

INTRODUCED: May 11, 2026

AN ORDINANCE No. 2026-120

As Amended

To authorize the special use of the properties known as 901 South Meadow Street, 903 South Meadow Street, 905 South Meadow Street, 907 South Meadow Street, 911 South Meadow Street, 915 South Meadow Street, 921 South Meadow Street, and 923 South Meadow Street, for the purpose of up to [~~34~~] 21 single-family attached dwellings, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUN 8 2026 AT 6 P.M.

WHEREAS, the owner of the properties known as 901 South Meadow Street, 903 South Meadow Street, 905 South Meadow Street, 907 South Meadow Street, 911 South Meadow Street, 915 South Meadow Street, 921 South Meadow Street, and 923 South Meadow Street, which are situated in a R-5 Single-Family Residential District, desires to use such properties for the purpose of up to [~~34~~] 21 single-family attached dwellings, which use, among other things, is not currently allowed by section 30-410.1 of the Code of the City of Richmond (2020), as amended; and

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

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

(2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

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

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

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

(v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. Grant of Special Use Permit.

(a) Subject to the terms and conditions set forth in this ordinance, the properties known as 901 South Meadow Street, 903 South Meadow Street, 905 South Meadow Street, 907 South Meadow Street, 911 South Meadow Street, 915 South Meadow Street, 921 South Meadow Street, and 923 South Meadow Street and identified as Tax Parcel Nos. W000-0839/074, W000-0839/073, W000-0839/072, W000-0839/071, W000-0839/064, W000-0839/063, W000-0839/062, and W000-0839/061, respectively, in the 2026 records of the City Assessor, being more particularly shown on a survey entitled “ALTA/NSPS Land Title Survey Showing Existing Improvements to #901-923 S. Meadow Street, City of Richmond, Virginia,” prepared by Shadrach and Associates LLC, and dated August 14, 2025, 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 up to ~~[34]~~ 21 single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “~~[The Meadow on Meadow]~~ Meadow & Lake, 901-923 S Meadow, Richmond, VA 23220,” prepared by WPA Studios, ~~[with sheet A.100 dated February 13, 2026, and sheets A.200, A.250, A.251, and A.252]~~ and dated ~~[December 9, 2025]~~ July 6, 2026, hereinafter referred to 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 up to [34] 21 single-family attached dwellings, substantially as shown on the Plans.

(b) All building elevations and site improvements, including landscaping, shall be substantially as shown on the Plans.

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

(d) There shall be no less than one off-street parking space per dwelling unit, substantially as shown on the Plans.

(e) Prior to the issuance of any building permit for the Special Use, the establishment of no more than [34] 21 residential lots and accompanying accessory lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

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

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

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

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

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

(e) The Owner shall make improvements within the right-of-way, including the installation of seven street trees ~~[and two ADA ramps]~~ along South Meadow Street, four street trees ~~[and two ADA ramps]~~ along Blair Street, and four street trees ~~[and two ADA ramps]~~ along Winder Street, substantially as shown on the Plans, ~~[and the installation of new pavement from Blair Street to Winder Street and curb and gutter along the northwestern line of that alley shown and labeled as "Field Way" 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, and (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 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.

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: February 5, 2026

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Odie Donald II, Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO for Economic Development and Planning

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

RE: To authorize the special use of the properties known as 901 South Meadow Street, 903 South Meadow Street, 905 South Meadow Street, 907 South Meadow Street, 911 South Meadow Street, 913 South Meadow Street, 915 South Meadow Street, 917 South Meadow Street, 919 South Meadow Street, 921 South Meadow Street, and 923 South Meadow Street, for the purpose of up to 31 single-family attached dwellings, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant seeks to divide the properties into 31 parcels to build 31 single-family attached dwellings. The parcels are located in the R-5 Single-Family Residential District, which does not allow single-family attached dwellings, therefore, a special use permit is required.

BACKGROUND: The property is located in the Randolph neighborhood, facing Meadow Street and between Blair Street and Winder Street. The properties make up a collective .75-acre parcel of land. The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature. Development Style: Houses on medium-

sized and large-sized lots in a largely auto-dependent environment. . Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings... 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 current zoning for this property is R-5 Single-Family Residential. Adjacent properties are located within the same R-5 area. The area is generally single-family detached dwellings, with some new developments creating duplexes. The density of the proposed is 31 units units upon .75 acres or 57 units per acre.

COMMUNITY ENGAGEMENT: Randolph Neighborhood Association was contacted; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$3600 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: May 11, 2026

CITY COUNCIL PUBLIC HEARING DATE: June 8, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission June 2, 2026

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

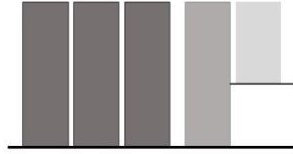
RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Authorization from Property Owner, Applicant’s Report, Plans, Survey

STAFF:

Alyson Oliver, Program and Operations Manager, Land Use Administration (Room 511) 646-3709

Madison Wilson, Planner, Land Use Administration (Room 511) 646-7436



MARKHAM PLANNING

October 24, 2025

Kevin Vonck, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219

Re: 901 South Meadow Street Request for Special Use Permit

Dear Mr. Vonck,

Please accept this letter as the Applicant's Report for the Special Use Permit (SUP) application for the eight parcels located at the following addresses:

901 S Meadow Street (W0000839074)
903 S Meadow Street (W0000839073)
905 S Meadow Street (W0000839072)
907 S Meadow Street (W0000839071)
911 S Meadow Street (W0000839064)
915 S Meadow Street (W0000839063)
921 S Meadow Street (W0000839062)
923 S Meadow Street (W0000839061)

With this application the Virginia Home in partnership with Audeo Partners is petitioning City Council for a SUP to allow for development of 31 single-family attached dwellings on the properties. This application follows a preliminary on-site meeting with you on August 8, 2025, along with extensive neighborhood outreach to the Randolph Neighborhood Association, Byrd Park Civic League, Friends of Bryd Park and directly with neighbors surrounding the site.

Existing Site Conditions

The properties are eight parcels owned by the Virginia Home that are currently vacant. Together they compromise 0.76 acres and are located on the east side of South Meadow Street between Blaire and Winder Streets. A twenty-foot-wide public alley runs parallel with South Meadow Street bordering the site to the east. All parcels are currently vacant lots that had previously been improved with single-family homes and rooming houses.

The Virginia Home is located across Meadow Street to the southwest. Other surrounding properties include a mixture of multifamily and single-family homes. Richmond's Byrd Park and Shields Lake are located a block away to the west.

Current Zoning

The properties are currently zoned R-5 Single-Family Residential. Like many areas in the City the existing zoning does not reflect the existing neighborhood conditions in terms of lot area and width requirements. The proposal would also not meet the R-5 lot area and width requirements and the homes fronting on the existing alley planned to be improved would not meet the normal street frontage requirements, which is why the Virginia Home is seeking a SUP.

The existing zoning does not require any parking spaces to be provided. However, the proposal provides one off-street garage parking space for each house. Additionally, there is room for thirty on-street parking spaces on the streets and alleys abutting the site.

Proposal

Should this SUP be granted, the ordinance would authorize a subdivision of these eight parcels into 31 fee simple parcels for the development of attached townhomes. Of these 31 parcels, fifteen would front along South Meadow Street, and the remainder would front on the existing twenty-foot-wide alley. As part of the proposal, this alley will be named and improvements will be made, including the addition of a sidewalk, curb, and gutter. The proposal includes making this alley one-way going south so parking will be available adjacent to the new curb and sidewalk.

A three-story attached dwelling would be constructed on each of the proposed parcels with floor areas between approximately 1,400 and 2,000 SF. The homes will match the rhythm of the other single-family homes along South Meadow in terms of setbacks, widths and front porches. Each dwelling would also contain one parking space located in a garage accessed by the new proposed alley. While the elevation designs have not been finalized, the dwellings will be constructed with quality materials in a manner that is complementary to the architecture of the existing neighborhood.

The layout of the proposed subdivision includes breaks in the attached homes that align with the existing street grid and will allow for access through the subdivision. These areas, along with the new alley, will be maintained by the new homeowner's association for the development. They will be initially planted with pollinator gardens and native species avoiding a traditional grass yard.

The proposal includes 31 on-site parking within the homes and there is room for thirty on-street parking spaces on the streets and alleys abutting the site for a total of 61 parking spaces although none are normally required by zoning.

Richmond 300 Future Land Use Recommendations

The Richmond 300 Master Plan designates these parcels for Residential use. These properties are in an existing walkable neighborhood that is predominantly residential. Many homes have driveways and/or

garages, which are located off an alley behind the home if an alley is present. Recommended primary uses are single-family houses, accessory dwelling units and open space.

One of the fundamental goals in the Richmond 300 Plan is to preserve and increase housing in the City. The proposal for single-family attached dwellings is consistent with Master Plan recommendations for the development of the properties providing homeownership opportunities with parking located off an alley.

Public Outreach

The proposed request for a special use permit has been presented at the regular meetings Randolph Neighborhood Association, Byrd Park Civic League, Friends of Bryd Park. A well-attended on-site open house style meeting was held on Saturday, October 4, 2025, after distributing flyers to approximately 170 households surrounding the site. Additional one-on-one meetings and tours of existing development projects have also been held with interested neighbors. Mostly positive feedback has been received, with several neighbors expressing concerns around traffic, speed along South Meadow Street, and parking. We will continue to meet with concerned neighbors throughout the application and hearing process.

We trust that you will agree with us that this proposed SUP meets the City Charter criteria for the granting of SUPs. Thank you for your consideration of this Special Use Permit. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,

A handwritten signature in dark ink, appearing to read 'Lory Markham', followed by a vertical line.

