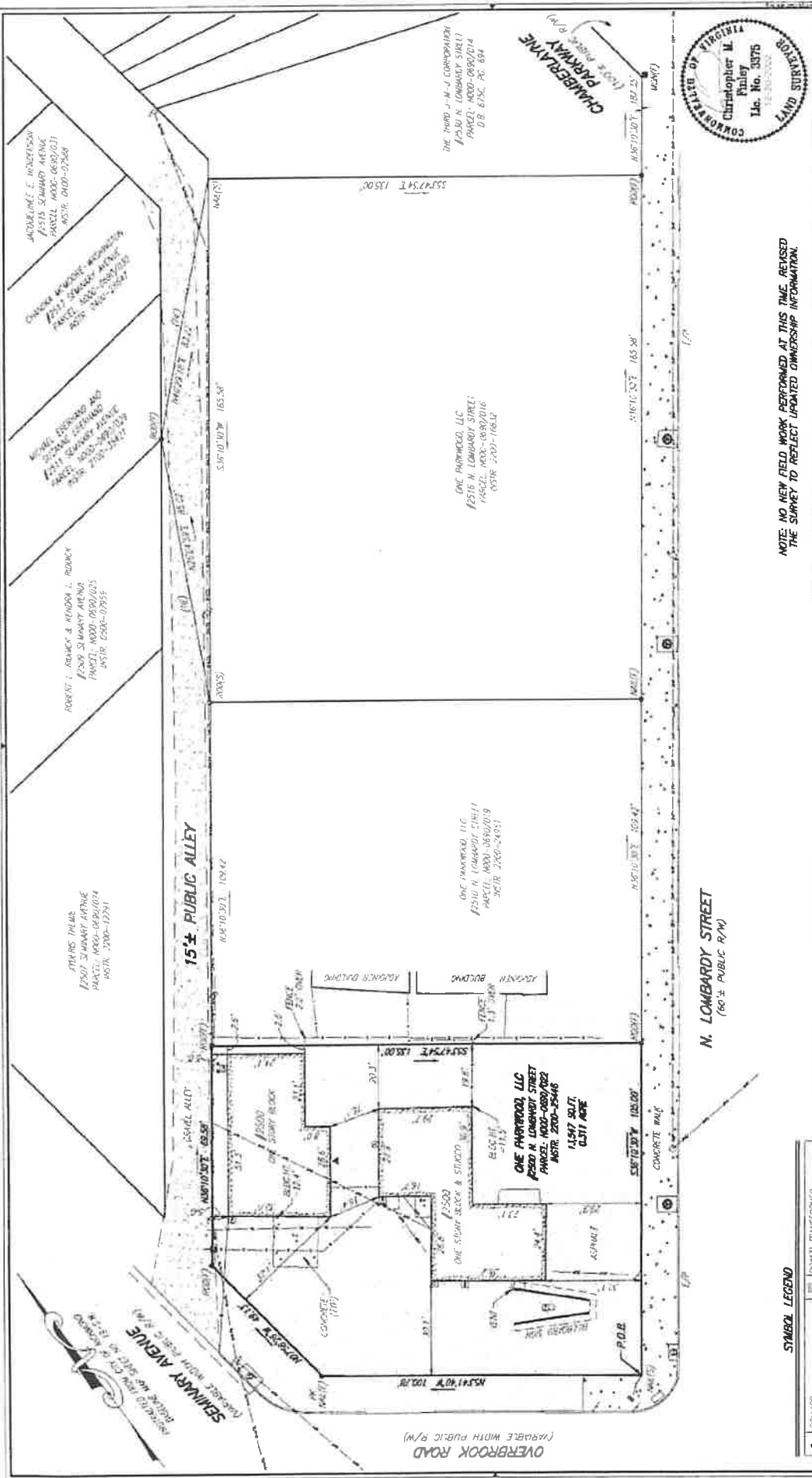
PROJECT: ALTA/NSPS LAND TITLE SURVEY
DATE: 05-25-2022
JOB: 55200026.00
DRAWN BY: WFL
CHECKED BY: CMF

NOTE: NO NEW FIELD WORK PERFORMED AT THIS TIME. REUSED THE SURVEY TO REFLECT UPDATED OWNERSHIP INFORMATION.

