

INTRODUCED: July 22, 2024

AN ORDINANCE No. 2024-198

As Amended

To authorize the special use of the property known as 1220 West Cary Street for the purpose of a multifamily building containing up to 12 dwelling units, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 9 2024 AT 6 P.M.

WHEREAS, the owner of the property known as 1220 West Cary Street, which is situated in a R-63 Multifamily Urban Residential District, desires to use such property for the purpose of a multifamily building containing up to 12 dwelling units, which use, among other things, is not currently allowed by section 30-419.5, concerning lot area and width, 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 (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

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: NOV 12 2024 REJECTED: _____ STRICKEN: _____

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 1220 West Cary Street and identified as Tax Parcel No. W000-0441/025 in the 2024 records of the City Assessor, being more particularly shown on a survey entitled “Topographic Survey of 1218-1220 West Cary Street,” prepared by ThomaSurveying, and dated August 23, 2023, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a multifamily building containing up to 12 dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on sheets C-101 and C-104 of the plans entitled “1220 West Cary Street Residential Development,” prepared by sekivolutions, dated December 8, 2023, and last revised March 22, 2024 and on sheet A1.01 of the plans entitled “Cary Street Apartments, Special Use Permit, 1218-1220 W Cary ST, Richmond, VA 23220,” prepared by 510 Architects, dated December 14, 2023, and last revised May 7, 2024, 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 building containing up to 12 dwelling units, substantially as shown on the Plans.

(b) The height of the Special Use shall not exceed three stories, 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 shall be located or screened so as not to be visible from any public right-of-way.

(e) Interior doors to bedrooms within dwelling units may contain exterior locking mechanisms.

(f) Leases of occupancy shall be 30 days or greater in length and may include separate rental agreements for different occupants of the same unit.

§ 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.

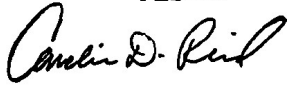
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute 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 1,096 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.rva.gov

Master

File Number: Admin-2024-0508

File ID: Admin-2024-0508

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 1

Reference:

In Control: City Clerk Waiting Room

Department: Richmond Dept of Planning & Development. Review

Cost:

File Created: 05/20/2024

Subject:

Final Action:

Title: [Empty box]

Internal Notes:

Code Sections:

Agenda Date: 07/22/2024

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Admin-2024-0508 APPLICATION DOCS, Admin-2024-0508 AATF Ordinance

Enactment Number:

Contact:

Introduction Date:

Drafter: jonathan.brown@richmondgov.com

Effective Date:

Related Files:

Approval History

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

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-2024-0508

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: June 27, 2024

TO: The Honorable Members of City Council

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

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

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

RE: To authorize the special use of the property known as 1220 West Cary Street for the purpose of a multifamily building containing up to 12 dwelling units, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit to authorize a twelve-unit multifamily building within an R-63 Multifamily Urban Residential District. While the use is permitted the overall requirements for lot area and width are not met. A Special Use Permit is therefore required.

BACKGROUND: The property is located in the Fan neighborhood on West Cary Street between South Morris and South Brunswick Streets. The property is currently a 8,250 sq. ft. (.19 acre) improved parcel of land. The City’s Richmond 300 Master Plan designates a future land use for the subject property as Community Mixed Use, which is defined as “Cluster 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-63 Multifamily Urban Residential District. All adjacent and nearby properties along West Cary Street are of the same R-63 zone. Some properties to the north and south are zoned Urban Business and R-7 Single-and Two-Family Urban Residential, respectively. The area is primarily a mix of commercial and multifamily residential, with some single-family residential and institutional uses present in the vicinity. The proposed density of the parcel is 12 units upon .19 acres, or 63 units per acre.

COMMUNITY ENGAGEMENT: The Fan District Association, Uptown Association, and Fan Area Business Alliance were notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: The Department of Planning and Development Review does not anticipate any impact to the City’s budget for this or future fiscal years.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: July 22, 2024

CITY COUNCIL PUBLIC HEARING DATE: September 9, 2024

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, September 3, 2024

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant’s Report, Plans, Survey, Map

STAFF: Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734



Application for **SPECIAL USE PERMIT**
 Department of Planning and Development Review
 Land Use Administration Division
 900 E. Broad Street, Room 511
 Richmond, Virginia 23219
 (804) 646-6304
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new**
- special use permit, plan amendment**
- special use permit, text only amendment**

Project Name/Location

Property Address: 1220 W Cary Street Date: _____
 Tax Map #: W000-0441/025 Fee: \$2400
 Total area of affected site in acres: .189

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

Zoning

Current Zoning: R-63 Residential

Existing Use: Vacant

Proposed Use

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

Construction of twelve (12) multi-family dwelling units
 Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Mark Baker / Will Gillette

Company: Baker Development Resources
 Mailing Address: 530 East Main Street, Suite 730
 City: Richmond State: VA Zip Code: 23219
 Telephone: (804) 874-6275 Fax: ()
 Email: markbaker@bakerdevelopmentresources.com

Property Owner: KINCAP 1218 1220 W CARY LLC

If Business Entity, name and title of authorized signer: Peter Walls, Member

(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: 4801 Cox RD #200
 City: Glen Allen State: VA Zip Code: 23060
 Telephone: (804) 956-4545 Fax: ()
 Email: peter.walls@kinlochcapital.com

Property Owner Signature: *Peter Walls*

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

January 19th, 2024

Revised: March 27th, 2024

Special Use Permit Request

1220 W Cary Street, Richmond, Virginia

Map Reference Number: W000-0441/025

Submitted to:

City of Richmond

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

Baker Development Resources

530 East Main Street, Suite 730

Richmond, Virginia 23219

Introduction

The property owner is requesting a special use permit (the "SUP") for 1220 West Cary Street (the "Property"). The SUP would authorize the construction of twelve (12) multifamily dwelling units on the Property. While the multifamily dwelling use is permitted by the underlying R-63 Multi-Family Urban Residential zoning district, certain feature requirements are not met and, therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located along the northern line of W Cary Street between S Morris and S Brunswick Streets and is referenced by the City Assessor as tax parcel W000-0441/025. The Property consists of a currently unimproved lot that is roughly 55' wide by 150' in depth and contains approximately 8,250 square feet of lot area. The Property is afforded access to the rear via an east-west public alley.



The properties in the immediate vicinity are developed with a range of uses, including commercial, institutional, and residential. To the east and to the west, along the southern line of W Cary Street lie primarily single- and two-family dwellings. These residential dwellings are generally attached. Multifamily and mixed-use buildings are also present. To the north of the Property along Main Street, there are a number of commercial uses including retail and office. Institutional uses can also

be found nearby, including the Fifth Baptist Church of Richmond to the west and, to the east, the Monroe Park Campus of Virginia Commonwealth University.