Lory Markham

Enclosure: application form, plans, survey

cc: Alyson Oliver, Secretary to the City Planning Commission
The Honorable Stephanie A. Lynch, 5th District Representative

ARCHITECTURE + INTERIOR DESIGN

COMMONWEALTH OF VIRGINIA

WALTER PARKS
ARCHITECT PLLC
Lic. No. 000756

ARCHITECT

COMMONWEALTH OF VIRGINIA
 WALTER G. PARKS, JR.
 Lic. No. 007463
 DATE
 ARCHITECT

21 SINGLE-FAMILY ATTACHED DWELLINGS WITH 2 TO 3 BEDROOMS/2.5 TO 3.5 BATHS
1 PARKING SPACE PER DWELLING
ROOF DECKS, PORCH BALCONIES AND GROUND FLOOR BEDROOM SUITES OPTIONAL
BASED ON FUTURE BUYER'S CHOICE

The site plan for Pollinator Place is divided into several key areas:

- Top Section (Residential Lots):** A row of 15 residential lots, numbered 933 to 901 from left to right. Each lot is a rectangular unit with a front yard and a rear yard. The rear yards are separated by narrow alleys. A note '773 sq ft' is present near lot 929. The lots are flanked by 'WINDER ST' on the left and 'BLAIR ST' on the right. 'EXISTING TO REMAIN' labels are at the corners.
- Middle Section (Pollinator Place):** A horizontal strip labeled 'POLLINATOR PLACE' separating the residential lots from the accessory lots.
- Bottom Section (Accessory Lots and Parking):**
 - Left Side:** Three large accessory lots numbered 2005, 2003, and 2001 from top to bottom. A 'SIDEWALK' runs along the right side of these lots.
 - Center:** A large area labeled 'ACCESSORY LOTS' with a 'SIDEWALK' running along its right side. Below this area is a row of 'ASPHALT PARKING' spaces.
 - Right Side:** Three large accessory lots numbered 2006, 2004, and 2002 from top to bottom. A 'SIDEWALK' runs along the left side of these lots. Notes 'SAVE TREES WHERE POSSIBLE' are present near lots 2006, 2004, and 2002.

The plan includes various landscaping elements like trees and shrubs, and structural details like walls, doors, and windows. The overall layout is organized and clear, providing a comprehensive view of the proposed development.

SAVE TREES
WHERE
POSSIBLE

SAVE TREES
WHERE
POSSIBLE

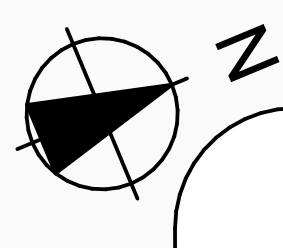
SAVE TREES
WHERE
POSSIBLE

NO IMPROVEMENTS

BLAIR ST

MEADOW & LAKE
901 - 923 S MEADOW

301 - 323 O'MILLOW
RICHMOND, VA 23220



Printed on: Monday, July 6, 2025

SITE PLAN 1

[illegible]

PROJECT #: 25.21
ISSUE DATE: 7/6/26

LAYOUT PLANS

A.100



WINDER ST ELEVATION
SCALE: 1/8" = 1'-0"

2



MEADOW ST ELEVATION
SCALE: 1/8" = 1'-0"

1



CONCEPTUAL IMAGES

MEADOW & LAKE
901 - 923 S MEADOW
RICHMOND, VA 23220

PRICING SET

KEY PLAN

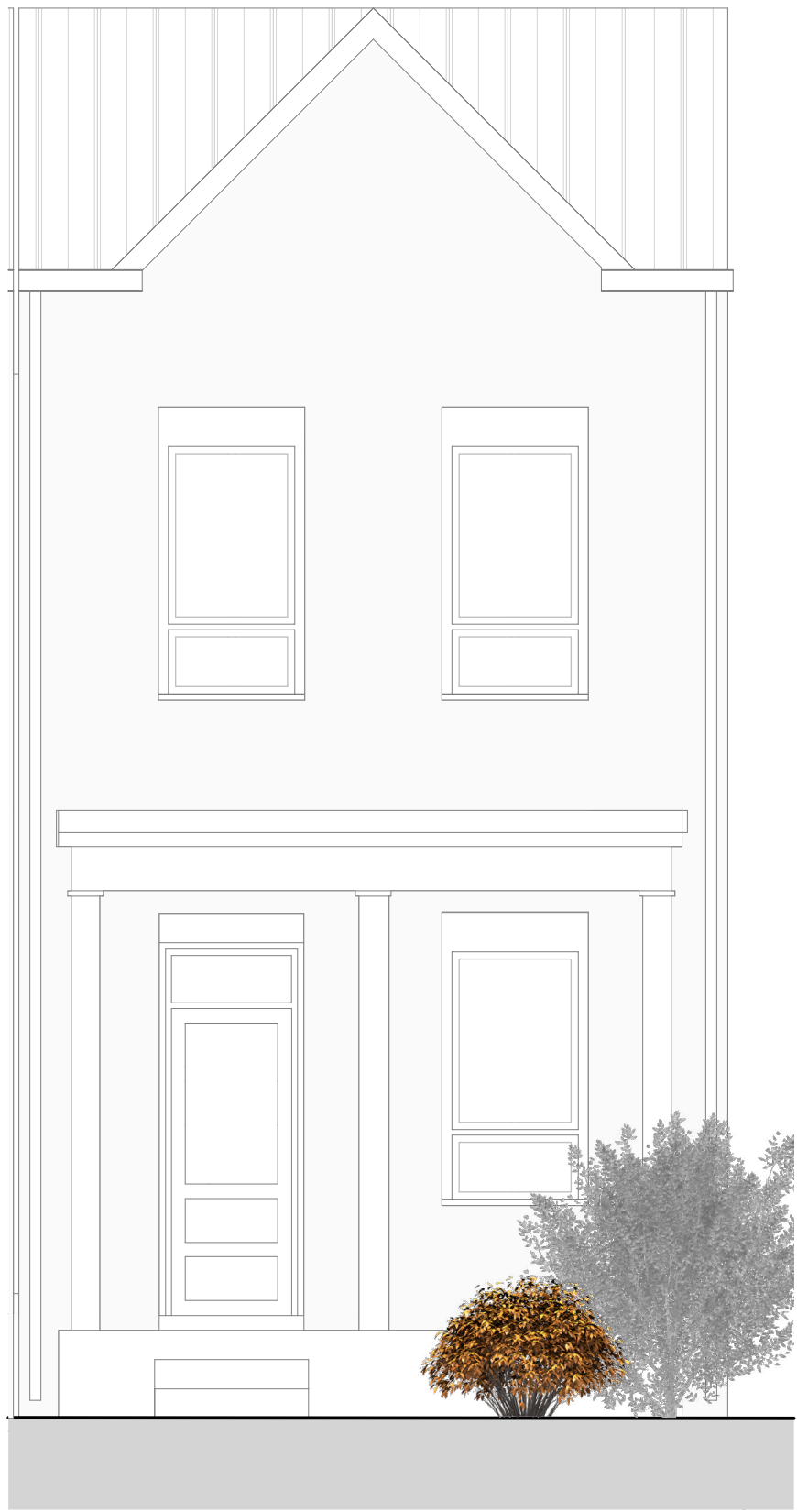
REVISIONS

ID	DATE	NAME

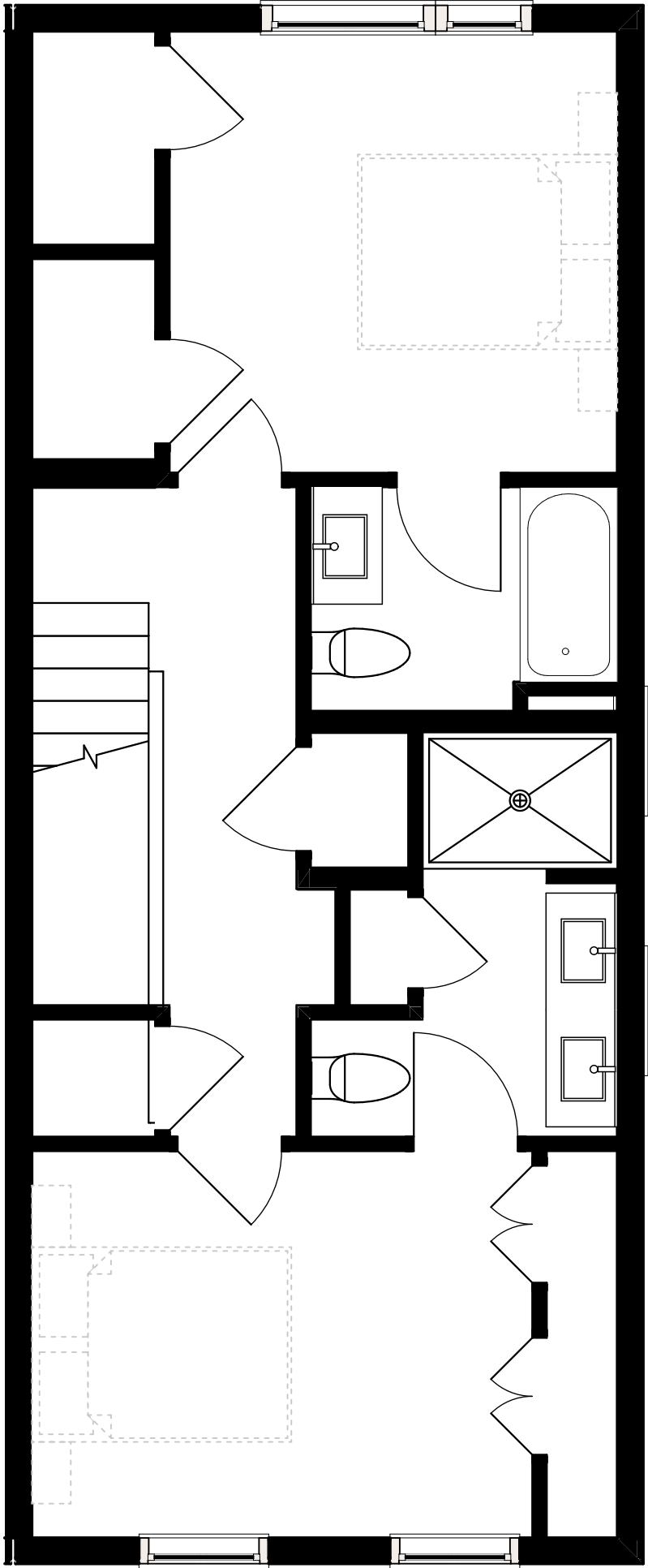
PROJECT #: 25.21
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EXTERIOR
ELEVATIONS

