

INTRODUCED: September 8, 2025

AN ORDINANCE No. 2025-215

As Amended

To authorize the special use of the property known as 1705 Commonwealth Avenue for the purpose of a space for outdoor events, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: OCT 14 2025 AT 6 P.M.

WHEREAS, the owner of the property known as 1705 Commonwealth Avenue, which is situated in a TOD-1 Transit-Oriented Nodal District, desires to use such property for the purpose of a space for outdoor events, which use, among other things, is not currently allowed by section 30-457.2 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: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ 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 1705 Commonwealth Avenue and identified as Tax Parcel No. W000-2000/030 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Improvements on Lots 15 & 16, Block 1, ‘Monument Avenue Park’, in the City of Richmond, Virginia,” prepared by Frederick A. Gibson & Associates, P.C., and dated December 28, 2006, 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 space for outdoor events, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Site Plan,” prepared by Amrit Singh, Fultz & Singh Architects, and dated November 18, 2024, 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 a space for outdoor events, substantially as shown on the Plans.

(b) All site improvements shall be substantially as shown on the Plans.

(c) No less than two off-street parking spaces shall be provided for the Special Use, 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) A maximum of 52 outdoor event days per calendar year, not to exceed [~~three~~] five events per [~~week~~] month, shall be permitted.

(f) Events shall be permitted between the hours of [~~8:00~~] 9:00 a.m. and 10:00 p.m., Monday through Sunday.

(g) No more than [~~150~~] 120 attendees shall be on-site during outdoor events. There shall be no less than one staff member present on-site for every 50 attendees.

(h) Any outdoor, amplified music shall conclude before [~~10:00~~] 9:00 p.m., Monday through Sunday.

(i) Operation of the Special Use shall be conducted strictly in accordance with the document entitled “Special Use Permit Number: SUP-152014-2024, Property Address: 1705 Commonwealth Avenue, Applicant: Nadia Anderson/Lavender Hill, LLC,” prepared by Lavender Hill, LLC, and dated April 29, 2025, a copy of which is attached to and made a part of this ordinance.

§ 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 Zoning Administrator is authorized to issue a certificate of zoning compliance for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the certificate of zoning compliance shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If the application for the certificate of zoning compliance is not made with the time period stated in the previous sentence, 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: May 5, 2025

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: Mr. Odie Donald II, Chief Administrative Officer

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

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

RE: To authorize the special use of the property known as 1705 Commonwealth Avenue, for the purpose of outdoor events, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit to authorize outdoor events within an TOD-1 Transit Oriented Nodal District which use, among other things, is not currently allowed by section 30-457.2 concerning permitted principal and accessory uses, of the Code of the City of Richmond (2020), as amended; A Special Use Permit is therefore required.

BACKGROUND: The property is located in the Sauer's Gardens neighborhood on Commonwealth Avenue between Westmoreland and Shenandoah Streets. The property is currently a 7,560 sq. ft. (.17 acre) improved parcel of land. The City's Richmond 300 Master Plan designates a future land use for the subject property as Corridor Mixed-Use, which is envisioned "...to provide for medium- to medium-high-density pedestrian- and transit-oriented development." Intensity: Buildings generally ranging from two to ten stories, based on street widths and depending on the historic context and stepping down in height adjacent to residential areas. New buildings that are taller than historical buildings should step back from the build-to line after matching the height of the predominant cornice line of the block.

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.

Secondary Uses: Single-family houses, institutional, and government. (p. 60)

The current zoning for this property is TOD-1 Transit Oriented Nodal District. All adjacent and nearby properties along Broad Street are located within the same TOD-1 zone, while properties to the south are zoned R-5 Single-Family Residential. The area is primarily single family residential, commercial, and some institutional uses in the vicinity.