EXISTING ZONING

The Property and others in the vicinity are zoned R-63 Multifamily Urban Residential District. Further to the north, along Main Street, and to the west, along Lombardy Street, are properties zoned UB Urban Business District. Beyond Main Street, are properties zoned R-6 Single-Family Attached Residential. Lastly, within a five-block radius, properties zoned R-7 Single- And Two-Family Urban Residential can be found in pockets to the east and south of the Property.

TRANSPORTATION

The Property is located less than 0.1 miles from Bus Stop 645 at the corner of Cary & Randolph, which is serviced by the High-Frequency Route 5 bus line, providing connection to Downtown and further east towards Mechanicsville. Additionally, the Property is located less than 0.1 miles from Bus Stop 1172 at the corner of Harrison & Cary which is serviced by Route 78, providing connection west towards Carytown and East to the Downtown Transfer Station.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") designates the Property as "Community Mixed-Use". This future land use category is described as "medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities..." and recommends multifamily dwellings as a primary use. Future development should "generally complement existing context" while "prioritizing pedestrian, bike and transit access." Importantly, the Property is located less than two blocks from the VCU National/Regional Node which is envisioned to continue providing "shopping, dining, and housing for students and neighborhood residents alike."

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 86 (High-Quality Places Chapter), Objective 1.4, to "maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards."
- Page 100 (High Quality Places Chapter), Objective 4.1, to "create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City," as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.
- Page 109 (Equitable Transportation Chapter), Objective 6.1 to "Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options."
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to "Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers."

- Page 150 (Inclusive Housing Chapter), Objective 14.1 to “Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.4 to “Increase the number of mixed-income communities along enhanced transit corridors.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance. “
- Page 155 (Inclusive Housing Chapter), Objective 14.8 to “Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement.”
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).

Proposal

PROJECT SUMMARY

The proposed development includes the construction of a 12-unit multifamily dwelling on the vacant Property.

PURPOSE OF REQUEST

The Property is roughly 55 feet wide and approximately 8,250 square feet of lot area making it uncharacteristically large for the subject block. The owner is proposing to construct a new multifamily building containing 12 dwelling units. While the underlying R-63 district permits the multifamily use and the Richmond 300 Master Plan supports the proposed density, the lot area requirements cannot be met for each dwelling unit. Therefore, a SUP is required in order to permit the proposed development.

The proposed dwellings units, given the proximity to the Virginia Commonwealth University, will be managed with the needs and wants of students clearly in mind. To facilitate a high-quality living environment where students feel comfortable, this proposal includes a request to permit those units to have separate rental agreements for different occupants and exterior locking mechanisms on interior doors of rooms for occupants.

In exchange for the SUP, the intent of this request is to ensure a high-quality, infill development. The overall project would be appropriately dense and efficient. At the same time, it would remain respectful to the historic lot pattern in the vicinity thereby remaining consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development and better neighborhood compatibility than might otherwise be developed by right.

PROJECT DETAILS

When complete, the proposed building would be three stories in height. The exterior would be clad in high quality and durable materials including brick veneer and cementitious panels. The overall design is intended to be compatible with the existing environment and surrounding buildings. Specifically, a full brick façade would reflect the predominant brick character within the subject block. The front elevations would also include balconies to engage the street and offer outdoor living space for future residents.

Each dwelling unit would include approximately 1,020 square feet of floor area with three bedrooms and two bathrooms. The dwelling unit layout features an open kitchen living space and would include a stacked washer and dryer.

Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 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 for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***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 negligible traffic generation of the dwelling units will create no congestion on streets, roads, alleys or any other public right of way.

- ***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.

- ***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.

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

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing those the existing in the vicinity. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary we are enthusiastically seeking approval for the construction of the proposed dwelling units. The building has been thoughtfully designed in order to provide appropriate, high-quality, market-rate infill development. The request offers compatibility with the City's Master Plan in terms of use, would help encourage a pedestrian friendly traditional streetscape in the block, and contribute to the vibrancy of the block through the addition of street life in the form of street-oriented balconies. Furthermore, the request would upgrade the Property while maintaining a desirable variation in housing style and density in the vicinity and providing for continued diversity in housing options within the neighborhood. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.



UTILITY NOTES AND MATERIAL SPECIFICATIONS

GENERAL

1. CONTRACTOR MUST FIELD VERIFY THE ELEVATION AND LOCATION OF ALL EXISTING MANHOLES, GAS LINES, AND OTHER UTILITY LINES PRIOR TO CONSTRUCTION
2. SANITARY SEWER LATERAL AND MAIN EXTENSION IS TO BE INSTALLED BY THE CONTRACTOR. CONTRACTOR MUST APPLY FOR A WORK IN STREET PERMIT TO PERFORM INSTALLATION.
3. WATER SERVICE FROM THE MAIN UP TO AND INCLUDING THE THE METER BOX IS TO BE INSTALLED BY THE CITY OF RICHMOND. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING SERVICE FROM THE METER BOX TO THE BUILDING AS SHOWN ON PLAN
4. IF THE EXISTING LATERAL DOES NOT MEET CURRENT DPU DIAMETER STANDARDS (MINIMUM 6") OR THE APPLICABLE PLUMBING CODE REQUIREMENTS, THE INSTALLATION OF A NEW LATERAL WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER
5. ALLEY MUST BE CONSTRUCTED TO CITY OF RICHMOND STANDARDS TO ALLOW THIS SITE TO HAVE PROPER TRASH PICKUP. SIDEWALK ALONG WEST CARY ST. SHALL BE MAINTAINED.
6. NO TREES ARE LOCATED ON THE PROPERTY OR WITHIN SUFFICIENT DISTANCE TO BE IMPACTED BY THE PROPOSED PROJECT.

PUBLIC UTILITIES

1. ALL UTILITIES WITHIN PUBLIC RIGHT OF WAY ARE TO BE INSTALLED PER THE LATEST EDITION OF THE CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES AND DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS
2. THE CONTRACTOR MUST USE A MECHANICAL HOLE CUTTER WHEN TAPPING THE EXISTING SEWER MANHOLE AND THAT AN APPROVED SADDLE SHALL BE USED TO MAKE THE CONNECTION
3. SANITARY SEWER IN THE RIGHT OF WAY IS TO BE CONSTRUCTED OF EITHER CL51 DUCTILE IRON OR SDR-26 PVC
4. WATER MAIN INSTALLATIONS 3" AND LARGER ARE TO BE DUCTILE IRON OF THE THICKNESS CLASS PER THE BELOW TABLE:

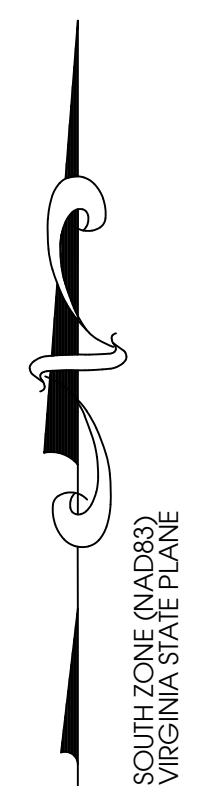
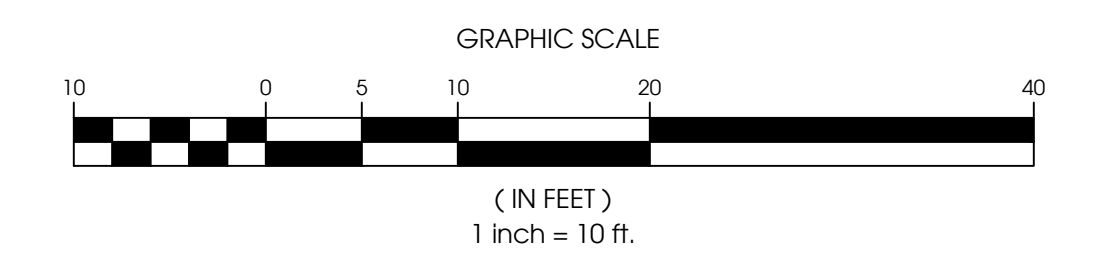
PIPE SIZE	THICKNESS CLASS
3"	51
4"	53
6"	54
8"	54
12"	52

5. WATER SERVICES 2" AND UNDER ARE TYPE K SOFT COPPER FOR BELOW GROUND INSTALLATION AND TYPE L HARD COPPER ABOVE GROUND. MATERIAL SHALL MEET ASTM B 88

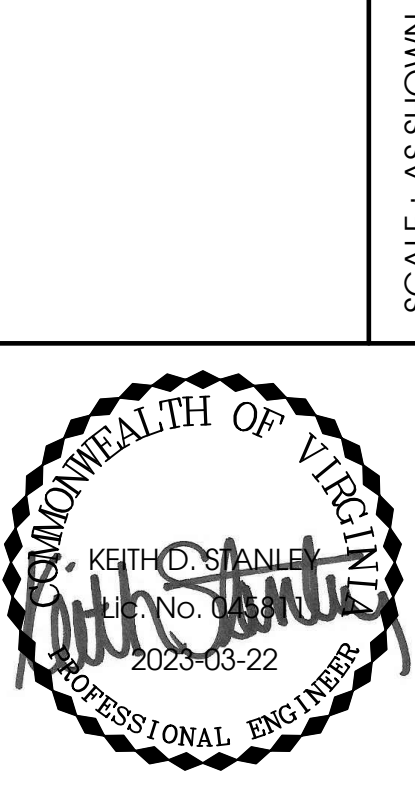
PRIVATE UTILITIES (I.E. ON PRIVATE PROPERTY AND/OR BEHIND THE METER BOX)

1. ALL SEWER FITTINGS AND PIPING MUST COMPLY WITH THE 2018 VERSION OF THE INTERNATIONAL PLUMBING CODE
2. ALL PRIVATE SEWER PIPE IS TO BE SCHEDULE 40 PVC COMPLYING WITH ASTM STANDARD D-2665
3. ALL PRIVATE SEWER FITTINGS ARE TO BE PVC COMPLYING WITH ASTM STANDARD D-3034
4. ALL PRIVATE WATERLINE FITTINGS AND PIPING MUST COMPLY WITH 2018 VERSION OF THE INTERNATIONAL PLUMBING CODE
5. ALL PRIVATE WATERLINE PIPE IS TO BE SCHEDULE 40 PVC COMPLYING WITH ASTM STANDARD D-1785
6. ALL PRIVATE WATERLINE FITTINGS ARE TO BE PVC COMPLYING WITH ASTM STANDARD D-2464

WATER AND FIRE SERVICE CONFIGURATION NOTE
(TO BE INSTALLED BY THE CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES)



sekivsolutions
OPTIMIZING YOUR DEVELOPMENT WORLD
14207 POND CHASE PLACE | MIDLOTHIAN, VA | 23113
TELEPHONE NO. 804.938.8864 | www.sekivsolutions.com



DATE : DECEMBER 8, 2023

REVISION BLOCK	
DATE	DESCRIPTION
2024-03-22	PER CITY COMMENT

510 ARCHITECTS
3210 CHAMBERLAYNE AVENUE - SUITE 1
RICHMOND, VA 23227
ATTN: JACOB SHERRY
EMAIL: JSHERRY@510ARCHITECTS.COM
PHONE: 804.353.1576

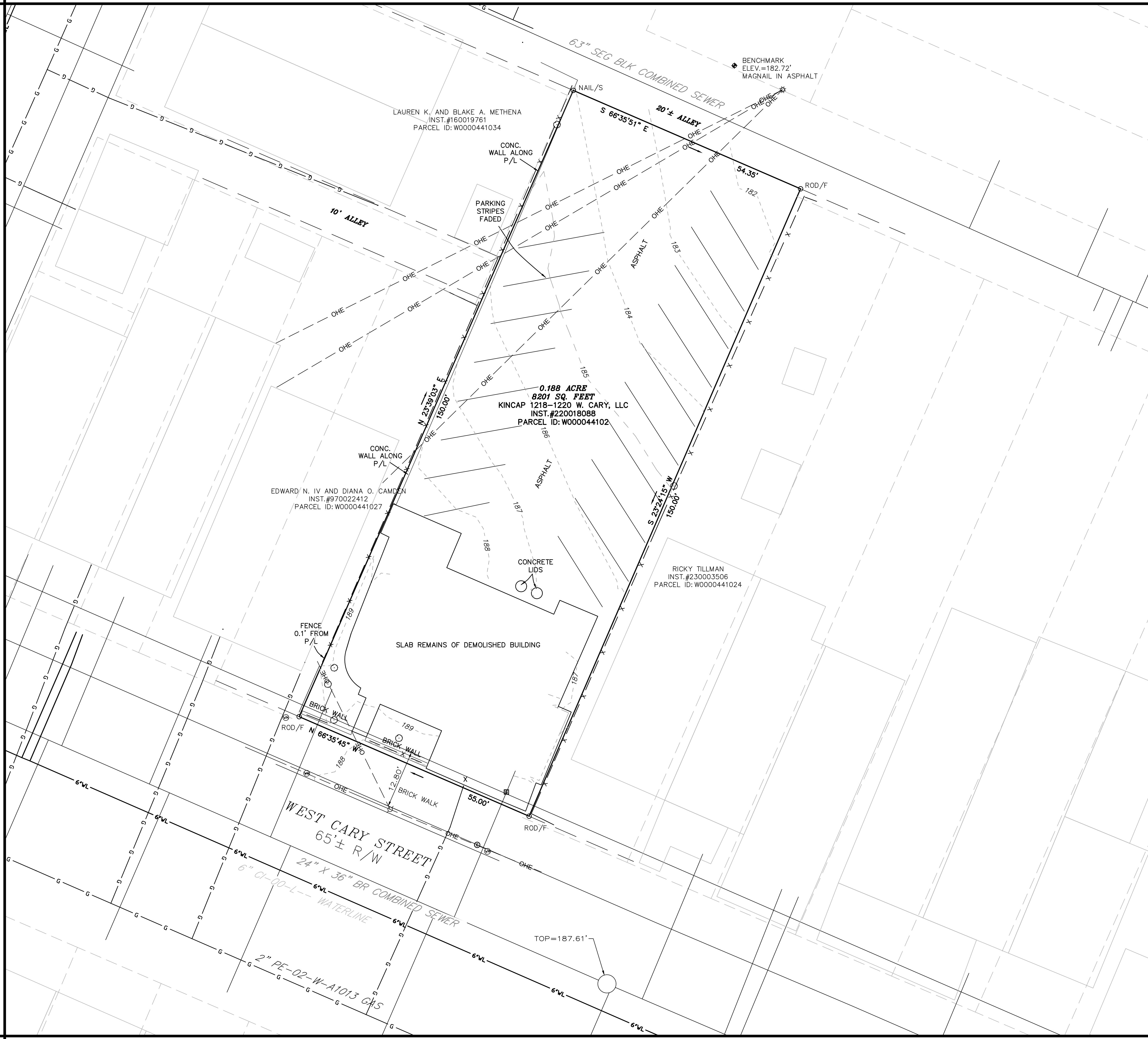
1220 WEST CARY STREET RESIDENTIAL DEVELOPMENT