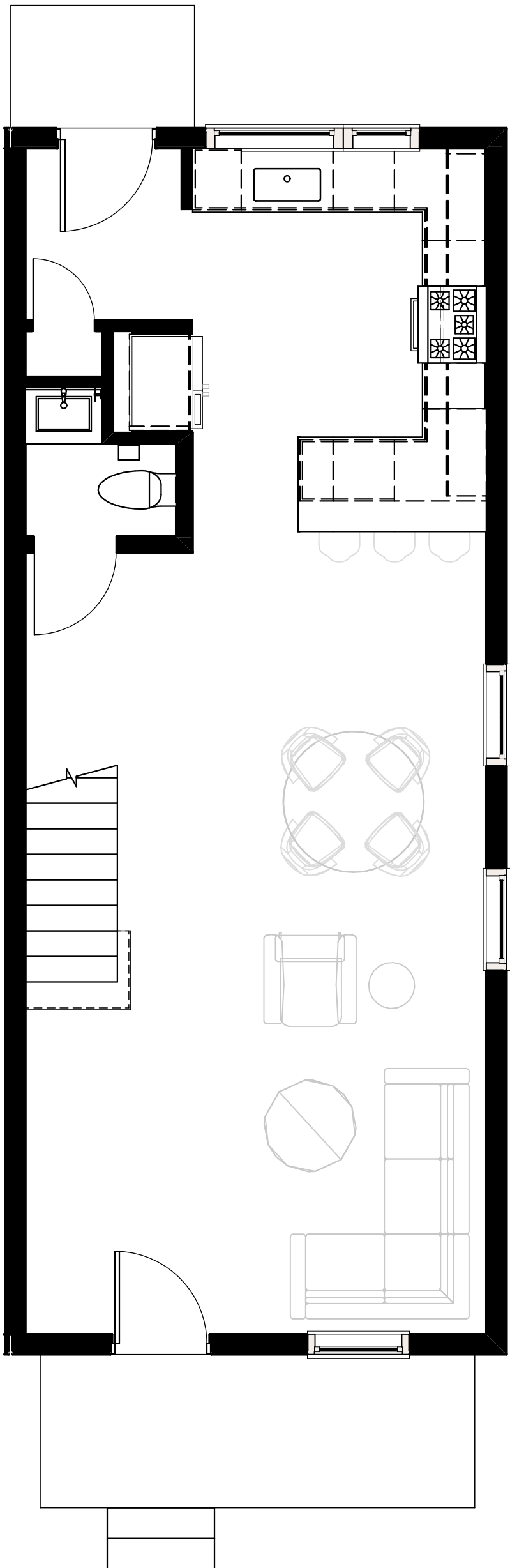
A.200



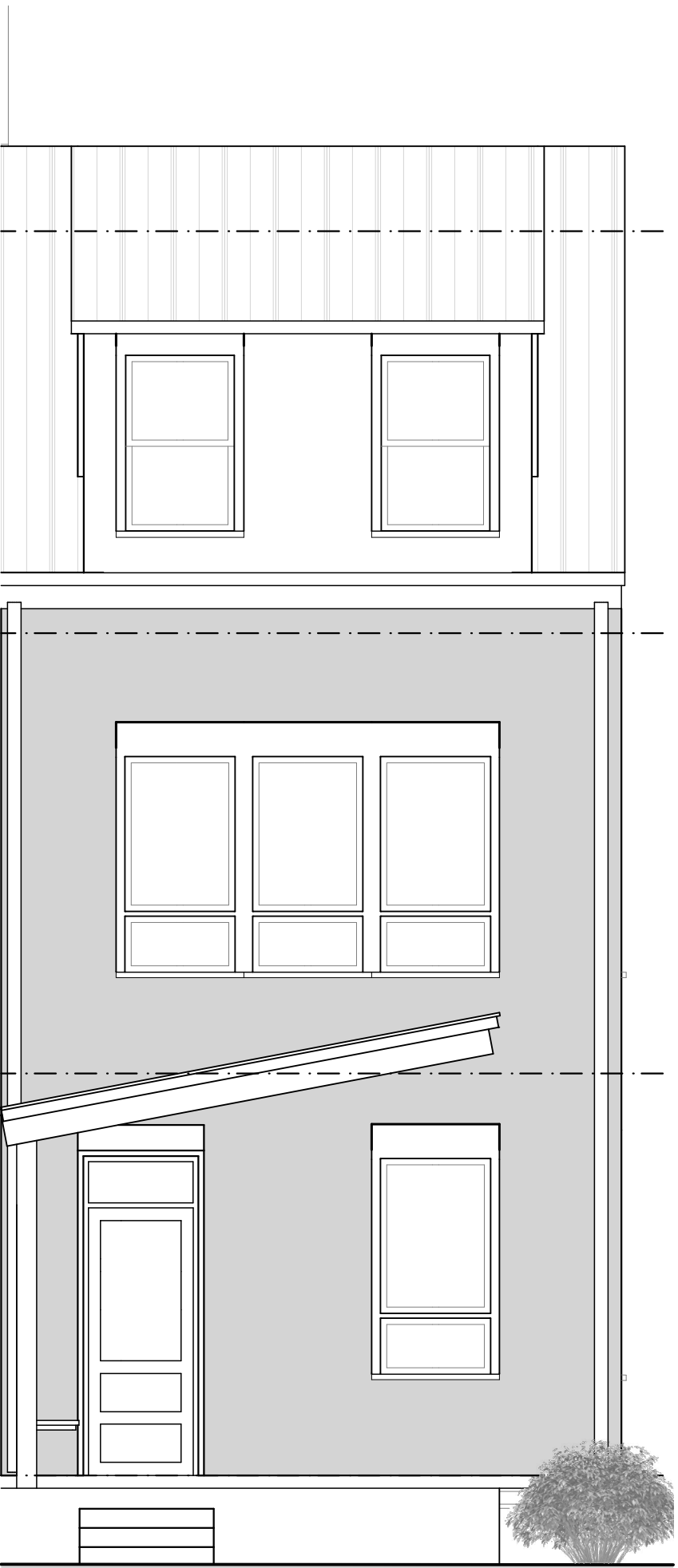
MONARCH ELEVATION



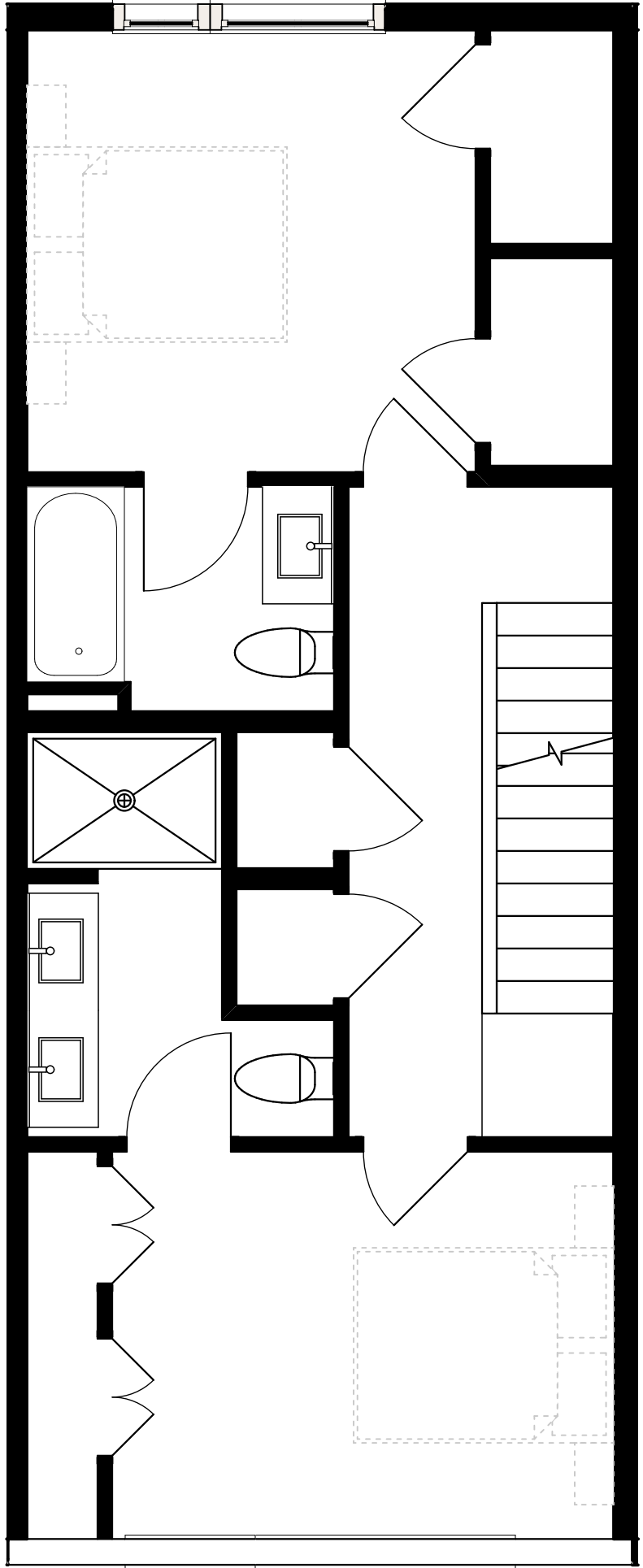
6 MONARCH - 2ND FLOOR
A.250 SCALE: 1/4" = 1'-0"



