

INTRODUCED: March 24, 2025

AN ORDINANCE No. 2025-053

To authorize the special use of the property known as 112 Carnation Street for the purpose of the assembly and storage of modular dwelling units, upon certain terms and conditions. (9<sup>th</sup> District)

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

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

PUBLIC HEARING: APR 28 2025 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

WHEREAS, the owner of the property known as 112 Carnation Street, which is situated in an R-3 Single-Family Residential District, desires to use such property for the purpose of the assembly and storage of modular dwelling units, which use, among other things, is not currently allowed by section 30-406.1, concerning permitted principal uses, 30-406.5, concerning yards, and 30-406.6, concerning lot coverage, 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

AYES:            8            NOES:            0            ABSTAIN:            \_\_\_\_\_

ADOPTED:    MAY 12 2025    REJECTED:            \_\_\_\_\_    STRICKEN:            \_\_\_\_\_

safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or

(vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 112 Carnation Street and identified as Tax Parcel No. C007-0066/018 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Site Plan of 112 Carnation St.,” prepared by Long Surveying, LLC, dated October 24, 2022, and last revised October 9, 2024, 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 the assembly and storage of modular dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Elevations – Proposed Warehouse – 112 Carnation St.,” prepared by Form Coalition, and dated May 17, 2022, and “Site Plan of 112 Carnation St.,” prepared by Long Surveying, LLC, dated October 24, 2022, and last revised October 9, 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 the assembly and storage of modular dwelling units substantially as shown on the Plans.

(b) All building materials, elevations, and site improvements, shall be substantially as

shown on the Plans.

(c) The Owner shall provide photometric plans prior to issuance of any building permits.

(d) Light intensity at the Property lines shall not exceed 0.5 foot-candles.

(e) Hours of operation of the Special Use shall be limited to between 8:00 a.m. and 6:00 p.m. daily.

(f) No materials or equipment shall be stored outside of any structure on the Property overnight.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such Plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

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

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

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

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

(b) The Owner shall be bound by, shall observe and shall comply with all other laws,

ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

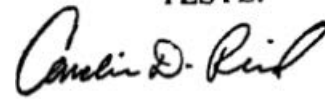
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and

conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

A TRUE COPY:  
TESTE:

A handwritten signature in black ink, appearing to read "Carlin D. Rind".

City Clerk



# City of Richmond

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

## Master

**File Number: Admin-2024-1551**

**File ID:** Admin-2024-1551

**Type:** Request for Ordinance or Resolution

**Status:** Regular Agenda

**Version:** 2

**Reference:**

**In Control:** City Attorney

**Department:** Planning and Development Review

**File Created:** 12/18/2024

**Subject:**

**Final Action:**

**Title:**

### Internal Notes:

**Agenda Date:** 03/24/2025

**Patron(s):** Urban Design Committee

**Enactment Date:**

**Attachments:** AATF Ordinance - 112 Carnation Street - Admin-2024-1551, O&R 112 Carnation St, Admin-2024-1551 - Application packet, Asmin-2024-1551 - Signed SUP Application.pdf

**Enactment Number:**

**Contact:**

**Introduction Date:**

**Drafter:** Raymond.Roakes@rva.gov

**Effective Date:**

**Related Files:**

### Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
2	1	2/27/2025	John Dickinson	Approve	3/3/2025
2	2	2/27/2025	Alyson Oliver	Approve	3/3/2025
2	4	2/27/2025	Kevin Vonck	Approve	3/6/2025
2	6	2/27/2025	Sharon Ebert	Approve	3/3/2025
2	8	2/28/2025	Jeff Gray	Approve	3/3/2025
2	9	3/3/2025	Sabrina Joy-Hogg	Approve	3/4/2025
2	10	3/11/2025	Mayor Avula	Approve	3/5/2025

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:



**Text of Legislative File Admin-2024-1551**

**O & R Request**

**DATE:** February 27, 2025 **EDITION: 1**

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

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

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

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

**RE:** To authorize the special use of the property known as 112 Carnation Street for the  
purpose of the assembly and storage of modular dwelling units, upon certain terms and  
conditions.