COMMUNITY ENGAGEMENT: The Sauer's Gardens Civic Association was notified. Letters of notification shall be sent to nearby property owners, and a sign noting this request shall be placed on the property once the ordinance is introduced to City Council.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: None

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 28, 2025

CITY COUNCIL PUBLIC HEARING DATE: September 8, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

AFFECTED AGENCIES: 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



CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT
Applicant must complete ALL items

HOME/SITE ADDRESS: 1705 COMMONWEALTH AVE APARTMENT NO/SUITE _____

APPLICANT'S NAME: NADIA ANDERSON EMAIL ADDRESS: NADIA@ANDERSONMEANS
BUSINESS.COM

BUSINESS NAME (IF APPLICABLE): LA VENDER HILL, LLC

SUBJECT PROPERTY OR PROPERTIES: LA VENDER HILL, 1705 COMMONWEALTH
AVENUE, 23230

APPLICATION REQUESTED

- Plan of Development (New or Amendment)
 Wireless Plan of Development (New or Amendment)
 Special Use Permit (New or Amendment)
 Rezoning or Conditional Rezoning
 Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
 Community Unit Plan (Final, Preliminary, and/or Amendment)
 Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER
Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: LA VENDER HILL, LLC, SOLE MEMBER NADIA ANDERSON

PROPERTY OWNER ADDRESS: 1705 COMMONWEALTH AVENUE, 23230

PROPERTY OWNER EMAIL ADDRESS: NADIA@ANDERSONMEANSBUSINESS.COM

PROPERTY OWNER PHONE NUMBER: 804-338-9674

Property Owner Signature: Nadia Anderson

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.

Special Use Permit Number: SUP-152014-2024
Property Address: 1705 Commonwealth Avenue
Applicant: Nadia Anderson/ Lavender Hill, LLC
Last Modified: April 29, 2025

1. Management Plan

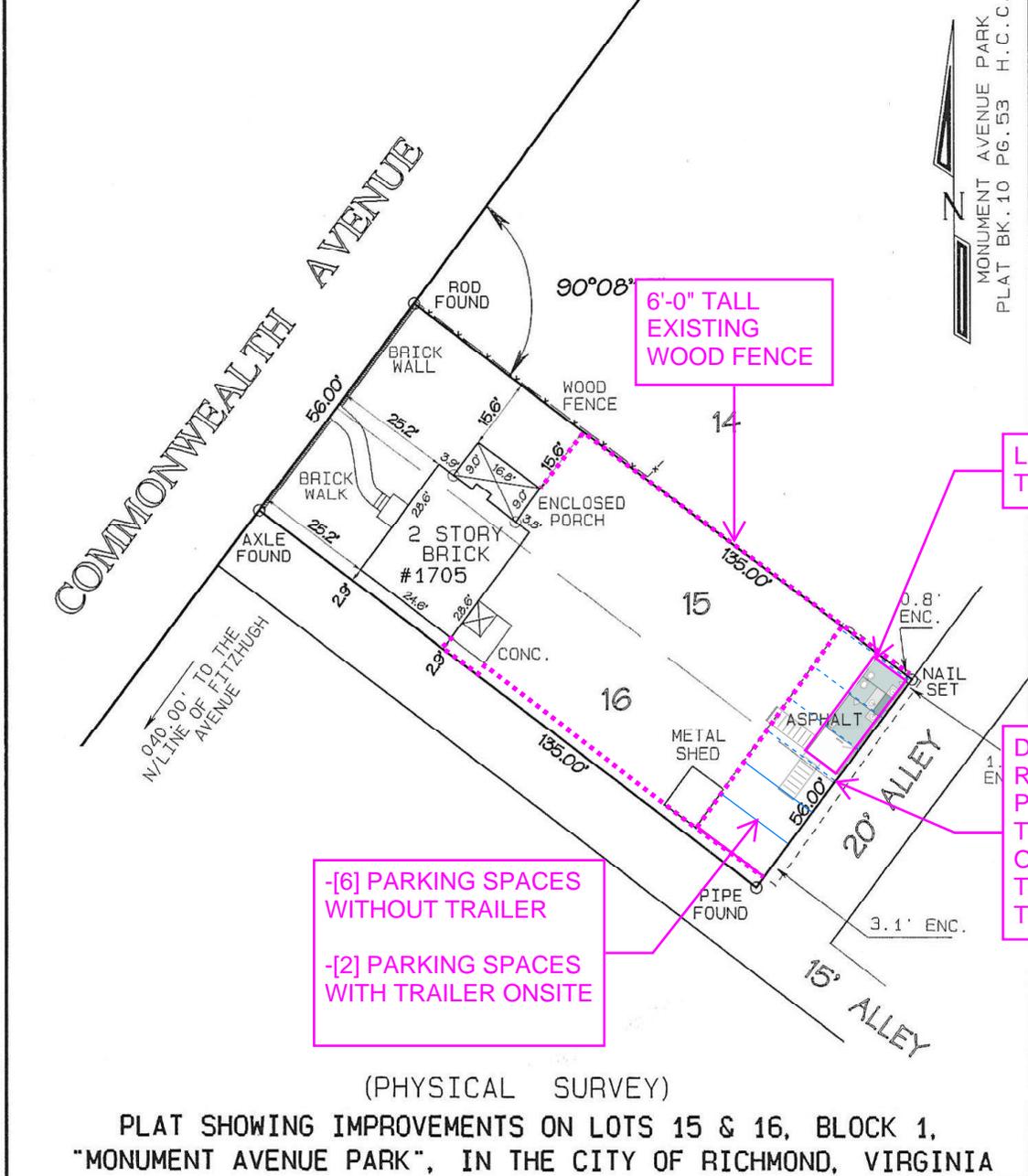
- a. Events are divided into two categories and may occur up to 52 days out of the year.
 - i. Private events – From time to time the outdoor space will be rented by clients hosting a private event such as a birthday party, wedding reception, wellness retreat, or lecture.
 - ii. Community gatherings – on a monthly or weekly basis the owner of the building, or the indoor office tenants may gather people in the backyard space for classes, meals, meetings, workshops or functions. For example, this may include things like yoga class, gardening class, dinner, outdoor movie night, or a civic association meeting.
- b. Events would be hosted between 8am – 10pm.
- c. Attendance – Between 5 people and 150 people may attend events.
- d. Staffing – one staff per 50 attendees
- e. Hours of operation – office staff is onsite Monday – Friday 9am – 6pm. Appointments are scheduled with clients during that time. Events may occur Monday – Sunday between 8am – 10pm and would be scheduled in advance.
- f. A Bose mini soundlink speaker plays music from the computer system inside the building. Special event musicians bring speakers based on their instruments and equipment. An 800 watt speaker system would be the maximum set up for the exterior space.