ALTA/NSPS LAND TITLE SURVEY
OF 0.311 ACRE OF LAND
KNOWN AS #2500 N. LOMBARDY STREET
BEING PARCEL: N000-0690-022
CITY OF RICHMOND, VIRGINIA

12-20-2022
06-25-2022
55200026.00
WFL
CMF

SHEET 1 OF 2



REV. 12-20-2022
 DATE: 05-25-2022
 SCALE: AS SHOWN
 JOB: 55-22-022A-00
 DRAWN BY: VPL
 CHECKED BY: CMF
 SHEET 2 OF 2

NOTE: NO NEW FIELD WORK PERFORMED AT THIS TIME. REVISED THE SURVEY TO REFLECT UPDATED OWNERSHIP INFORMATION.

ALTA/NSPS LAND TITLE SURVEY
 OF 0.311 ACRE OF LAND
 KNOWN AS #2500 N. LOMBARDY STREET
 BEING PARCEL: N000-0690-022
 CITY OF RICHMOND, VIRGINIA

PLANNERS: ARCHITECTURAL ENGINEERS, SURVEYORS
 BALZER & ASSOCIATES, P.C.
 10015 W. BRIDGEWAY, SUITE 200, RICHMOND, VA 23231
 (804) 781-1100



LINETYPE LEGEND

TEXT LEGEND

SYMBOL LEGEND

- OVERHEAD UTILITIES
- OVERHEAD POWER
- OVERHEAD TELEPHONE
- CATCH LANE FENCE
- WATERSIDE (W/S)
- POWER LINE (P/L)
- GAS LINE (G/L)

- (SQU) SQUARE FEET
- (BLDG) BUILDING HEIGHT
- (R/W) RIGHT OF WAY
- (M/W) MARGINAL
- (P.B.) PLAT BOOK
- (D.B.) DEED BOOK
- (P.C.) PAGE
- (O/P) OVERHANG
- (U/P) UNDERGROUND
- (E/P) EDGE OF PARCEL

SYMBOL	DESCRIPTION
[Symbol]	POWER TRANSFORMER
[Symbol]	SEWER MANHOLE
[Symbol]	SEWER POPE
[Symbol]	WATER
[Symbol]	GAS VALVE
[Symbol]	COP W/PC
[Symbol]	FMG
[Symbol]	LIGHT POLE
[Symbol]	W/LLY/UNDER LIGHT
[Symbol]	CORNER TO BE SET
[Symbol]	NO. OF PAVING STAKES
[Symbol]	POWER METER