**ORD. OR RES. No.**      \_\_\_\_\_

**PURPOSE:** The applicant is requesting a Special Use Permit which would allow for the assembling of modular dwellings for the benefit of a nonprofit organization, within the R-3 - Residential (Single Family) zone, which is not a permitted use and the proposed site plan does not meet zoning requirements for side and rear yard setback along with lot coverage. A Special Use Permit is therefore requested.

**BACKGROUND:** The property is located in the Reedy Creek neighborhood at 112 Carnation Street, between Midlothian Turnpike and Brookline Street. The property is currently 5085 sq. ft. (0.117 acre) in size. The application requests to allow the assembling of modular dwellings for the benefit of a nonprofit organization within a new structure.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, however the property is located within the Midlothian/Chippenham Node and adjacent to a larger Destination Mixed-Use area. This designation is defined as a "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature."

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

The property is located in the R-3 - Residential (Single Family) zone. Adjacent properties are zoned the same R-3 zone and surrounding land uses include single family detached dwellings to the south, other industrial uses to the north, and entertainment uses to the west.

**COMMUNITY ENGAGEMENT:** The property is not located within an area represented by a civic association. Sign posting and community notification will take place after introduction.

**STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL:** Richmond 300 Master Plan;

**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:** \$300 Application Fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** March 24, 2025

**CITY COUNCIL PUBLIC HEARING DATE:** April 28, 2025

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** Planning Commission April 22, 2025

**AFFECTED AGENCIES:** Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** NA

**ATTACHMENTS:** Application document package

**STAFF:** Matthew Ebinger, Planning Supervisor, Land Use Administration 804-646-6308  
Madison Wilson, Planner, Land Use Administration (Room 511) 804-646-7436



## 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: 112 Carnation Date: 6/27/24  
Parcel I.D. #: C0070066018 Fee: \$2,400  
Total area of affected site in acres: 0.376 acres

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

### Zoning

Current Zoning: R-3

Richmond 300 Land Use Designation: Residential

### Proposed Use

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

Construction of Warehouse

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: Preston LLOYD/Megan Nedostup

Company: Williams Mullen

Mailing Address: P.O. Box 1320

City: Richmond State: VA Zip Code: 23218

Telephone: (804) 420-6615 Fax: (804) 420-6507

Email: plloyd@williamsmullen.com/mnedostup@williamsmullen.com

### Property Owner: Elder Properties Inc.

If Business Entity, name and title of authorized signee: Marion Cake, Vice President

(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: 88 Carnation St.

City: Richmond State: VA Zip Code: 23225

Telephone: (804) 233-0911 Fax: (804) 230-0778

Email: marion.cake@projecthomes.org

### Property Owner Signature: \_\_\_\_\_

Nedostup, Megan

Notary Public for the Commonwealth of Virginia, Commission Expires 11/15/2024

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)

# WILLIAMS MULLEN

Direct Dial: 434.951.5723  
mnedostup@williamsmullen.com

July 31, 2024

City of Richmond Department of Planning and Development Review  
City Hall, 900 East Broad Street, Room 511  
Richmond, Virginia 23219

Re: Special Use Permit Application – 112 Carnation Street known as City Parcel Id. No. C0070066018 (the “Property”)

Ladies and Gentlemen:

This firm represents project:HOMES (the “Applicant”), on whose behalf we submit the enclosed the materials referenced on Exhibit A (collectively, the “Application”) to request approval of the special use of certain property pursuant to Section 30-1050.1 et seq. of the Code of the City (the “Code”). This letter will serve as the Applicant’s Report.

## **Subject Property**

The property owner is requesting a special use permit (the “SUP”) for 112 Carnation Street. The SUP would authorize the construction of a warehouse in which to construct affordable dwelling units, accessory dwelling units, or affordable housing components on the currently vacant parcel. As the proposed use is not permitted by the underlying R-3 Single Family Residential District a SUP is required.

## **Current Use**

The subject property is located on the western side of Carnation Street south of Midlothian Turnpike. The subject property is referenced by the City Assessor as tax parcel C007- 006/6018 and is currently unimproved. The Property is approximately 80 feet in width by 206 feet in depth and contains approximately 16,379 square feet of lot area.