2. Additional comments to satisfy the plumbing request

Usage of the outdoor event space is not concurrent with indoor office usage. The indoor office usage happens primarily Monday – Friday until 6pm. Private events would primarily happen on select Thursday & Friday evenings between 6pm - 10pm and select Saturdays and Sundays. There is a single restroom indoors that satisfies the requirements for any indoor usage. Any events that occur outdoors only access the first floor of the interior space to use the kitchen for catering or storage. Any event that has more than 50 guests requires a luxury restroom rental. The restroom is placed in the parking spaces beyond the back fence. The [single unit](#) restroom is used for events between 51 – 150 guests. The dimensions of the [multi-unit restroom](#) ADA compliant restroom have been included on the survey for events that will have up to 150 guests. Only staff is permitted to use the interior restrooms during outdoor events with more than 50 guests. All guests are directed to the portable restrooms designated for the event.

SITE PLAN

NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A F.E.M.A. FLOOD HAZARD AREA. NO WARRANTY IS HEREBY GIVEN OR IMPLIED AS TO THE EXISTENCE OR NON-EXISTENCE OF WETLANDS, RESOURCE PROTECTION AREAS, RESOURCE MANAGEMENT AREAS, TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, OR UNDERGROUND UTILITIES.
 CURRENT OWNER(S): N/F FEDERAL NATIONAL MORTGAGE ASSOC. INST.#05-032554 T.M.W000-2000-030
 PURCHASER(S): CHARLOTTE L. WARD



-[6] PARKING SPACES WITHOUT TRAILER
 -[2] PARKING SPACES WITH TRAILER ONSITE

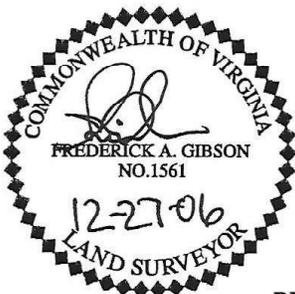
6'-0" TALL EXISTING WOOD FENCE

LOCATION OF ADA TOILET TRAILER

DASHED LINE REPRESENTS PARKING SPACES THAT WILL BE OCCUPIED BY THE ADA TOILET TRAILER

(PHYSICAL SURVEY)