ADOLENCE E. HANSEN
 1735 SUMMIT AVENUE
 PARCEL: N000-0690-021
 INSTR: 010-07560

OSWALD WOODS, JR.
 1735 SUMMIT AVENUE
 PARCEL: N000-0690-022
 INSTR: 010-07560

MONTE W. HANSEN AND
 SONIA W. HANSEN
 1735 SUMMIT AVENUE
 PARCEL: N000-0690-023
 INSTR: 010-07560

ROBERT J. HANSEN & KENDRA L. HANSEN
 1735 SUMMIT AVENUE
 PARCEL: N000-0690-025
 INSTR: 050-07535

ATHERS IN LMA
 1735 SUMMIT AVENUE
 PARCEL: N000-0690-024
 INSTR: 200-12791

THE THIRD J-M-J CORPORATION
 1735 N. LOMBARDY STREET
 PARCEL: N000-0690-014
 D.B. 675C, P.C. 604

ONE PARKWOOD, LLC
 1735 N. LOMBARDY STREET
 PARCEL: N000-0690-016
 INSTR: 200-18632

ONE PARKWOOD, LLC
 1735 N. LOMBARDY STREET
 PARCEL: N000-0690-019
 INSTR: 200-24051

ONE PARKWOOD, LLC
 1735 N. LOMBARDY STREET
 PARCEL: N000-0690-022
 INSTR: 200-25448
 11547 S.U.T.
 0.311 ACRE

SURVEY DESCRIPTION - #2510 N. LOMBARDY STREET

BEGINNING AT A ROD FOUND ON THE WEST LINE OF N. LOMBARDY STREET, SAID ROD BEING 105.00 FEET FROM THE NORTH LINE OF OVERBROOK ROAD AND THE POINT OF BEGINNING; THENCE DEPARTING THE WEST LINE OF N. LOMBARDY STREET N53°47'54"W 135.00 FEET TO A POINT ON THE EAST LINE OF A 15± FOOT ALLEY; THENCE