CITY OF RICHMOND, VA

LAYOUT AND UTILITY PLAN

SHEET NO.
C-104

SCALE : AS SHOWN PROJECT NO. : 10703 PROJECT MANAGER : KEITH STANLEY QUALITY ASSURANCE : STIG OWENS



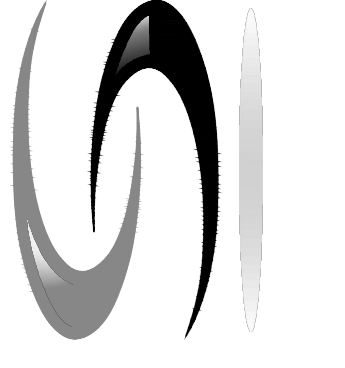
DEMOLITION NOTES:

1. A PRE-CONSTRUCTION CONFERENCE IS MANDATORY BEFORE ANY WORK IS DONE AT THE SITE. ARRANGE A MEETING WITH THE CONTRACTOR, OWNER, ENGINEER AND THE CITY INSPECTOR (OR AUTHORIZED REPRESENTATIVE). THE OWNER MUST GIVE THE CITY INSPECTOR 48 HOURS NOTIFICATION TO SCHEDULE AN ON-SITE PRE-CONSTRUCTION MEETING.
2. POST PERMITS ON SITE.
3. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND ALL UTILITY PROVIDERS INCLUDING BUT NOT LIMITED TO CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES (GAS, SEWER AND WATER), DOMINION ENERGY, AND CABLE, DATA, AND TELEPHONE PROVIDERS TO DISCONNECT ALL UTILITY SERVICES AT THE PROJECT SITE. ALL UTILITY DISCONNECTS ARE TO BE IN CONFORMANCE WITH CITY OF RICHMOND AND UTILITY PROVIDER STANDARDS.
4. REMOVE EXISTING SANITARY SEWER LATERALS TO REMAIN UP TO THE PROPERTY LINE AND INSTALL CLEANOUTS AT THE PROPERTY LINE FOR FUTURE TIE IN. BACKFILL ANY LATERAL TRENCHES WITH #57 STONE. REMOVE/ABANDON SEWER LATERALS TO BE REMOVED IN ACCORDANCE WITH DPU STANDARDS.
5. REMOVE ALL EXISTING WATER SERVICE LINES UP TO THE PROPERTY LINE. BACKFILL ANY WATER SERVICE LINES WITH #57 STONE. COORDINATE WITH CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES FOR REMOVAL OF METER BOX AND SERVICE IN RIGHT OF WAY.
6. DUST PRODUCING OPERATIONS SHALL BE WETTED DOWN TO THE EXTENT NECESSARY TO CONTROL THE DUST.
7. DEMOLITION SHALL INCLUDE ANY REMNANTS FROM BUILDING DEMOLITION INCLUDING BUT NOT LIMITED TO: FOOTINGS AND FOUNDATIONS, EXTERIOR IMPROVEMENTS SUCH AS SCREEN WALLS AND FENCING, STORAGE RACKS, DEBRIS, TRASH, AND CONSTRUCTION REMNANTS.
8. ANY UNDERGROUND TANKS ARE TO BE EXCAVATED AND REMOVED IN ACCORDANCE WITH ALL APPLICABLE ENVIRONMENTAL STANDARDS AND BACKFILLED WITH #57 STONE.
9. THIS DEMOLITION PLAN IS AN ATTEMPT TO IDENTIFY ITEMS THAT ARE TO BE REMOVED BY THE CONTRACTOR BASED ON FIELD OBTAINED SURVEY INFORMATION AND SITE OBSERVATIONS. ITEMS THAT ARE NOT SPECIFICALLY IDENTIFIED ON THE PLAN BUT THAT EXIST ON THE SITE AND MUST BE REMOVED FOR FUTURE CONSTRUCTION ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
10. SITE IS TO BE LEFT CLEAN AND FREE OF CONSTRUCTION ACTIVITY OPERATIONS, VOIDS WHERE BUILDINGS WERE REMOVED ARE TO BE BACKFILLED WITH #57 STONE BY CONTRACTOR TO ESTABLISH A NON-EROSIVE GROUND COVER CONDITION.
11. ALLEY MUST BE CONSTRUCTED TO CITY OF RICHMOND STANDARDS TO ALLOW THIS SITE TO HAVE PROPER TRASH PICKUP.

ADDITIONAL DEMOLITION NOTES FOR REDEVELOPMENT OF SITE

1. THE NOTES ABOVE ARE AS PROVIDED HEREIN AS REFERENCE AND SHOULD BE COMPLETED VIA THE DEMOLITION PERMIT. CONTRACTOR FOR BUILDING CONSTRUCTION MUST CONFIRM THE DEMOLITION AS NOTED ABOVE AND ON THIS PLAN HAS BEEN COMPLETED TO THEIR SATISFACTION SUCH THAT BUILDING CONSTRUCTION CAN COMMENCE. ANY ITEMS NOT DEMOLISHED SHALL BE IDENTIFIED TO THE OWNER IMMEDIATELY FOR THE COORDINATION OF THEIR REMOVAL.