The properties in the immediate vicinity are developed with a range of commercial, industrial, and residential uses. To the north lies the commercial corridor along Midlothian Turnpike which consists primarily of commercial uses.

## **Proposed Special Use**

The proposed development includes the construction of a warehouse on the currently

vacant parcel. The proposed warehouse will be used to construct new, affordable homes for residents of Richmond and nearby areas.

The Property consists of a single lot of record that is large for the area consisting of a lot which is approximately 80 feet wide and containing 16,378 square feet of lot area. As the proposal does not meet the use requirements prescribed by the underlying R-3 zoning district, a special use permit is required.

The Property is located off Midlothian Turnpike which offers direct access to the nearby Chippenham Parkway. Bus stops, which serve the 1 bus line, are located less than a five-minute walk away (0.2 miles). This is considered a “high-frequency” bus line with buses arriving approximately every 15 minutes. The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation will create no congestion on streets, roads, alleys or any other public right of way.

The Property is located adjacent to the Applicant’s current office and parking area. The Applicant is proposing to develop the site with a new warehouse in which to construct small, affordable mobile home units which are HUD certified and designed to replace aging mobile dwellings in the Richmond region. The units, which are built by hand by project:HOMES staff and volunteers will be constructed in the warehouse and shipped out to their new owners upon completion. The location of the Property allows for ease of access for staff and volunteers and the construction of the warehouse will permit the dwellings to be built in a manner which allows for minimal disturbance of nearby properties.

The proposed structure will contain roughly 6,890 square feet of finished floor area in a one-story warehouse. The structure will be constructed of materials which are of a similar color and composition to the existing adjacent office building located at 88 Carnation Street. The building would be located at the rear of the Property along the northern property line in order to allow for adequate maneuvering area to move the dwellings out of the building. The building has been designed to complement the existing office building, and comparable massing and spacing as existing buildings in the area. A row of evergreen trees is proposed between the subject property and the residential property to the south. In addition, the maneuvering area, located in front of the proposed structure, would be further screened from the residential property to the south with a 6-foot opaque fence.

The proposed development is in conformance with the R-3 Residential with the following requested exceptions:

1. Yard requirements per § 30-406.5;
2. Lot coverage requirements per § 30-406.6; and

Notwithstanding any contrary provision of the City Code, the Property shall be developed subject to the following additional conditions:

1. Development Plan. The Property shall be developed in general conformance with the attached Exhibit A.2, entitled “Site Plan of 112 Carnation St.” dated October 24, 2022 prepared by Long Surveying, LLC (the “Concept Plan”) and Exhibit A.3 entitled “Elevations- Proposed Warehouse- 112 Carnation St” dated May 17, 2022 prepared by Form Coalition (the “Example Architectural Elevation and Renderings”). In connection with review and approval of the Plan of Development, the Director of Planning and Development Review shall be authorized to approve changes in the location and extent of features of the proposed development of the Property, provided that such changes are in general conformance with the Concept Plan and Conceptual Elevations.
2. Height. The warehouse building shall not exceed twenty-five (25) feet in height.
3. Buffer. Landscape buffer of evergreen trees or shrubs shall be placed along the southern property boundary, as shown on the Concept Plan and Conceptual Elevations.

### **Conformance with Richmond 300 Master Plan**

The Richmond 300 Master Plan (the “Master Plan”) designates the Property as “Residential”. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. This designation also encourages that developments reinforce a gridded street pattern to increase connectivity. Single-family dwellings are the contemplated primary use in the Residential future land use designation (p. 54). Additionally, the Property is in the Midlothian/Chippenham National/Regional Node which is described as “a center with significant cultural, entertainment, government, and business destinations as well as shopping, housing, and unique place-based attractions.”