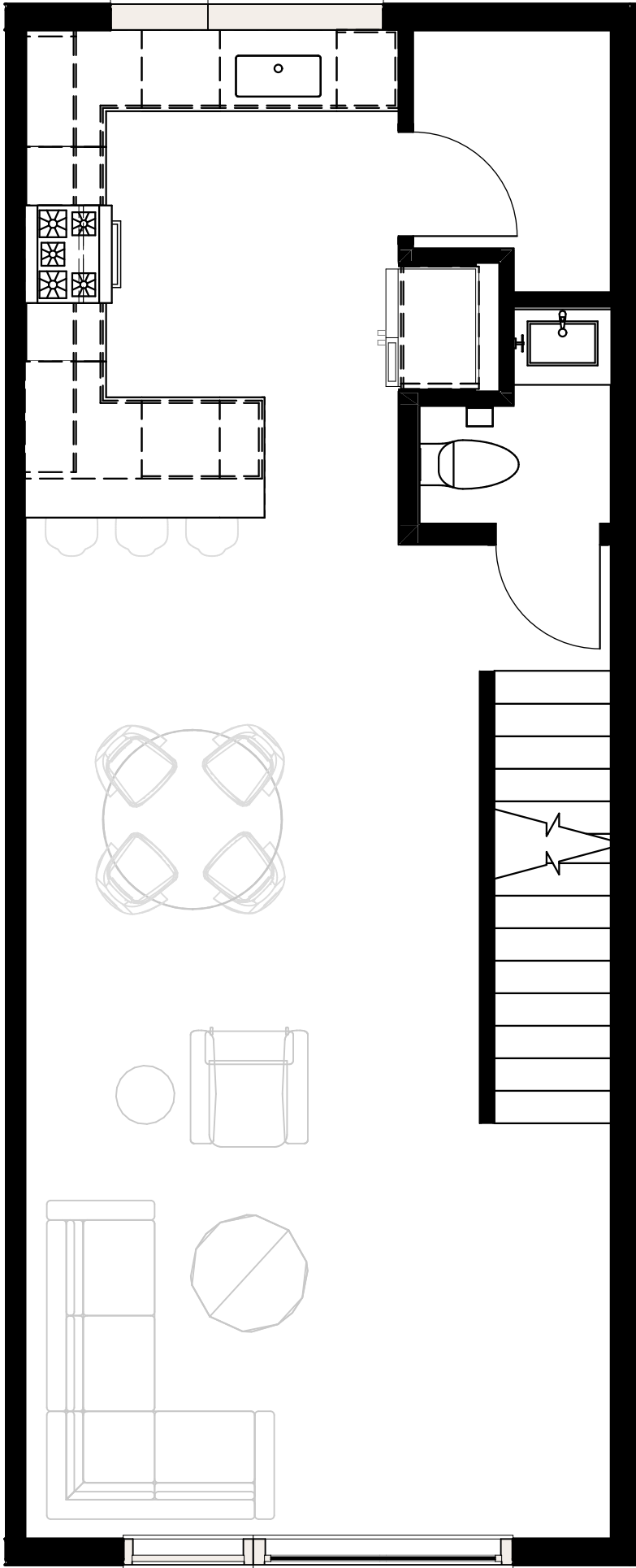
5 2 STORY MONARCH - 1ST FLOOR
A.250 SCALE: 1/4" = 1'-0"



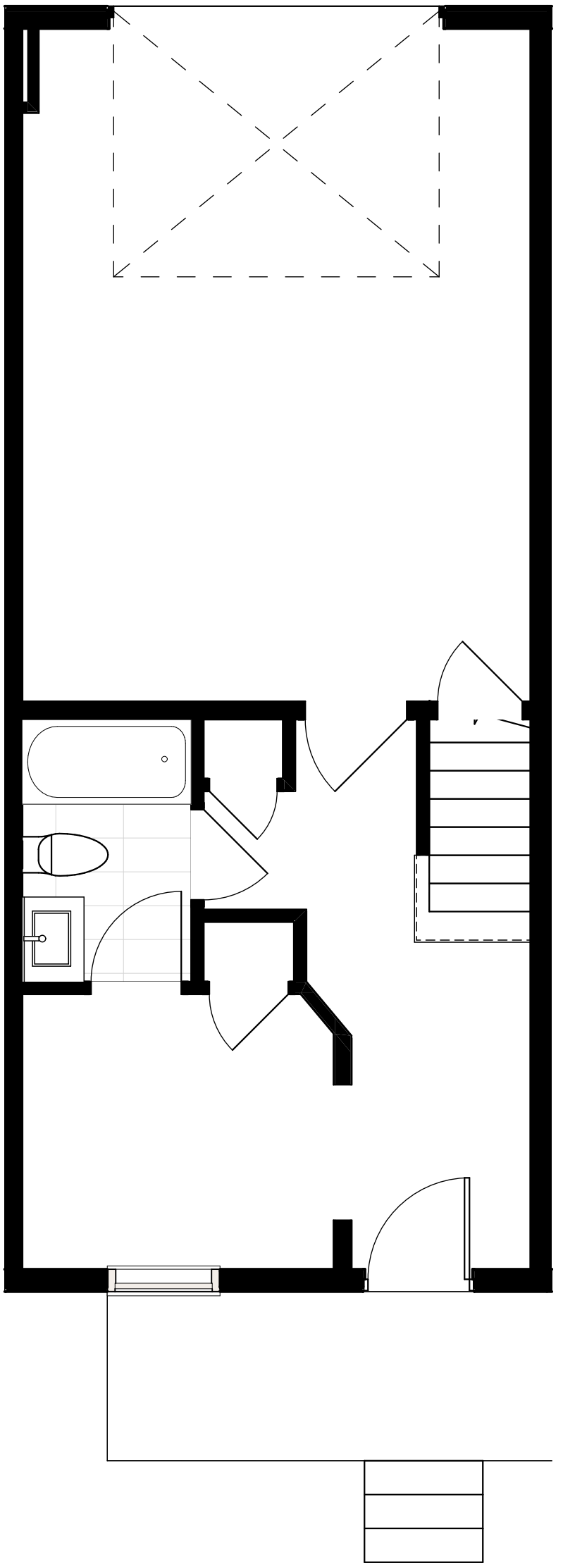
MONARCH ELEVATION



3 MONARCH - 3RD FLOOR
A.250 SCALE: 1/4" = 1'-0"



2 MONARCH - 2ND FLOOR
A.250 SCALE: 1/4" = 1'-0"



1 16' TOWNHOUSE MONARCH - 1ST FLOOR
A.250 SCALE: 1/4" = 1'-0"