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



DATE : DECEMBER 8, 2023

REVISION BLOCK	
DATE	DESCRIPTION
2024-03-22	PER CITY COMMENT

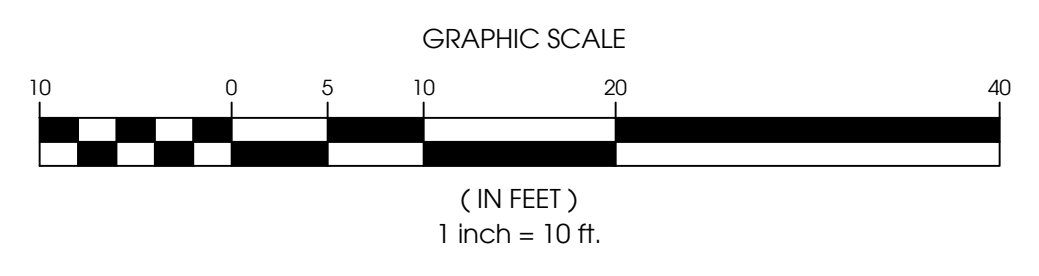
510 ARCHITECTS
 3210 CHAMBERLAYNE AVENUE - SUITE 1
 RICHMOND, VA 23227
 ATTN: JACOB SHERRY
 EMAIL: JSHERRY@510ARCHITECTS.COM
 PHONE: 804.353.1576

1220 WEST CARY STREET RESIDENTIAL DEVELOPMENT

CITY OF RICHMOND, VA

EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NO.
C-101



SCALE : AS SHOWN PROJECT NO. : 10703 PROJECT MANAGER : KEITH STANLEY QUALITY ASSURANCE : STIG OWENS

NOT FOR CONSTRUCTION

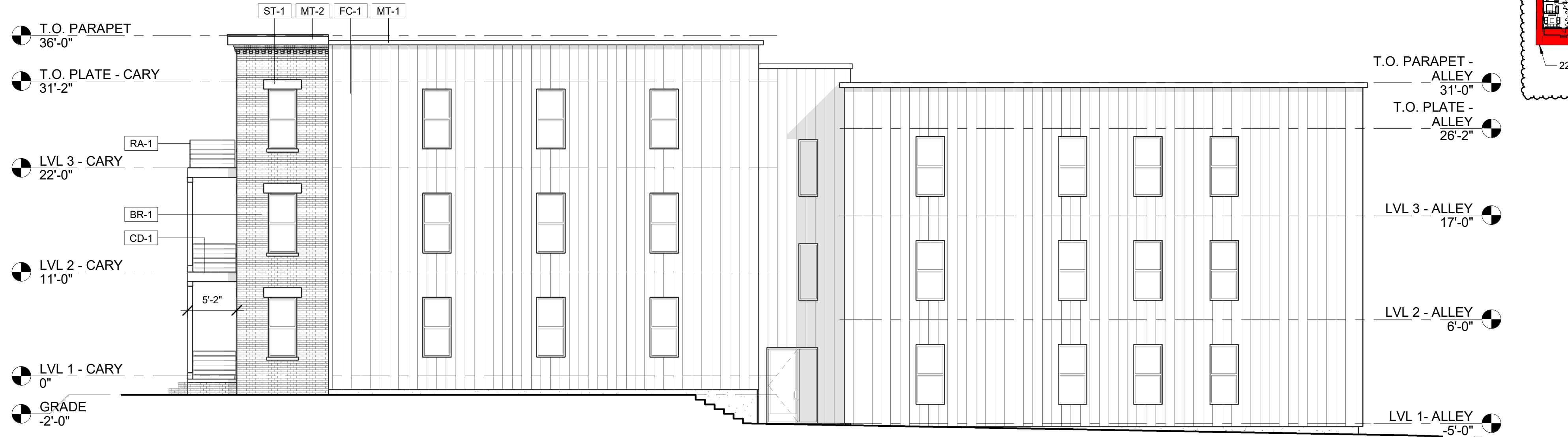
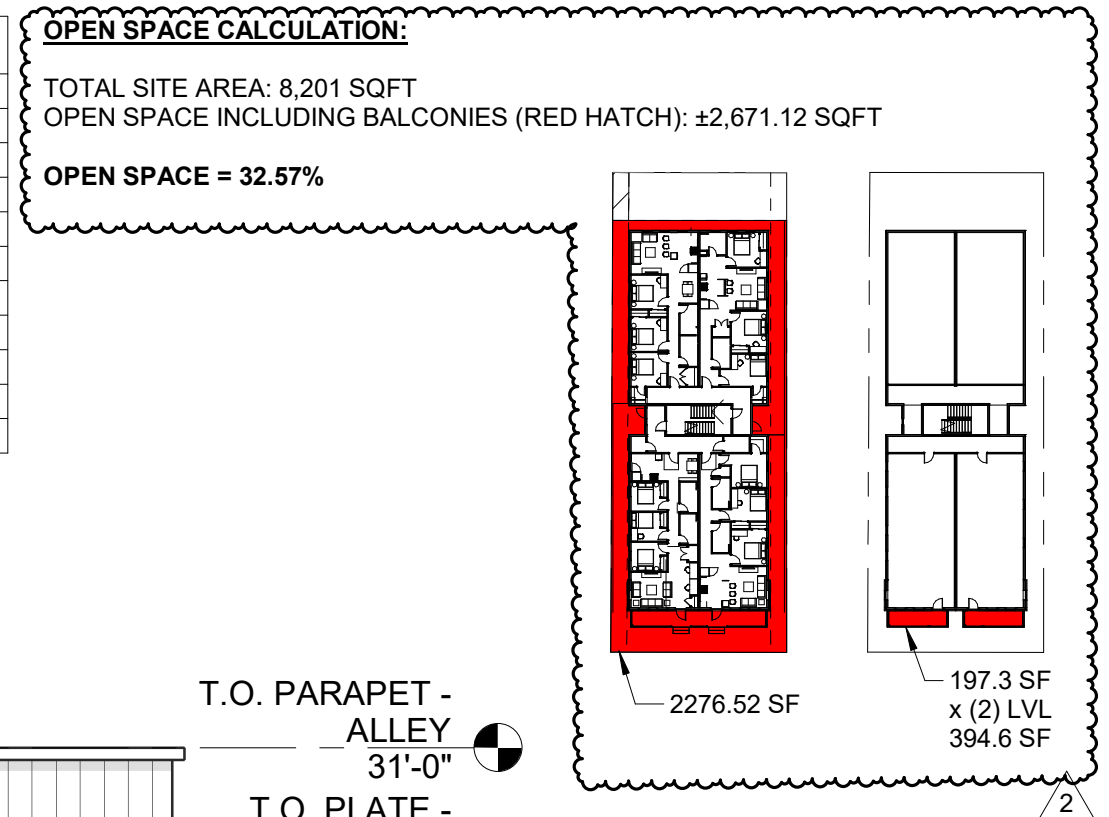
CARY STREET APARTMENTS
SPECIAL USE PERMIT