CONTINUING ALONG SAID ALLEY N36°10'30"E 109.42 FEET TO A POINT; THENCE DEPARTING THE EAST LINE OF SAID 15± FOOT ALLEY S53°47'54"E 135.00 FEET TO A NAIL FOUND ON THE WEST LINE OF N. LOMBARDY STREET; THENCE CONTINUING ALONG THE WEST LINE OF N. LOMBARDY STREET S36°10'30"W 109.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,767 SQUARE FEET OR 0.339 ACRE OF LAND MORE OR LESS.

SURVEY DESCRIPTION - #2516 N. LOMBARDY STREET

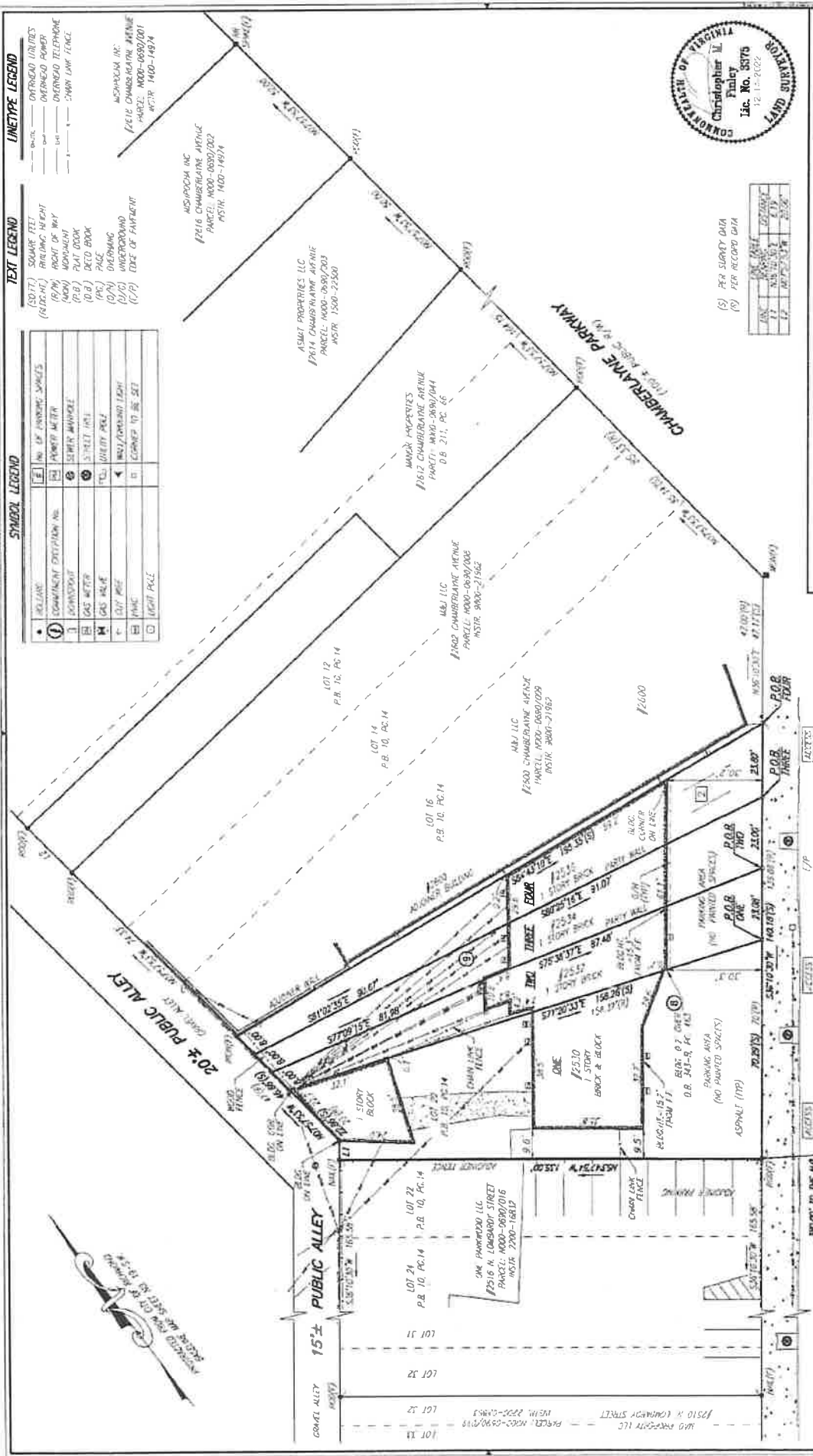
BEGINNING AT A NAIL FOUND ON THE WEST LINE OF N. LOMBARDY STREET, SAID NAIL BEING 214.42 FEET FROM THE NORTH LINE OF OVERBROOK ROAD AND THE POINT OF BEGINNING; THENCE DEPARTING THE WEST LINE OF N. LOMBARDY STREET N53°47'54"W 135.00 FEET TO A POINT ON THE EAST LINE OF A 15± FOOT ALLEY; THENCE CONTINUING ALONG THE EAST LINE OF SAID ALLEY N36°10'30"E 165.58 FEET TO A POINT; THENCE DEPARTING THE EAST LINE OF SAID 15± FOOT ALLEY S53°47'54"E 135.00 FEET TO A ROD FOUND ON THE WEST LINE OF N. LOMBARDY STREET; THENCE CONTINUING ALONG THE WEST LINE OF N. LOMBARDY STREET S36°10'30"W 165.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,346 SQUARE FEET OR 0.513 ACRE OF LAND MORE OR LESS.