REVISIONS			KEY PLAN
ID	DATE	NAME	

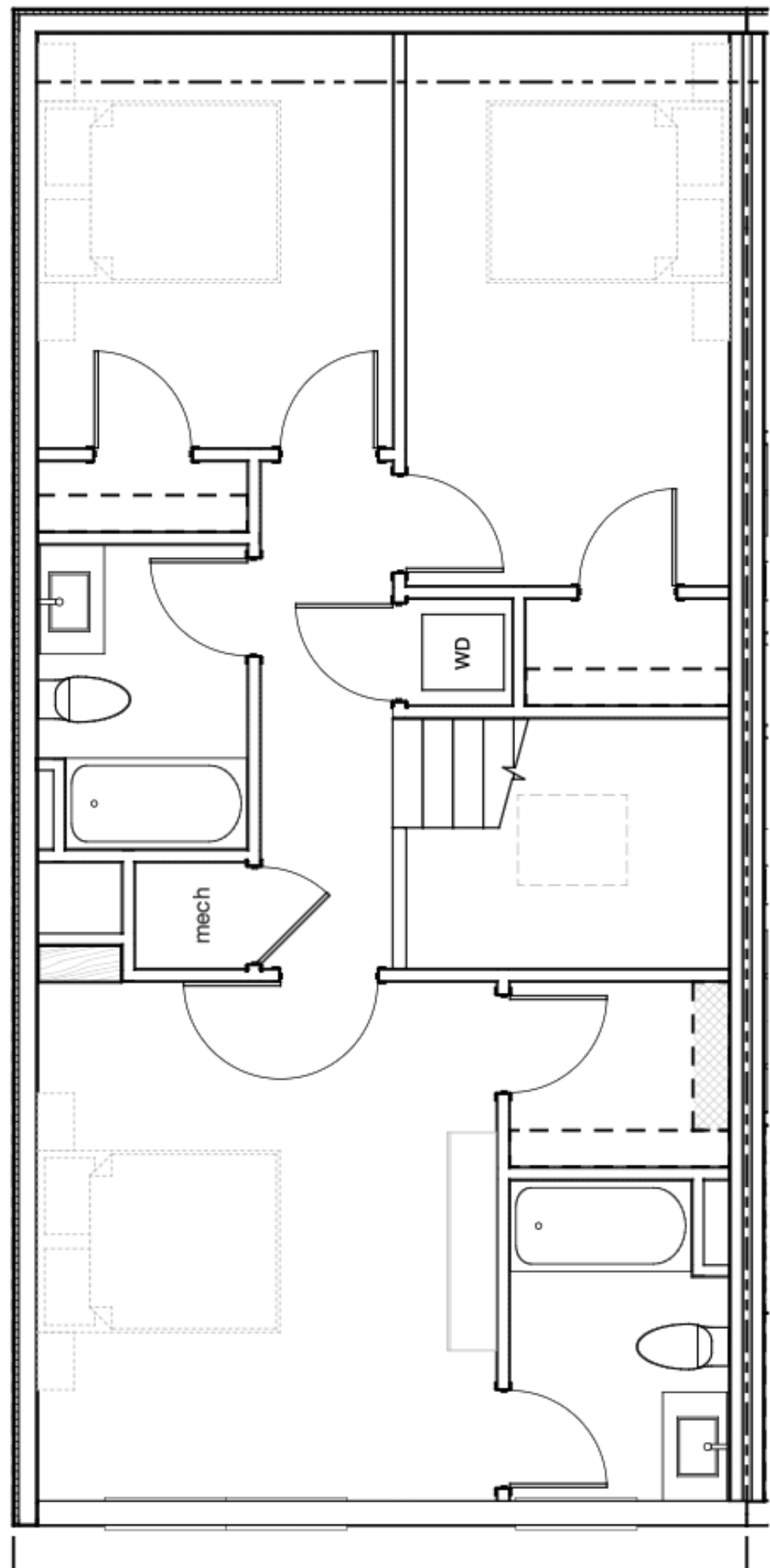
PROJECT #: 25.21
ISSUE DATE: 7/6/26

TYPICAL UNIT
PLANS

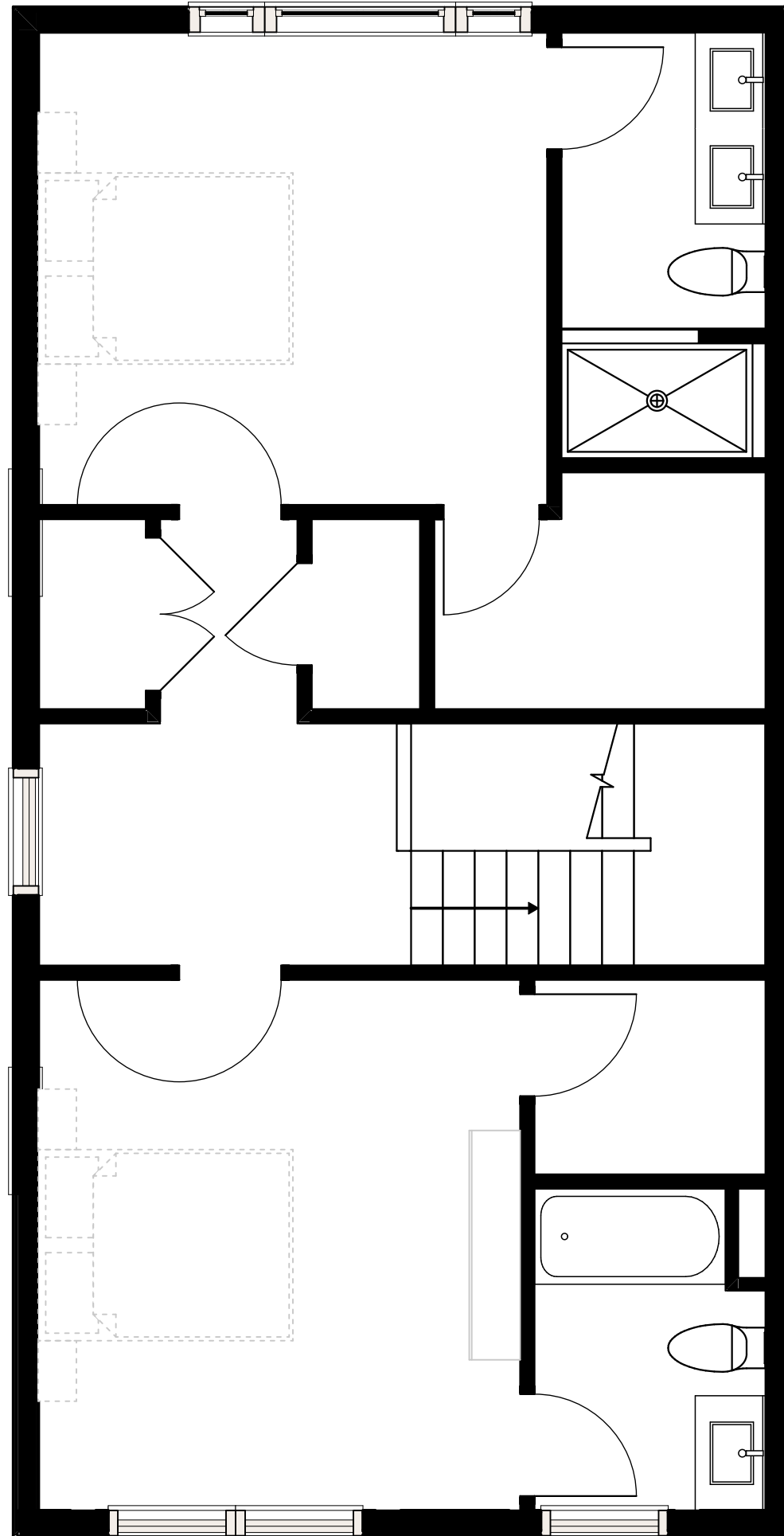
A.250



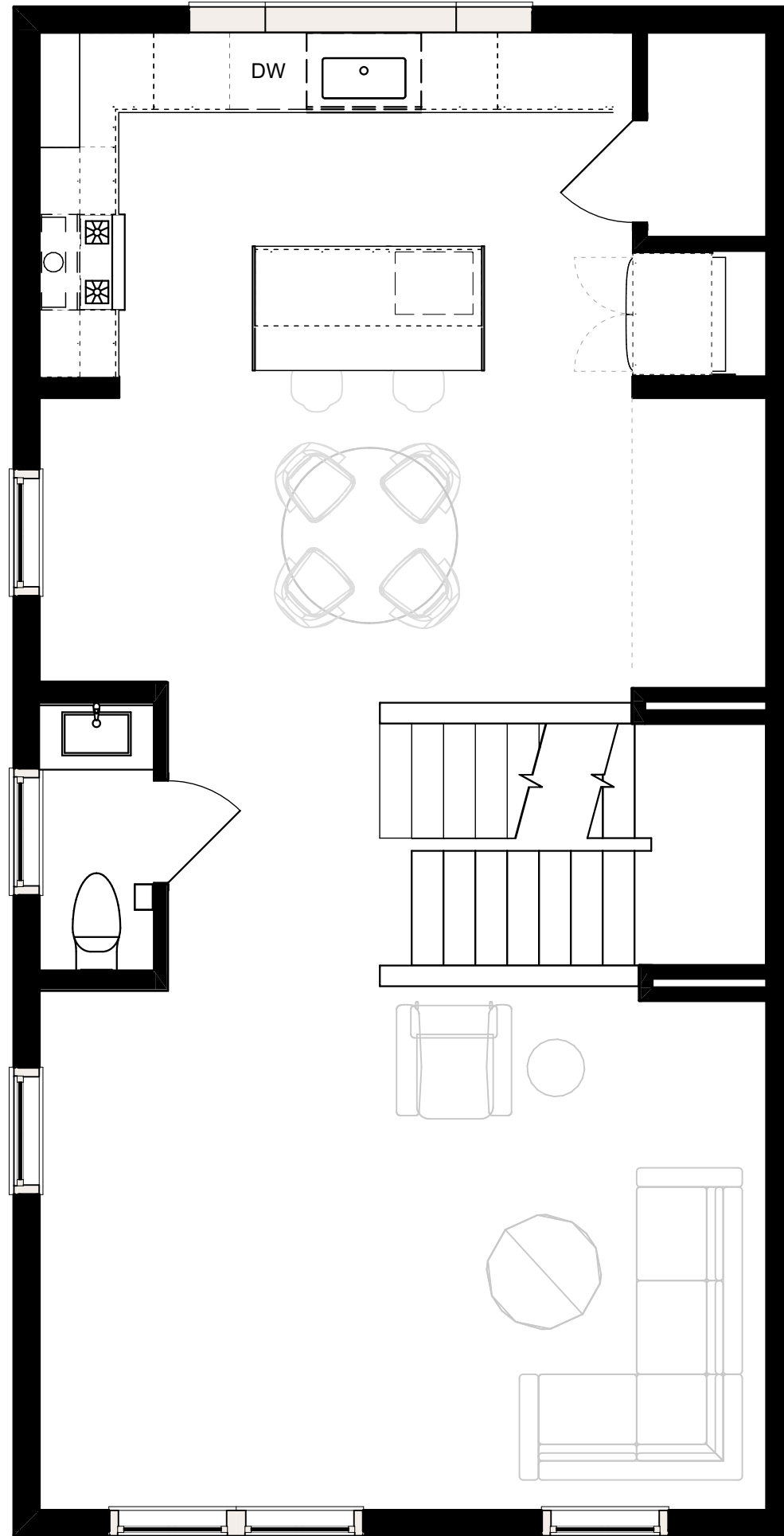
RED ADMIRAL ELEVATION



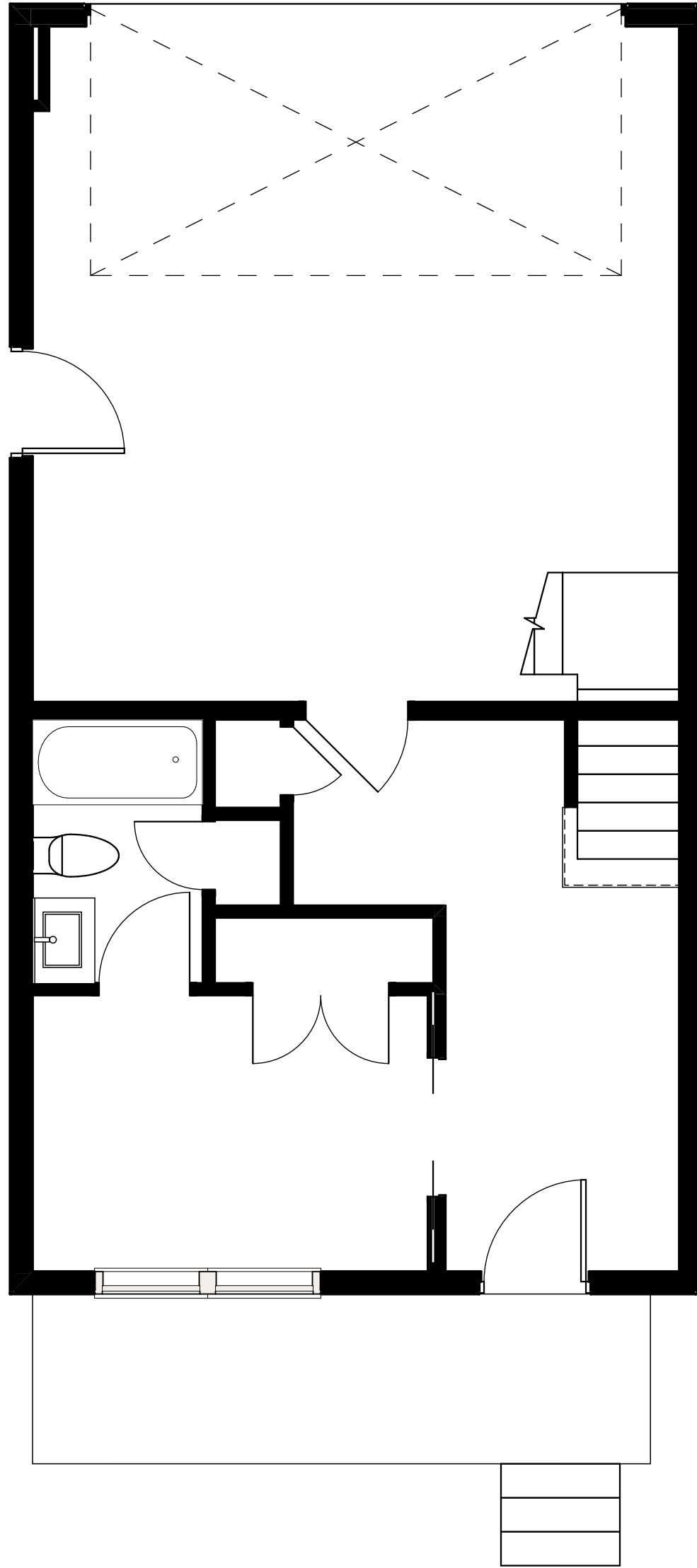
7
A.251 3 BEDROOM OPTION
RED ADMIRAL - 3RD FLOOR
SCALE: 1/4" = 1'-0"