1218-1220 W CARY ST | RICHMOND, VA 23220

DATE	ISSUE	NO.
12.14.2023	SUP SUBMISSION	1
03.22.2024	SUP REVISION 1	1
05.07.2024	SUP REVISION 2	2

PROPOSED BUILDING CONCEPT

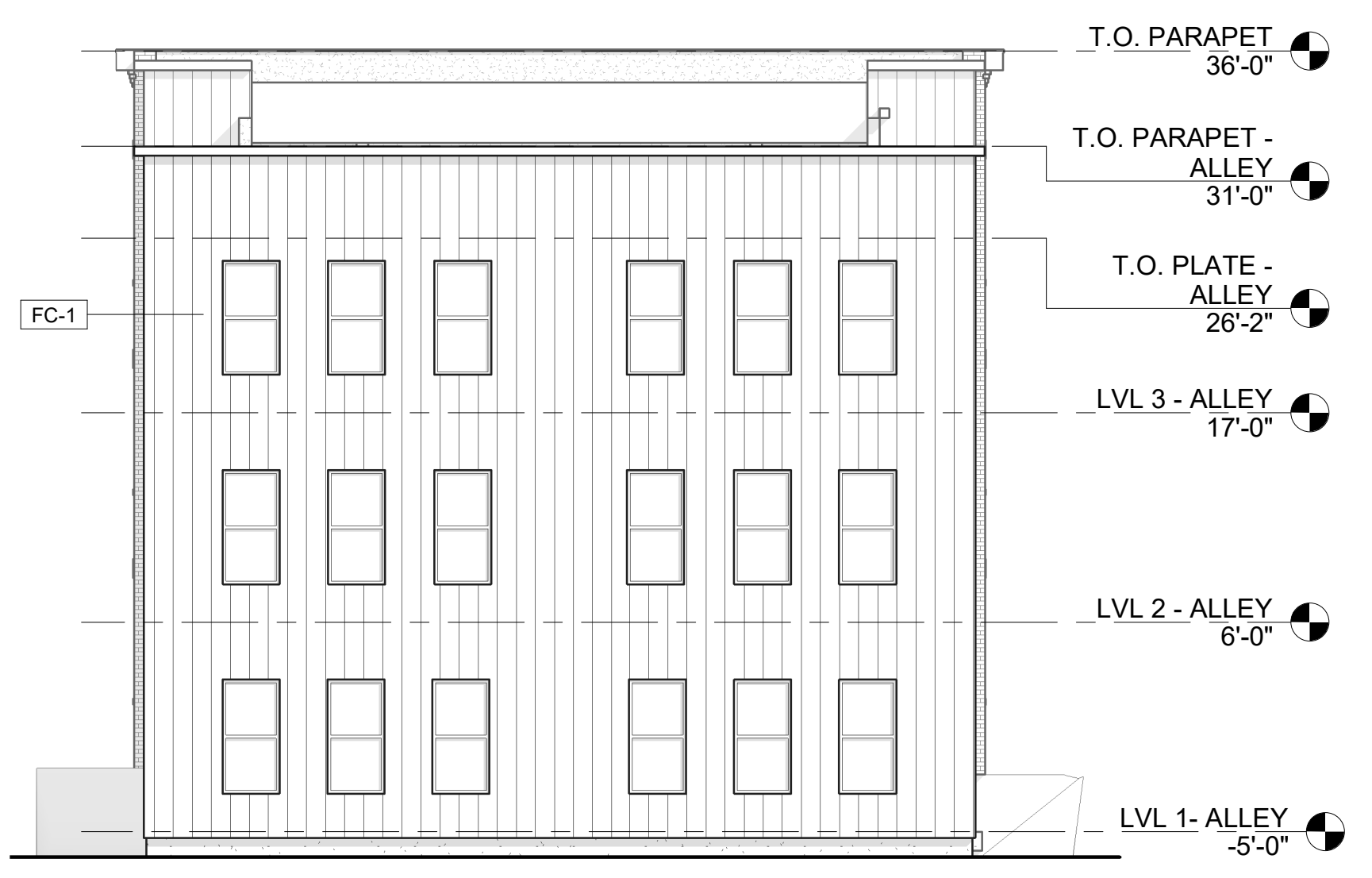
MARK	SPEC	DESCRIPTION	MANUFACTURER	ITEM PRODUCT #	COLOR	REMARKS
BR-1	04 70 00	BRICK MASONRY VENEER				
CD-1	06 73 13	COMPOSITE DECKING				
CMU-1	04 22 00	EXPOSED CMU				
CO-2	03 33 00	EXPOSED CAST IN PLACE CONCRETE				
FC-1	07 46 46	FIBER CEMENT				
MT-1	07 62 00	PREFINISHED METAL COPING				
MT-2	07 62 00	PREFINISHED METAL TRIM				
MT-3	07 72 00	ALUMINUM SCUPPERS & DOWNSPOUTS				
RA-1	05 73 00	METAL RAILING				
ST-1	04 40 00	STONE HEADER & SILL				



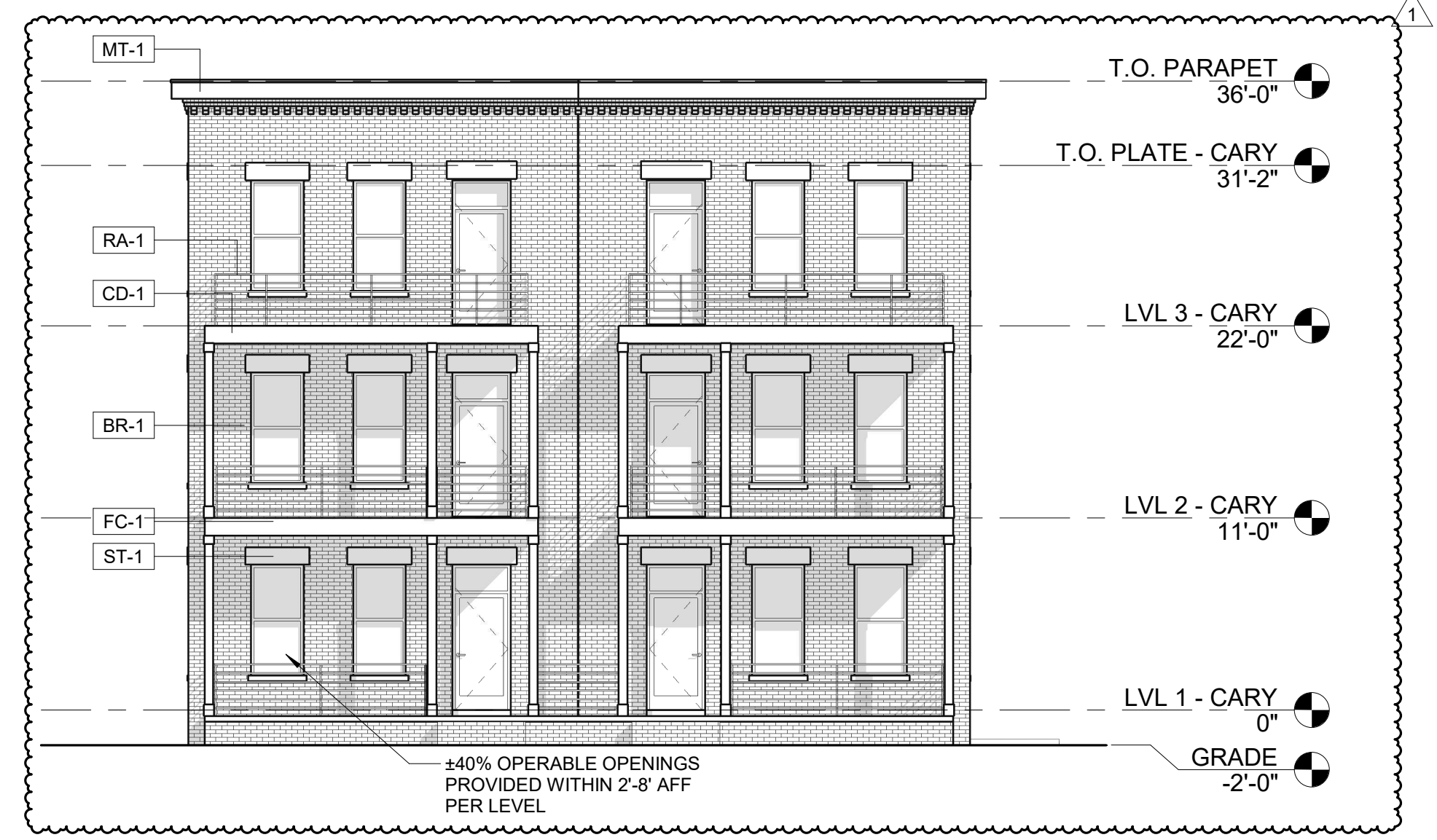
5 EAST ELEVATION
A1.01 1/8" = 1'-0"