In addition, the project conforms to several other features in the Master Plan, which are outlined in the table below (emphasis added to excerpted text in the left column):

<b>Master Plan Features</b>	<b>Elements of Project</b>
<b>Chapter 3, Equitable Transportation, Goal 6, Objective 6.1:</b> <i>Increase the number of residents and jobs at Nodes, Priority Neighborhoods, and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options.</i>	This project allows for an increase in jobs near a Node.
<b>Chapter 4, Diverse Economy, Goal 11, Objective 11.1:</b> <i>Increase the areas of appropriately zoned land near various</i>	This project is adjacent to the existing Project Homes office and will allow Project Homes staff and volunteers to easily access the

<i>transportation modes and housing to retain, create, and attract employers.</i>	warehouse for the construction of the affordable units.
<b>Chapter 4, Diverse Economy, Goal 11, Objective 11.5:</b> <i>Increase the number of jobs in Nodes and Priority Neighborhoods by branding and marketing the Nodes and Priority Neighborhoods.</i>	As mentioned above, this project allows for the creation of jobs near an existing Node.
<b>Chapter 5, Inclusive Housing, Goal 14, Objective 14.3 and 14.3d:</b> <i>Create 10,000 new affordable housing units for low and very low-income households over the next 10 years.</i> <i>d. Support new construction technologies that standardize housing design and construction to reduce the cost of building affordable housing.</i>	The project will directly contribute to this objective by building and providing affordable housing that will help meet the City's goals.
<b>Chapter 5, Inclusive Housing, Goal 14, Objective 14.5:</b> <i>Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes and Priority Neighborhoods (shown in Figure 4141) by amending the Zoning Ordinance.</i>	This project will allow for this objective to be achieved by building affordable homes of different types and smaller sizes, which achieves greater density, that can be transported to areas of the City including Nodes and Priority Areas.
<b>Chapter 5, Inclusive Housing, Goal 14, Objective 14.7 and 14.7a:</b> <i>Re-imagine the future of manufactured home parks.</i> <i>a. Develop an action plan to revitalize the physical condition of the manufactured home parks into desirable tiny home communities</i>	This project directly contributes to this objective given the warehouse allows for the building of units that will replace existing dilapidated manufactured homes with safe and affordable housing.

### **Charter Requirements**

Based on the foregoing, the proposed use on the Property meets the criteria set forth in Section 17.11(b) of the Charter of the City that the Application is not (i) 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 cause overcrowding of land and 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.

### **Conclusion**

Based on the foregoing, the proposed special use permit of the Property is consistent with the recommendations of the City's Richmond 300 Master Plan. The proposed development has been thoughtfully designed to provide a structure which meets the needs of the owner, respects the nearby property owners, and provides a long-term benefit to residents of the City of Richmond through the quality assurances conditioned through the SUP. Accordingly, we respectfully request that the Department of Planning and Development Review forward the Application with its recommendation for approval to the City Planning Commission and City Council, respectively, for public hearing.

Thank you for your consideration of this matter. Please feel free to contact the undersigned at 434.951.5723 or [mnedostup@williamsmullen.com](mailto:mnedostup@williamsmullen.com), at any time if you have any questions or require additional materials.

Very truly yours,

/s/

Megan Nedostup

cc. Zack Miller, project:HOMES (via email)  
The Hon. Nicole Jones, Councilperson for the 9th District (via email)  
Kevin J. Vonck, Ph.D., Director, Department of Planning and Development Review (via email)



## EXHIBIT A

### Enclosures

1. Special Use Permit Application Form;
2. Conceptual master plan entitled “Site Plan of 112 Carnation St” prepared by Long Surveying, LLC dated October 24, 2022 (the “Conceptual Master Plan”);
3. Example Architectural Elevations and Renderings entitled “Elevations- Proposed Warehouse- 112 Carnation St” prepared by Form Coalition dated May 17, 2022 (the “Example Architectural Elevations and Renderings”); and
4. Authorization from Property Owner
5. Fire Department Checklist