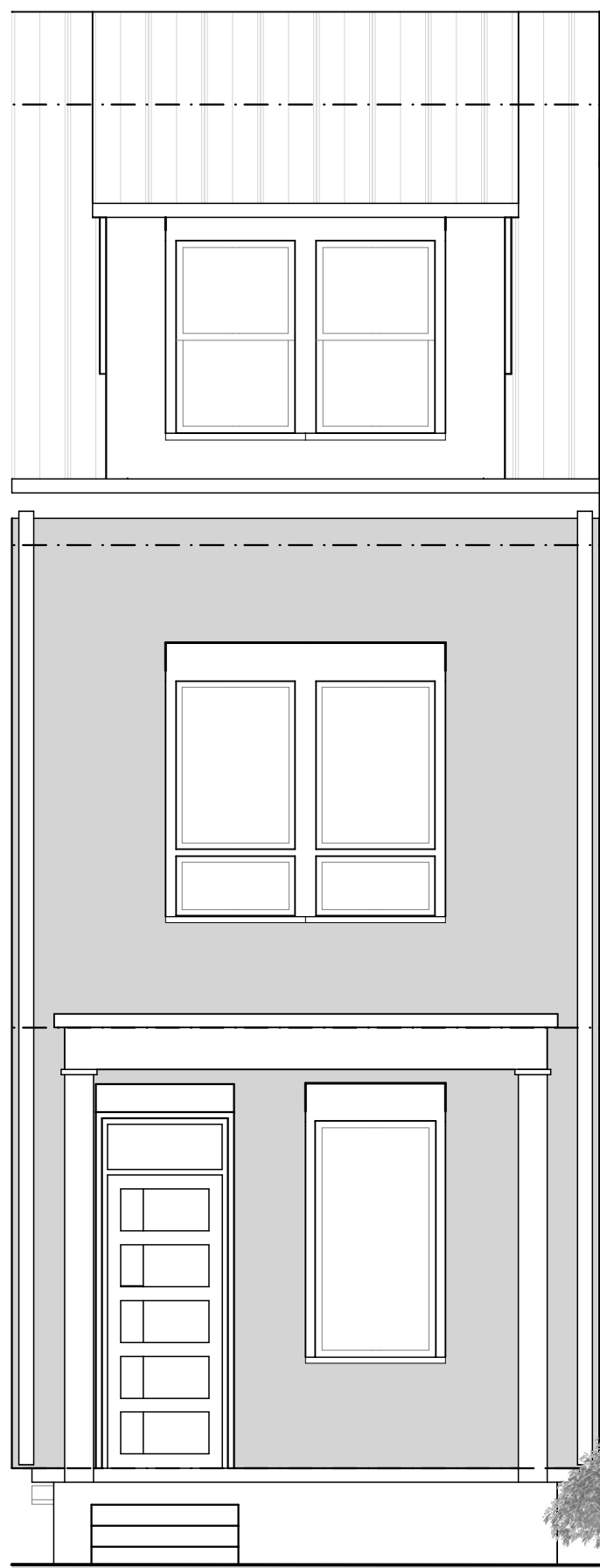
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A.251 RED ADMIRAL - 3RD FLOOR
SCALE: 1/4" = 1'-0"



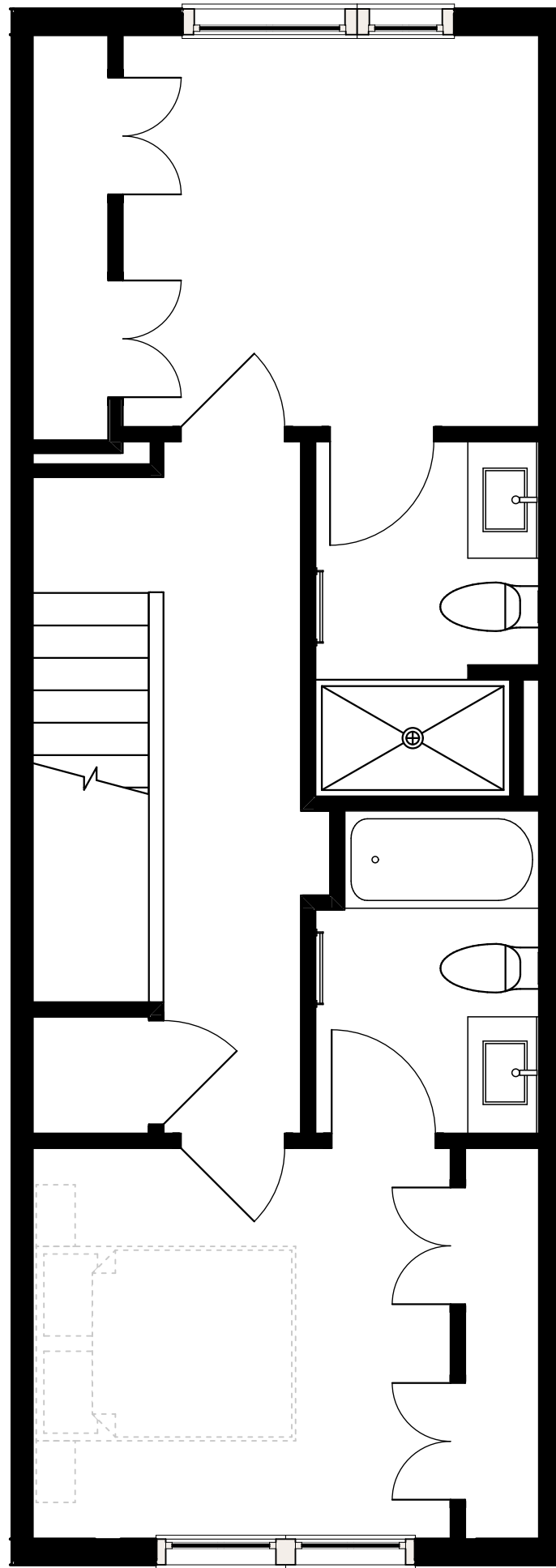
5
A.251 RED ADMIRAL - 2ND FLOOR
SCALE: 1/4" = 1'-0"



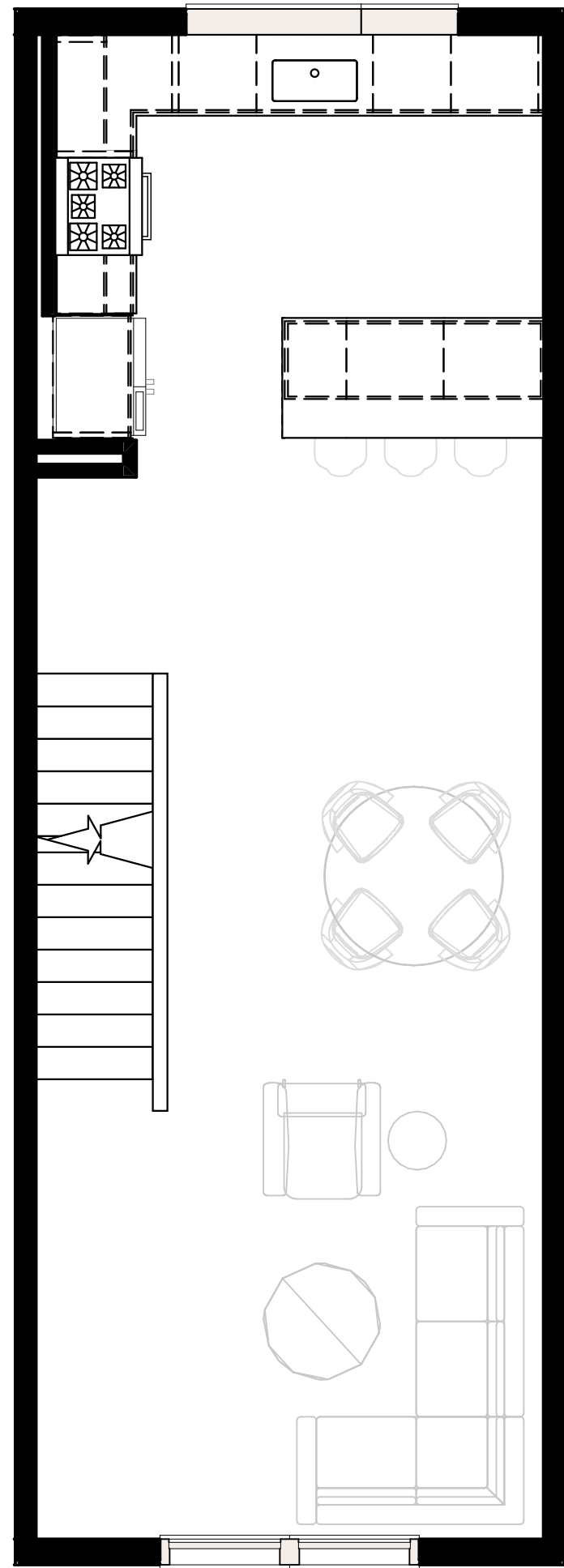
4
A.251 20' TOWNHOUSE
RED ADMIRAL - 1ST FLOOR
SCALE: 1/4" = 1'-0"