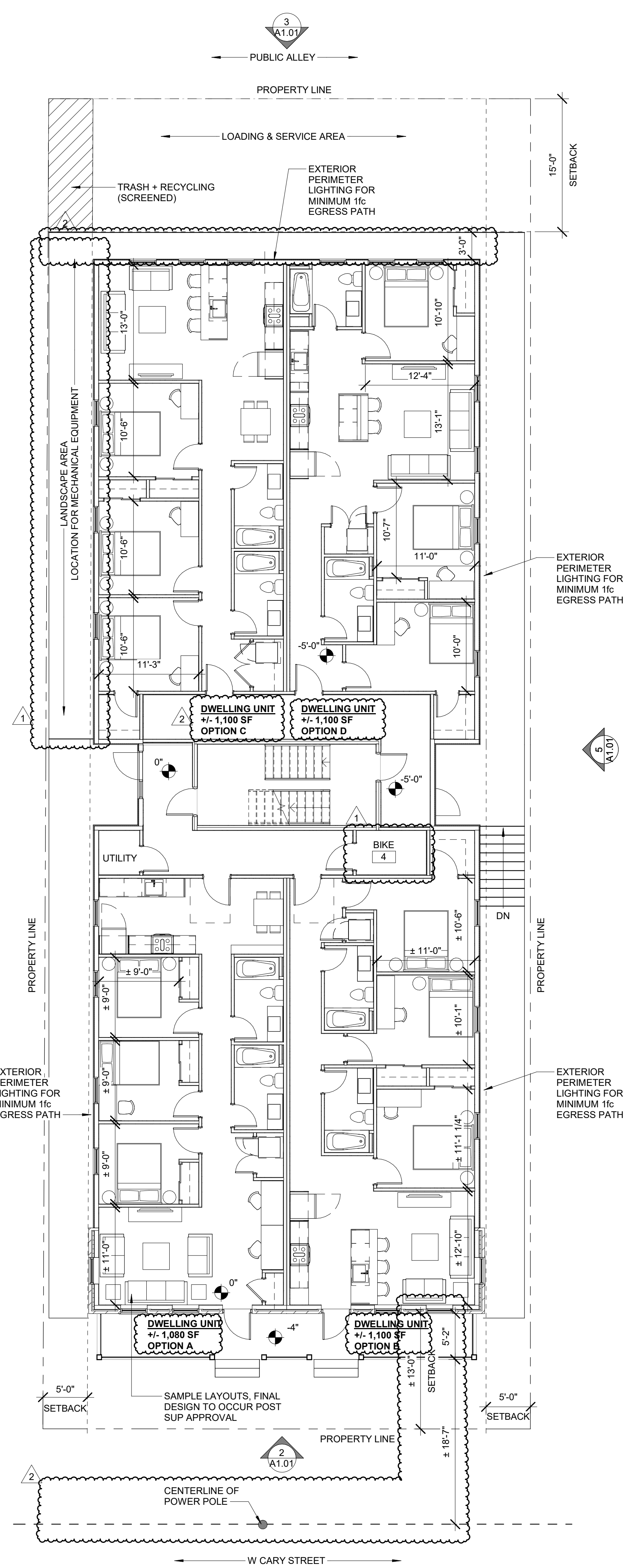
4 WEST ELEVATION
A1.01 1/8" = 1'-0"



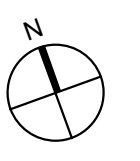
3 NORTH ELEVATION
A1.01 1/8" = 1'-0"