ADDRESS: 112 CARNATION STREET  
PARCEL: C007006618  
ZONED: R-3  
SETBACKS

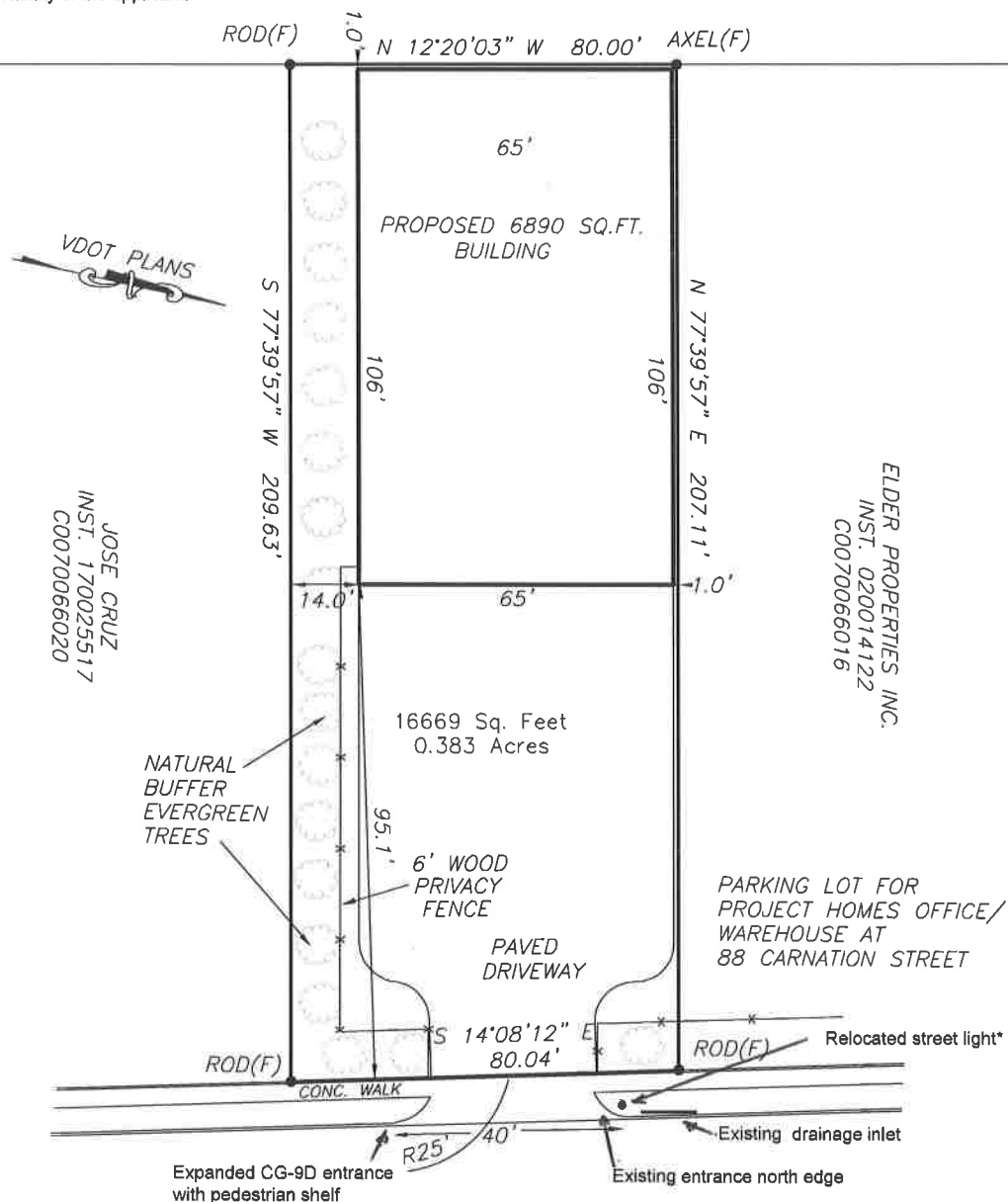
FRONT: 25'  
SIDE: 7.5'  
REAR: 7.5'

LOT SIZE: 16669 SQ. FT.

ONCE CONSTRUCTION IS COMPLETE SITE  
IS TO BE PERMANENTLY SEEDED.

\*Payment associated with the relocation of the city  
street light is the responsibility of the applicant  
and will be coordinated with DPW Streetlights. All  
cost associated with conduit work, pole bases and  
the supply of new light infrastructure will be the  
responsibility of the applicant.