SURVEY DESCRIPTION - #2530-2536 N. LOMBARDY STREET OVERALL BOUNDARY

BEGINNING AT A POINT ON THE WEST LINE OF N. LOMBARDY STREET, SAID POINT BEING 47.17 FEET FROM THE WEST LINE OF CHAMBERLAYNE AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WEST LINE OF N. LOMBARDY STREET S36°10'30"W 140.18 FEET TO A ROD FOUND; THENCE DEPARTING THE WEST LINE OF N. LOMBARDY STREET N53°47'54"W 135.00 FEET TO A NAIL FOUND ON THE EAST LINE OF A 15± FOOT ALLEY; THENCE CONTINUING ALONG THE EAST LINE OF SAID ALLEY N36°10'30"E 6.19 FEET TO A POINT ON THE EAST LINE OF A 20± FOOT ALLEY; THENCE CONTINUING ALONG THE EAST LINE OF SAID ALLEY N07°57'53"W 46.86 FEET TO AN IRON FOUND; THENCE DEPARTING THE EAST LINE OF SAID 20± FOOT ALLEY S84°43'10"E 195.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,331 SQUARE FEET OR 0.329 ACRE OF LAND MORE OR LESS.



SYMBOL LEGEND

SYMBOL	DESCRIPTION
(S)	SEWER
(W)	WATER
(G)	GAS
(E)	ELECTRIC
(T)	TELEPHONE
(C)	CABLE
(F)	FIBER OPTIC
(O)	OTHER

TEXT LEGEND

TEXT	DESCRIPTION
(S)	SQUARE FEET
(L)	LINEAL FEET
(A)	ACRE
(R)	RIGHT OF WAY
(E)	EASEMENT
(P)	PUBLIC
(R)	RECORD
(S)	SURVEY
(D)	DATA

LINE TYPE LEGEND

LINE TYPE	DESCRIPTION
(---)	DITCHED UTILITY
(---)	DITCHED POWER
(---)	DITCHED TELEPHONE
(---)	2" MIN. LAMP TENCEL
(---)	3" MIN. LAMP TENCEL
(---)	4" MIN. LAMP TENCEL
(---)	6" MIN. LAMP TENCEL
(---)	8" MIN. LAMP TENCEL
(---)	12" MIN. LAMP TENCEL
(---)	18" MIN. LAMP TENCEL
(---)	24" MIN. LAMP TENCEL

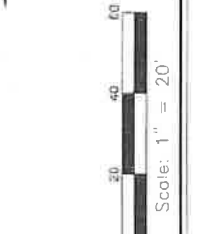


DATE: 12-14-2022
 SCALE: 1" = 20'
 DRAWN BY: WFB
 CHECKED BY: CMF
 SHEET 2 OF 2

ALTA/NSPS LAND TITLE SURVEY
 OF FOUR (4) PARCELS CONTAINING 0.329 ACRE OF LAND
 KNOWN AS #25.30 - #25.36 N. LOMBARDY STREET
 BEING PARCELS: N000-0690/014, N000-0690/013,
 N000-0690/012 & N000-0690/011
 CITY OF RICHMOND, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
 BALZER & ASSOCIATES, INC.
 1001 EAST MAIN STREET, SUITE 200, RICHMOND, VIRGINIA 23219

- ONE**
 PARCEL ONE
 #2530 N. LOMBARDY STREET
 PARCEL: N000-0690/014
 6,792 SQ.FT.
 0.155 ACRE
- TWO**
 PARCEL TWO
 #2531 N. LOMBARDY STREET
 PARCEL: N000-0690/013
 2,483 SQ.FT.
 0.057 ACRE
- THREE**
 PARCEL THREE
 #2532 N. LOMBARDY STREET
 PARCEL: N000-0690/012
 2,439 SQ.FT.
 0.056 ACRE
- FOUR**
 PARCEL FOUR
 #2533 N. LOMBARDY STREET
 PARCEL: N000-0690/011
 2,657 SQ.FT.
 0.061 ACRE



PROFFERED CONDITIONS

_____, 2022

1. **Height.** No building on the Property may exceed eighty-five feet (85') in height.
2. **Architecture.** The building constructed on the Property shall be in general conformance with one or more of the Inspiration Pictures and Illustrative Building Mass Diagrams, attached (see case file), and prepared by 510 Architects. These illustrations are conceptual in nature and may vary in detail. In the event a building's construction plans are not in general conformance with the foregoing, deviations may be approved at any plan of development review period or any other time permitted by the Director of Planning upon the Director finding that the deviations are generally in keeping with the spirit and concept of the illustrations.
3. **Building Materials.** All buildings shall have exposed exterior siding (above grade and exclusive of trim, which may be metal, wood or vinyl) of stone, cultured stone, stone veneer, brick, brick veneer, E.I.F.S., cementitious siding (e.g. Hardi-plank), glass, tiles, tilt-up panels, decorative metal panels, other masonry materials, or a combination of the foregoing, unless different architectural treatment and/or materials are specifically approved by the Planning Director with respect to the exposed portion of any such wall, at the time of Plan of Development review.
4. **Top Story Step-Back.** The building wall on the top story shall be stepped back at least five (5) feet from the primary building wall on each side of the building.