2 SOUTH ELEVATION
A1.01 1/8" = 1'-0"



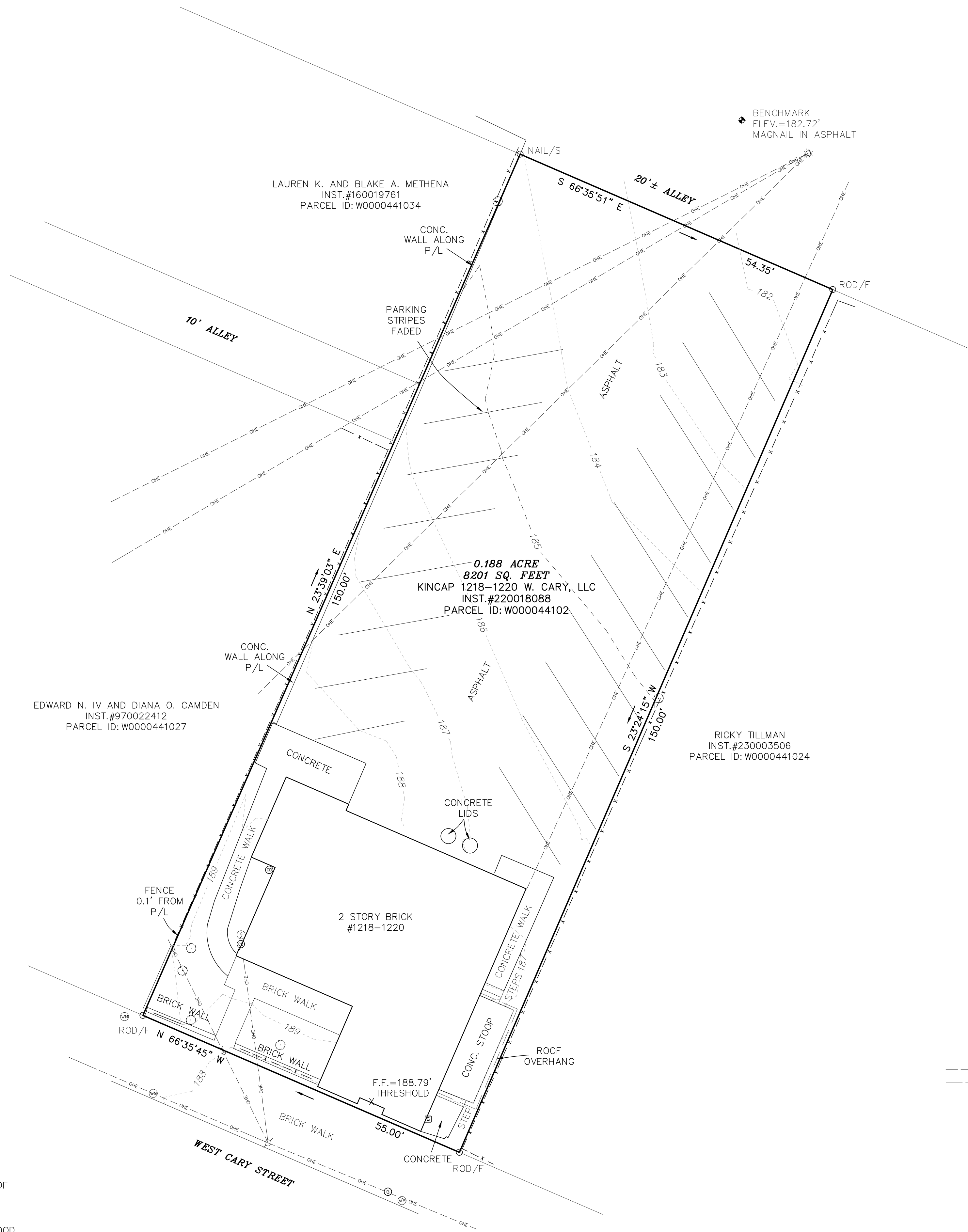
1 TYPICAL BUILDING FLOOR PLAN
A1.01 1/8" = 1'-0"



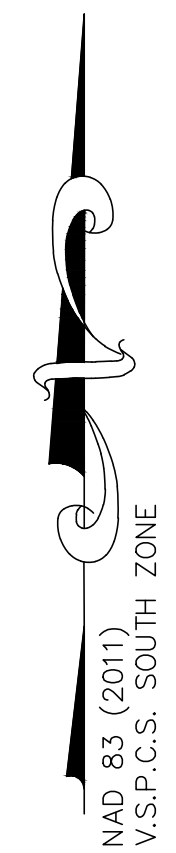
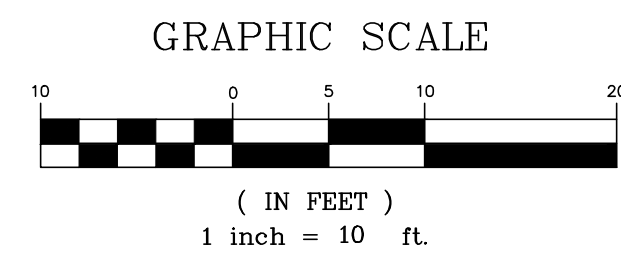


NOTES:
 1.) OWNERSHIP:
 KINCAP 1218-1220 W. CARY, LLC
 INST.#220018088
 PARCEL ID: W000044102

- 2.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ALL ENCUMBRANCES OF RECORD MAY NOT BE SHOWN HEREON.
- 3.) DURING THE PROCESS OF THIS TOPOGRAPHIC SURVEY, NO EVIDENCE OF A CEMETERY WAS FOUND. NO FURTHER INSPECTION OF THE PARCEL HAS BEEN MADE FOR POSSIBLE CEMETERIES.
- 4.) THE PROPERTY SHOWN HEREON LIES IN ZONE 'X' OF THE FEMA DEFINED FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #5101290037D, EFFECTIVE DATE APRIL 2, 2009.
- 5.) DATUM - VERTICAL - NAVD 88
 HORIZONTAL - NAD 83 (2011) V.S.P.C.S. NORTH ZONE
- 6.) THE CONTOUR INTERVAL AS SHOWN HEREON IS 1'.
- 7.) NO UNDERGROUND UTILITIES ARE SHOWN HEREON.



- LEGEND**
- UTILITY POLE
 - ☆ LIGHT POLE
 - ⊙ WATER METER
 - x --- FENCE
 - o --- OVERHEAD UTILITY LINES
 - TREE
 - ⊠ GAS METER
 - ⊙ GAS VALVE
 - ⊙ CLEAN OUT
 - ⊙ ELECTRIC METER
 - ◆ BENCHMARK



ThomaSurveying
 Surveying and Consulting

2303 Darley Drive
 Powhatan, VA 23139
 804-239-5118



TOPOGRAPHIC SURVEY OF 1218-1220 WEST CARY STREET
 CITY OF RICHMOND, VA

REVISIONS

DESIGNED BY:	
DRAWN BY:	KJ
CHECKED BY:	KJ
SCALE:	1" = 10'
DATE:	8/23/2023
PROJECT NUMBER:	232701



**City of Richmond
Department of Planning
& Development Review**

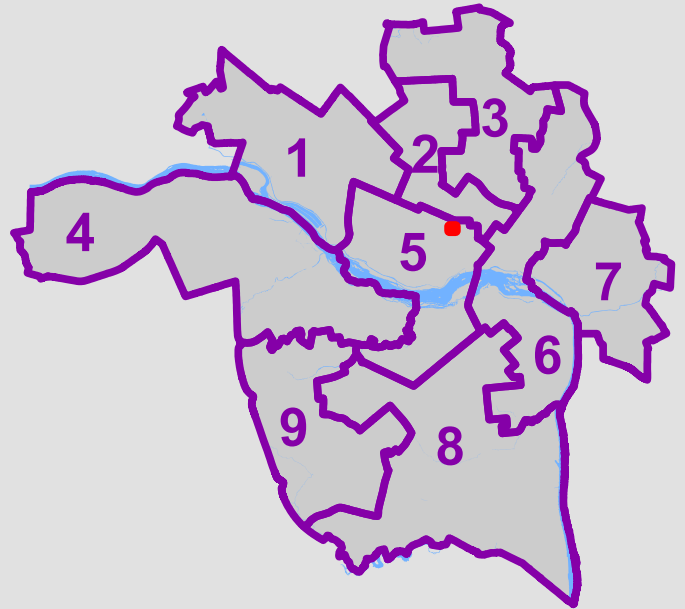
Special Use Permit

LOCATION: 1220 West Cary Street

APPLICANT: Baker Development Resources

COUNCIL DISTRICT: 5

PROPOSAL: To authorize the special use of the property known as 1220 West Cary Street for the purpose of a multifamily building, upon certain terms and conditions.



*For questions, please contact Alyson Oliver
at 804-646-5789 or alyson.oliver@rva.gov*