BELASCO  
D.B. 594, PG. 616  
C0070124004



## CARNATION STREET

VAR. WIDTH PUBLIC R/W  
(VDOT PLANS U000-127-114, PE-101, C-502)

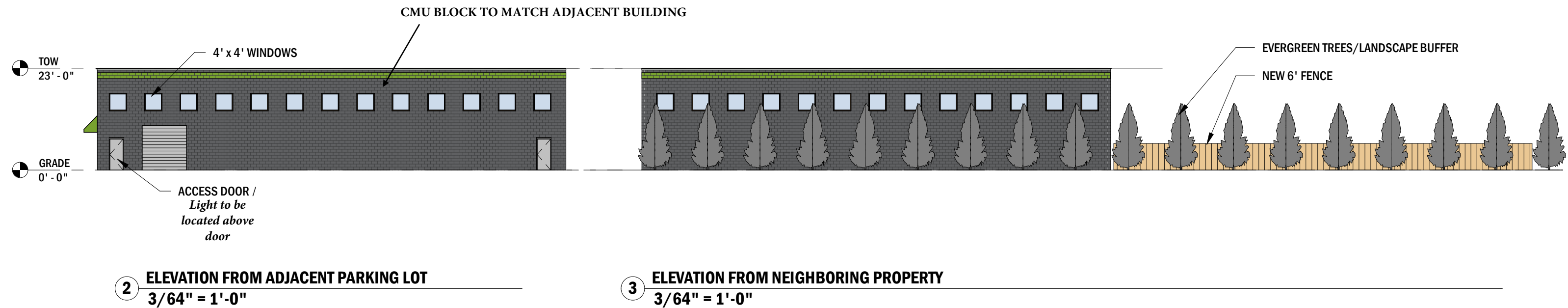
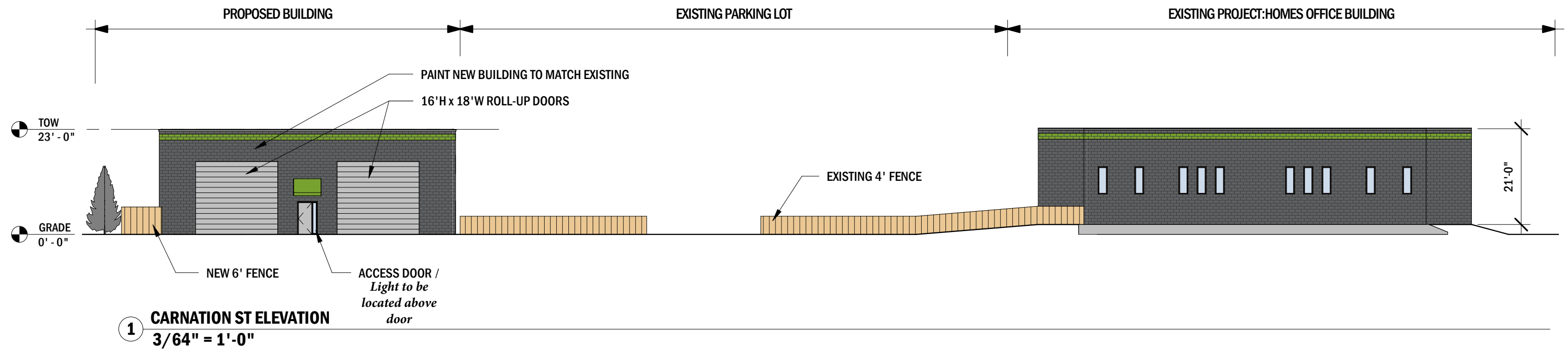
## SITE PLAN OF 112 CARNATION ST.

LONG SURVEYING, LLC  
4650 FACTORY MILL ROAD  
MAIDENS, VA 23012  
804-314-5620

CITY OF RICHMOND  
VIRGINIA

OCT. 24, 2022  
SCALE: 1"=30'





# ELEVATIONS - PROPOSED WAREHOUSE - 112 CARNATION ST

5/17/22