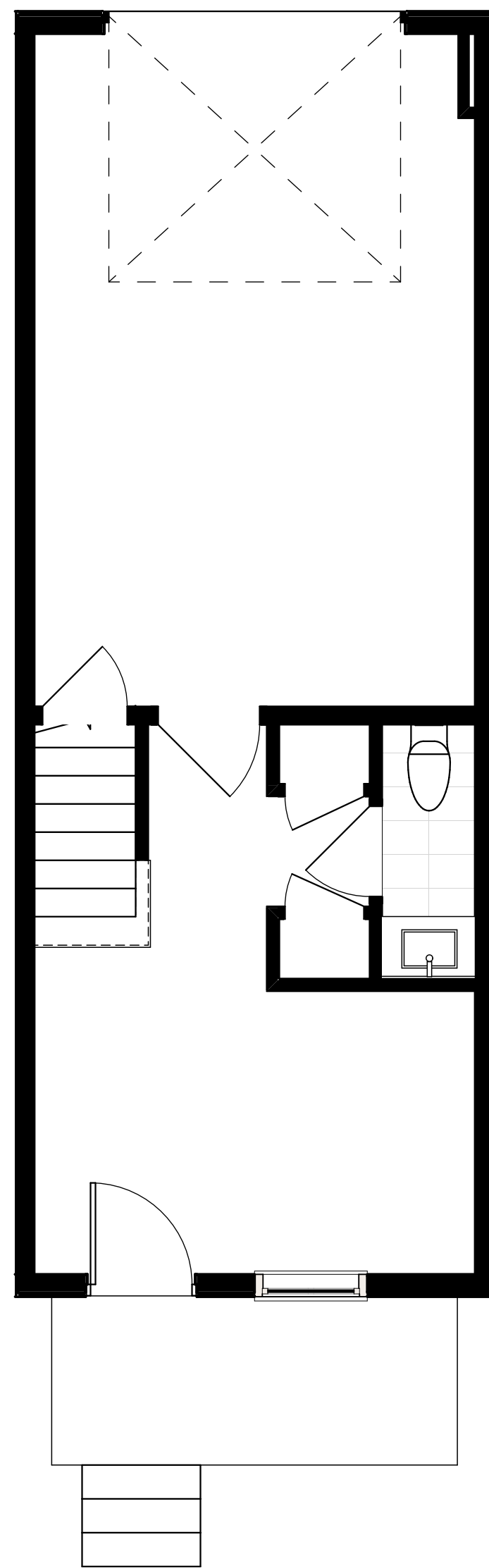
SWALLOWTAIL ELEVATION



3
A.251 SWALLOWTAIL - 3RD FLOOR
SCALE: 1/4" = 1'-0"



2
A.251 SWALLOWTAIL - 2ND FLOOR
SCALE: 1/4" = 1'-0"



1
A.251 14' TOWNHOUSE
SWALLOWTAIL - 1ST FLOOR
SCALE: 1/4" = 1'-0"

REVISIONS			KEY PLAN
ID	DATE	NAME	

PROJECT #: 25.21
ISSUE DATE: 7/6/26

TYPICAL UNIT
PLANS

A.251

Legal Description

PER TITLE

PARCEL ONE (GPIN: W000-0839/074: 901 S. Meadow Street):

ALL that certain lot, piece or parcel of land lying and being in the City of Richmond, Virginia, known as No. 901 South Meadow Street, and more particularly described as follows:

BEGINNING at the southeast corner of Meadow and Blair Streets; thence running southwardly along and fronting on the eastern line of Meadow Street 1 8 feet 5 inches; thence extending back eastwardly from said front and between parallel lines (the southern of which passes through the center of the partition wall between property hereby conveyed and that adjoining on the south, No. 903) 123 feet 3 inches to an alley 20 feet wide.

PARCEL TWO (GPIN: W000-0839/073: 903 S. Meadow Street):

ALL that certain lot, piece or parcel of land lying and being in the City of Richmond, Virginia, known as 903 South Meadow Street and further described to- wit:

BEGINNING on the said eastern line of Meadow Street eighteen (18) feet, five (5) inches, south of Blair Street, or at the Intersection of a point of a line, passing through the center of the party wall separating the property hereby conveyed from that adjoining it on the north known as No. 901 South Meadow Street (incorrectly referred to as No. 903 South Meadow, previously), and thence running southwardly along the said east line of Meadow Street twenty (20) feet to the point of a line passing through the center of an alley in common about four (4) feet wide, and thence back eastwardly from said front between parallel lines one hundred and twenty three (123) feet three (3) inches to an alley in the rear twenty (20) feet wide.

PARCEL THREE (GPIN: W000-0839/072: 905 S. Meadow Street):

ALL that certain lot, piece or parcel of land known as No. 905 S. Meadow Street, lying and being in the City of Richmond, Virginia, on the eastern line of Meadow Street between Blair and Winder Street, and bounded and described as follows, to-wit:

BEGINNING at a point on the east line of Meadow Street 38 feet 5 inches south of the southern line of Blair Street, or at a point in Meadow Street where a line passing through the center of an alley in common separating the property conveyed from that adjoining it on the north known as No. 903 South Meadow Street extending westwardly would intersect Meadow Street, and thence running southwardly along and fronting on the said east line of Meadow Street 20 feet 1 inch, more or less, to a point in Meadow Street where line passing through the center of a party wall separating the property hereby conveyed from that adjoining it on the south, known as No. 907 South Meadow Street, extending westwardly would intersect Meadow Street, and thence back eastwardly between the two above mentioned lines 123 feet 3 inches to an alley in the rear 20 feet wide.

PARCEL FOUR (GPIN: W000-0839/071: 907 S. Meadow Street):

ALL that certain lot or parcel of land in the City of Richmond, formerly Chesterfield County, Virginia, known as No. 907 South Meadow Street, bounded and described as follows:
BEGINNING at a point on the eastern line of Meadow Street 58 feet 6 inches (incorrectly referenced in prior deeds as 5 inches) south of the southeast intersection of Meadow and Blair Streets: thence running southwardly along the east line of Meadow Street and fronting thereon 19 feet; and thence extending back eastwardly from said front, between parallel lines 123 feet 3 inches to an alley in the rear 20 feet wide, the northern line being the middle of the dividing line between this tenement and the one on the north known as No. 905 South Meadow Street.

PARCEL FIVE (GPIN: W000-0839/064: 911-913 S. Meadow Street):

ALL that certain lot, piece or parcel of land lying and being in the City of Richmond, Virginia, and being known as 911-913 S. Meadow Street as shown as Parcel C on Plat of Survey by Geo. M. Stephens, Jr., C.L.S., dated September 4, 1985, entitled "Plat of Parcels A, B and C Located on the East Line of Meadows Street North of Winder Street, Richmond, Virginia," a copy of which is recorded in Deed Book 53, page 204, in the Clerk's Office, Circuit Court, City of Richmond, Virginia, to which reference is made for a more particular description.

PARCEL SIX (GPIN: W000-083 9/063: 915-917 S. Meadow Street):

ALL that certain lot, piece or parcel of land lying and being in the City of Richmond, Virginia, and being known as 915-917 S. Meadow Street as shown as Parcel B on Plat of Survey by Geo. M. Stephens, Jr., C.L.S., dated September 4, 1985 entitled "Plat of Parcels A, B and C Located on the East Line of Meadow Street North of Winder Street, Richmond, Virginia," a copy of which is recorded in Deed Book 53, page 204 in the Clerk's Office, Circuit Court, City of Richmond, Virginia, to which reference is made for a more particular description.

PARCEL SEVEN (GPIN: W000-0839/062: 919-921 S. Meadow Street):

ALL that certain lot, piece or parcel of land lying and being in the City of Richmond, Virginia, and being known as 919-921 S. Meadow Street as shown as Parcel A on Plat of Survey by Geo. M. Stephens, Jr., C.L.S., dated September 4, 1985 entitled "Plat of Parcels A, B and C Located on the East Line of Meadow Street North of Winder Street, Richmond, Virginia", a copy of which is recorded at Deed Book 53, page 204 in the Clerk's Office, Circuit Court, City of Richmond, Virginia, to which reference is made for a more particular description.

PARCEL EIGHT (GPIN: W000-0839/061: 923 S. Meadow Street):

ALL that certain lot in the City of Richmond, Virginia, on the northeast corner of Meadow and Winder Streets, commencing at the northeastern intersection of Meadow and Winder Streets, thence running northwardly along and fronting on the eastern line of Meadow Street twenty-seven (27') feet, thence back eastwardly from said front, between parallel lines, the southernmost line being northern line of Winder Street, one hundred twenty-three (123') feet three (3") inches, to an alley in common twenty feet wide.

BEING the same real estate conveyed to The Virginia Home, a Virginia non-stock corporation, by Deed of Gift from John Thomas West, IV dated January 11, 2008, recorded January 16, 2008 in the Clerk's Office, Circuit Court, City of Richmond, Virginia, as Instrument No. 080001372.

Chicago Title Insurance Company
Schedule B Part II - Commitment No. SHHR-541

(Referenced by corresponding Exception Numbers in the Commitment)

* There are no survey related items to address on the survey.

Flood Certification

I have examined the Flood Insurance Rate FIRMette for the City of Richmond, Virginia, Community Panel No. 510129-0036-E effective dates July 8, 2025, and hereby certify to the best of my professional knowledge and belief that the property is not located in a Special Flood Hazard Area, but is located in Unshaded Zone (X) Area outside the 0.2% annual chance floodplain, as determined by National Flood Insurance Program, Federal Emergency Management Agency, Department of Housing and Urban Development.

Surveyor's Certificate

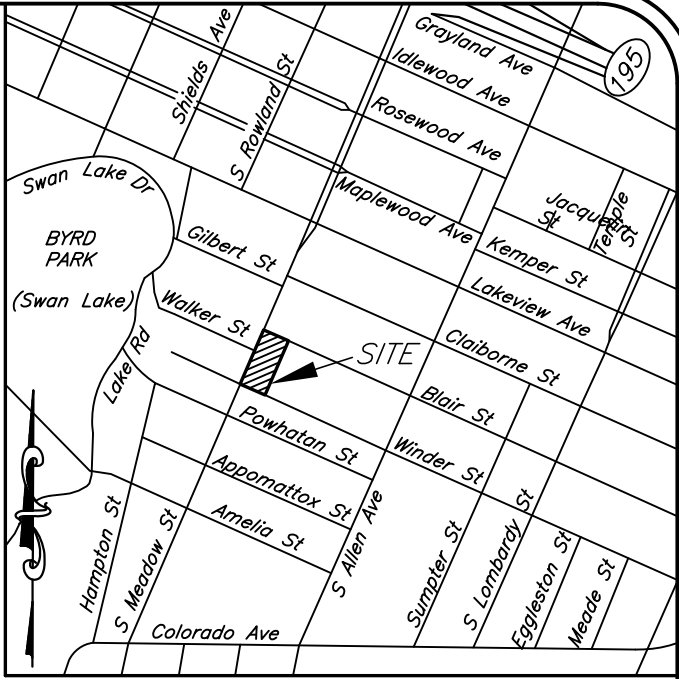
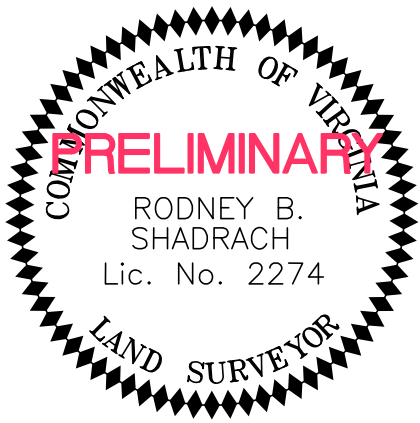
This survey is certified to and prepared for the sole and exclusive benefit of the entities and/or individuals listed below as of AUGUST 14, 2025 and shall not be relied upon by any other entity or individual whomsoever.