ONE PARKWOOD, LLC,
a Maryland limited liability company

By: Susan S. Smith
Susan S. Smith, Attorney-in-Fact

Date: December 28, 2022

THIRD J M J CORPORATION,
a Virginia stock corporation

By: Susan S. Smith
Susan S. Smith, Attorney-in-Fact

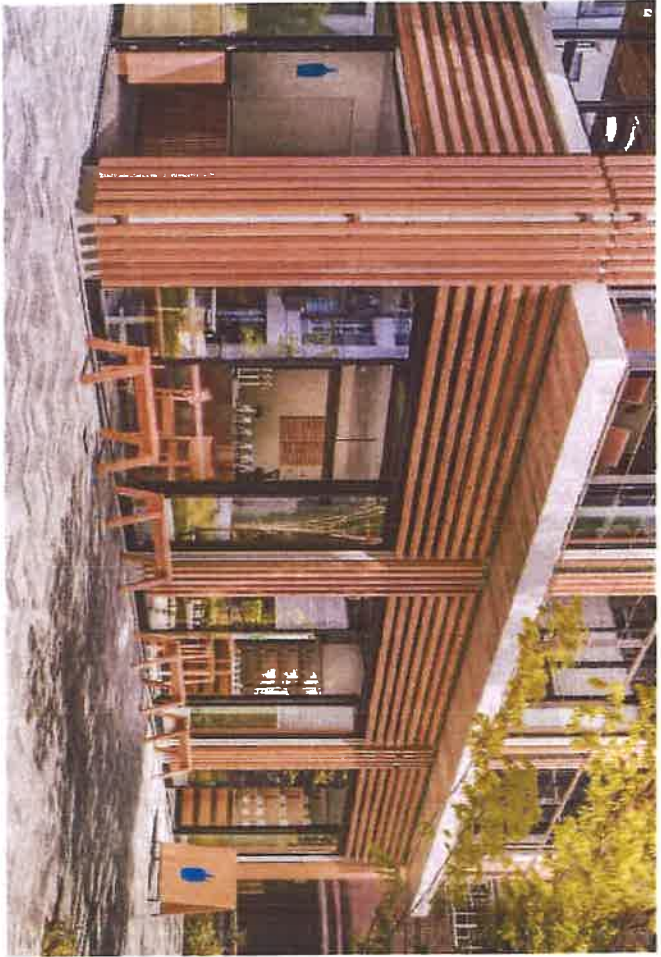
Date: December 28, 2022

INSPIRATION PICTURES



PRECEDENT - EXTERIOR

2500 N LOMBARDY | MILO'S CORP | RICHMOND, VA 23230 | WWW.SI0ARCHITECTS.COM | NOV 11, 2022



PRECEDENT - EXTERIOR

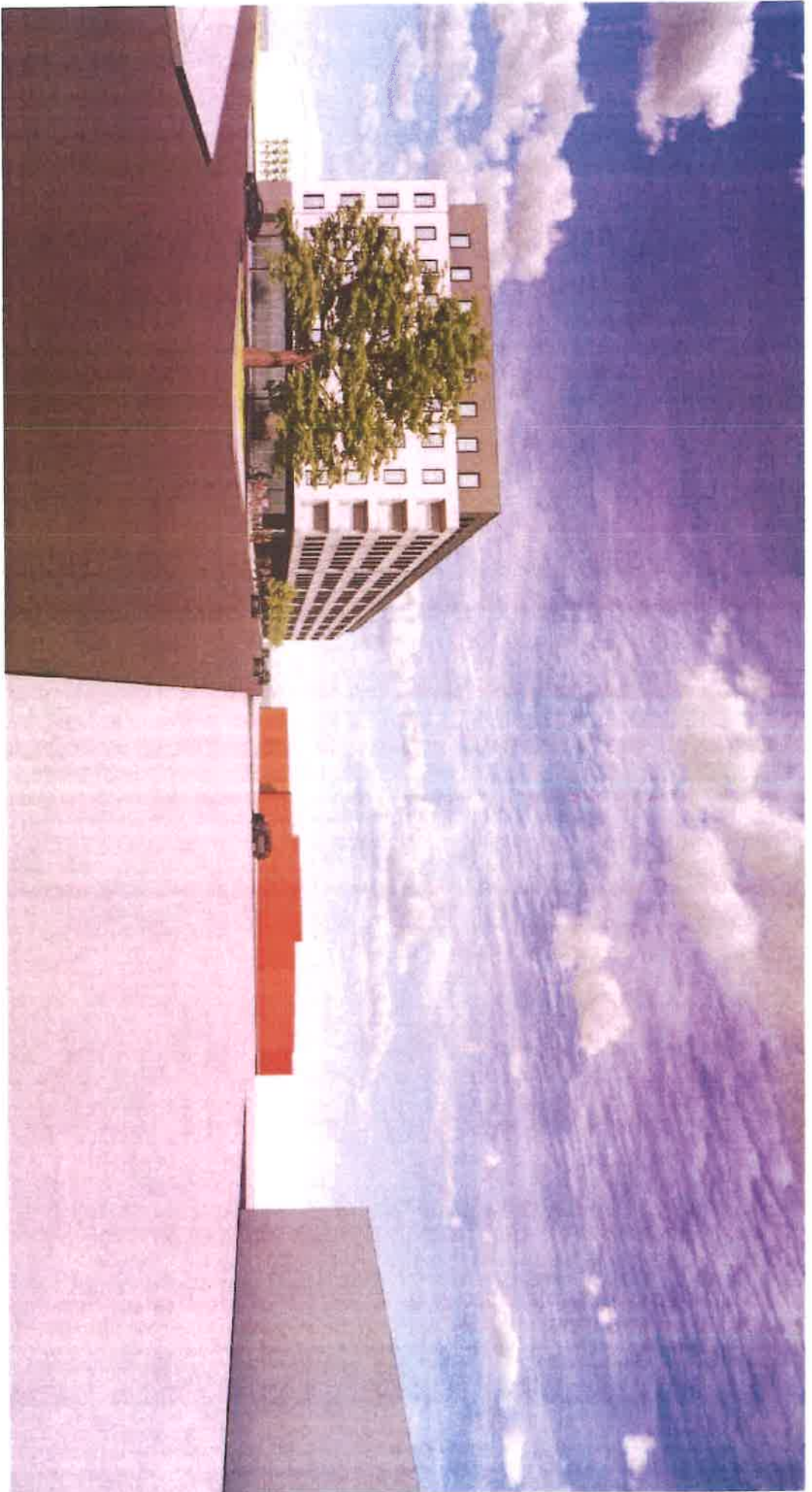
2500 H LOMBARDY | AILIOS CORP | RICHMOND, VA 23230 | WWW.510ARCHITECTS.COM | NOV 1, 2022

**ILLUSTRATIVE
BUILDING MASS
DIAGRAMS**



MASSING DIAGRAM (NOT INDICATIVE OF FINAL DESIGN)

2500 N. LOMBARDY | MILLS CORP | RICHMOND, VA 23230 | WWW.510ARCHITECTS.COM | NOV 11, 2022



MASSING DIAGRAM (NOT INDICATIVE OF FINAL DESIGN)

2500 N. LOMBARDY | MILOS CORP | RICHMOND, VA 23230 | WWW.510ARCHITECTS.COM | NOV 11, 2022



MASSING DIAGRAM *NOT INDICATIVE OF FINAL DESIGN*

2500 N. CLAYBARDY | MILLON CORP | RICHMOND, VA 23230 | WWW.510ARCHITECTS.COM | NOV 11, 2022



MASSING DIAGRAM (NOT INDICATIVE OF FINAL DESIGN)

2500 N LOMBARDY | MILOS CORP | RICHMOND, VA 23230 | WWW.510ARCHITECTS.COM | NOV 11, 2022



MASSING DIAGRAM | 700 TRADE CENTER DRIVE, SUITE 1000

SPRING COURT

ALICEY CORP.

RICHMOND, VA 23230

WWW.510ARCHITECTS.COM

NOV 11, 2025