To: AUDEO PARTNERS, LLC, a Virginia limited liability company, its successors and/or assigns as their interests may appear
To: YBD, its successors and/or assigns as their interests may appear
To: CHICAGO TITLE INSURANCE COMPANY
To: SAFE HARBOR TITLE OF HAMPTON ROADS, LLC

The undersigned further certifies that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1-4, 6(a), 8, 9, 11, 13, 14, 16 - 18 of Table A thereof. The fieldwork was completed on August 4, 2025.

Rodney B. Shadrach
Shadrach & Associates, LLC
Va. Registered Surveyor No. 2274

I hereby certify that this ALTA/NSPS survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, and Certified Landscape Architects.



Vicinity Map - Scale: 1"= 1000'

Zoning

Current Zoning: R-5
(Single Family Residential District)

Setbacks:

Front Yard: 25 Feet
Side Yards: 5 Feet
Rear Yard: 5 Feet

Height: 35 Feet Maximum

* ZONING TO BE VERIFIED BY
ZONING CONFIRMATION LETTER

Existing Parking

No Delineated Spaces

For further clarification of Zoning
Requirements
Contact:

City of Richmond Zoning Administration
900 E. Broad St., Room 108
Richmond, VA 23219
(804) 646-6340

ALTA/NSPS Land Title Survey
Showing Existing Improvements to
#901-923 S. Meadow Street
City of Richmond, Virginia
Date: August 14, 2025



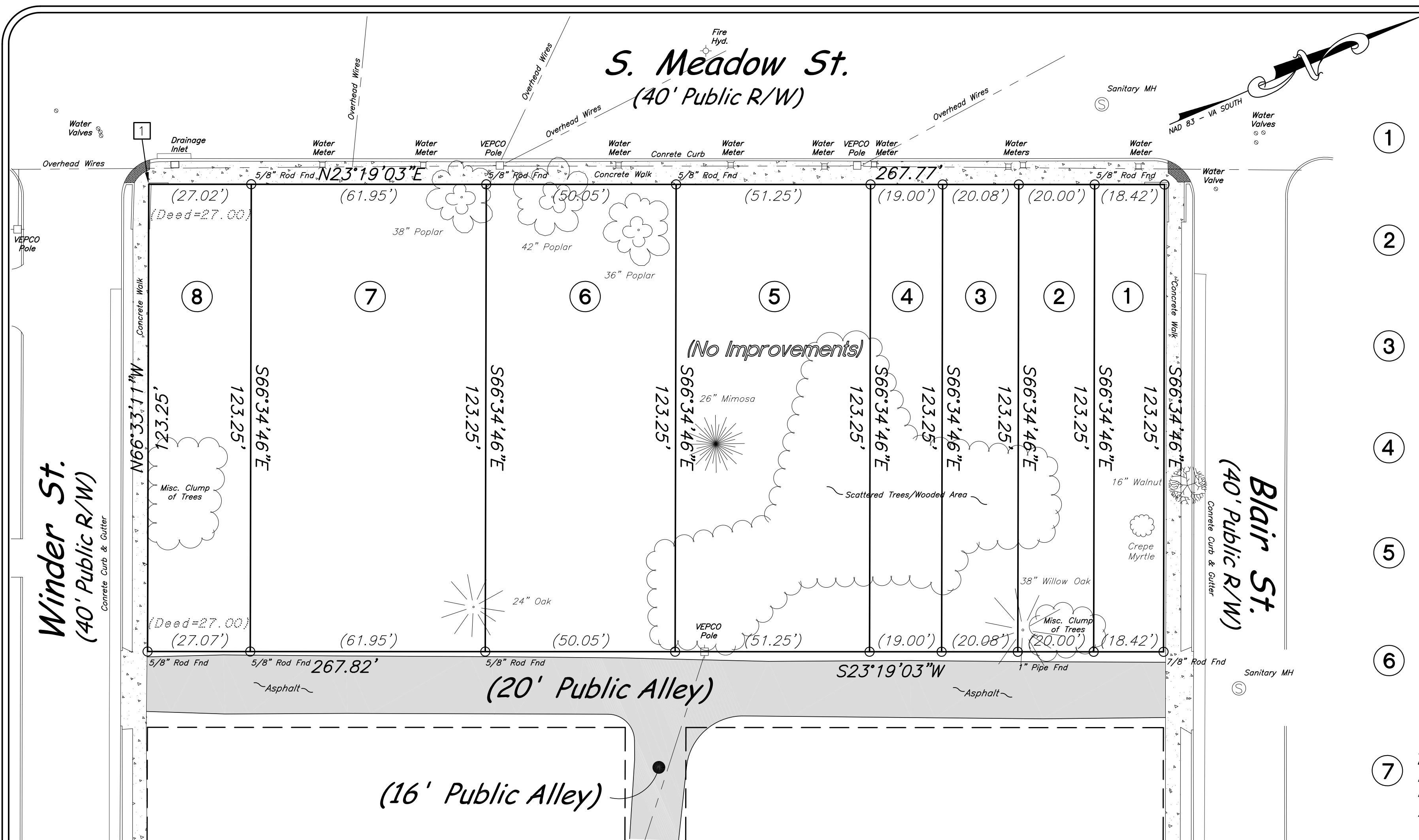
Scale: 1"= 20'



Shadrach & Associates LLC

LAND SURVEYING
430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236
Phone: (804)379-9300 • Fax: (804)379-9301

Sheet 1 of 2



General Notes

1. This survey plat represents a current and accurate field transit survey of the premises shown hereon. Date of last physical survey: August 4, 2025.
2. This survey represents the same properties as described in Title Report issued by Chicago Title Insurance Company dated June 20, 2025, Commitment No. SHHR-541.
3. Observed utilities are plotted and shown hereon. Subsurface utility delineation was not performed.
4. All streets shown hereon are public streets.
5. Parcels have direct vehicular access to and from a 20' Public Alley in the rear of the subject properties.
6. No delineated wetlands were found by Surveyor.
7. No evidence of cemeteries on subject property found by Surveyor.
8. The surveyor observed no evidence of current earth moving work or evidence of building construction or building additions.
9. Surveyor is not aware of any proposed changes in the street right of ways and observed no evidence of recent street or sidewalk construction or repairs.
10. The subject parcels are contiguous with no gaps, gores or overlaps.
11. 4' Alley in common between Parcels 2 & 3 is a private alley shared by the two parcels. If the parcels are owned by the same entity and there are no longer improvements on the parcels, the alley in common is typically no longer necessary.
12. 5/8" iron rod, mag nail or cross cut set at property corners unless otherwise noted hereon.

Statement of Encroachments

- 1 Corner of sidewalk curbing encroaches onto subject property 0.60'.
- Other than the sidewalk encroachment identified above, there are no visible encroachments (A) onto the subject property or (B) of subject property improvements onto any neighbors property, easement or right of way.

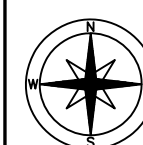
Legal References:

- 1 The Virginia Home
Parcel ID: W000-0839/074
Instrument No. 080001372
#901 S. Meadow Street
0.0521 Ac. (2270.26 Sq. Ft.)
- 2 The Virginia Home
Parcel ID: W000-0839/073
Instrument No. 080001372
#903 S. Meadow Street
0.0566 Ac. (2465.00 Sq. Ft.)
- 3 The Virginia Home
Parcel ID: W000-0839/072
Instrument No. 080001372
#905 S. Meadow Street
0.0568 Ac. (2474.86 Sq. Ft.)
- 4 The Virginia Home
Parcel ID: W000-0839/071
Instrument No. 080001372
#907 S. Meadow Street
0.0538 Ac. (2341.75 Sq. Ft.)
- 5 The Virginia Home
Parcel ID: W000-0839/064
Instrument No. 080001372
#911-913 S. Meadow Street
0.1450 Ac. (6316.55 Sq. Ft.)
- 6 The Virginia Home
Parcel ID: W000-0839/063
Instrument No. 080001372
#915-917 S. Meadow Street
0.1416 Ac. (6168.65 Sq. Ft.)
- 7 The Virginia Home
Parcel ID: W000-0839/062
Instrument No. 080001372
#919-921 S. Meadow Street
0.1753 Ac. (7635.33 Sq. Ft.)
- 8 The Virginia Home
Parcel ID: W000-0839/061
Instrument No. 080001372
#923 S. Meadow Street
0.0765 Ac. (3333.29 Sq. Ft.)

ALTA/NSPS Land Title Survey
Showing Existing Improvements to
#901-923 S. Meadow Street
City of Richmond, Virginia
Date: August 14, 2025



Scale: 1" = 20'



Shadrach & Associates LLC

LAND SURVEYING
430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236
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Sheet 2 of 2

MOTION

To amend Ord. No. 2026-120, which authorizes the special use of the properties known as 901 South Meadow Street, 903 South Meadow Street, 905 South Meadow Street, 907 South Meadow Street, 911 South Meadow Street, 915 South Meadow Street, 921 South Meadow Street, and 923 South Meadow Street, for the purpose of up to 31 single-family attached dwellings, upon certain terms and conditions, to modify the number of dwelling units, certain terms and conditions, and the Plans.