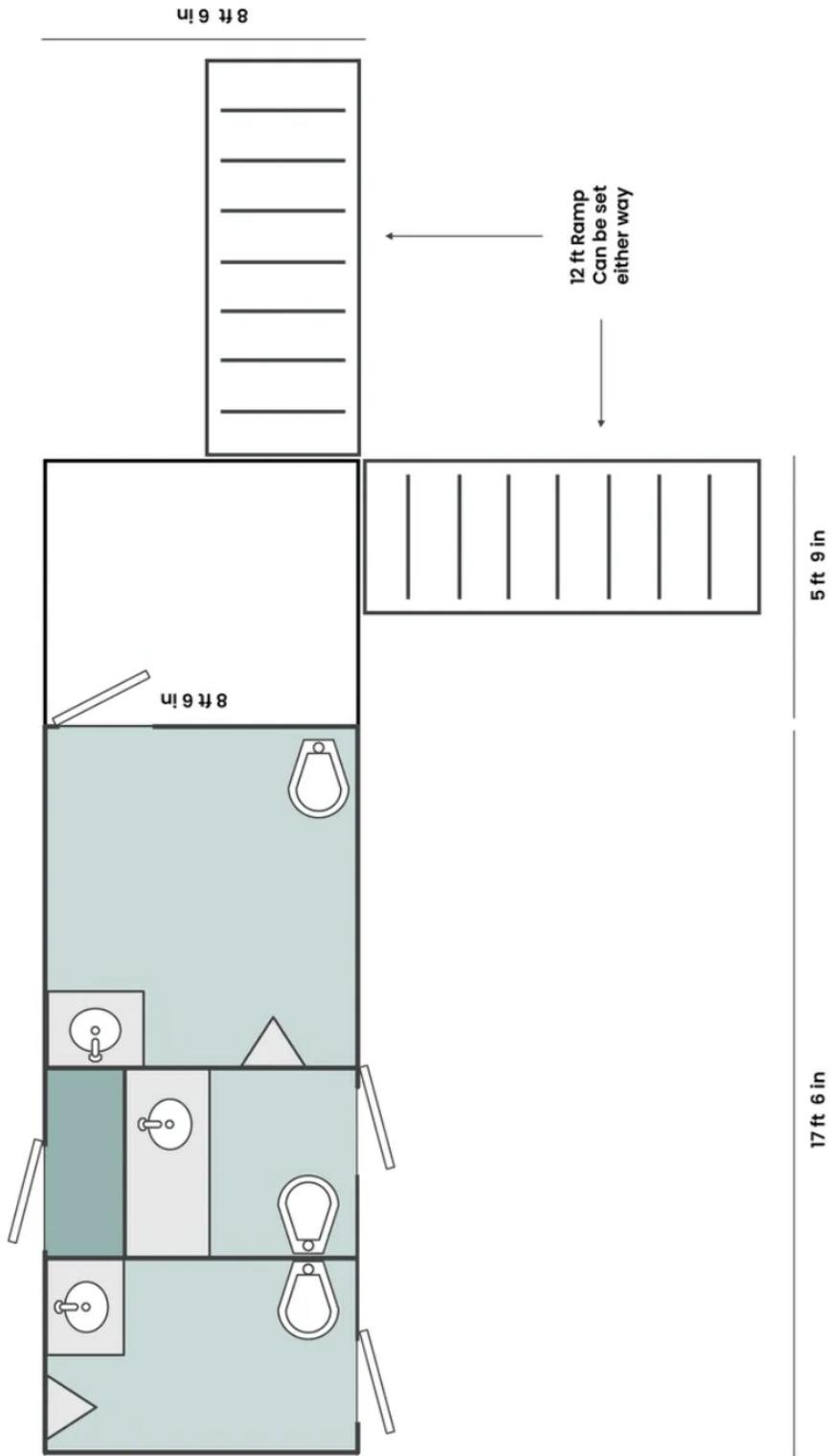
PLAT SHOWING IMPROVEMENTS ON LOTS 15 & 16, BLOCK 1, "MONUMENT AVENUE PARK", IN THE CITY OF RICHMOND, VIRGINIA



THIS IS TO CERTIFY THAT ON DECEMBER 27, 2006, I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE.

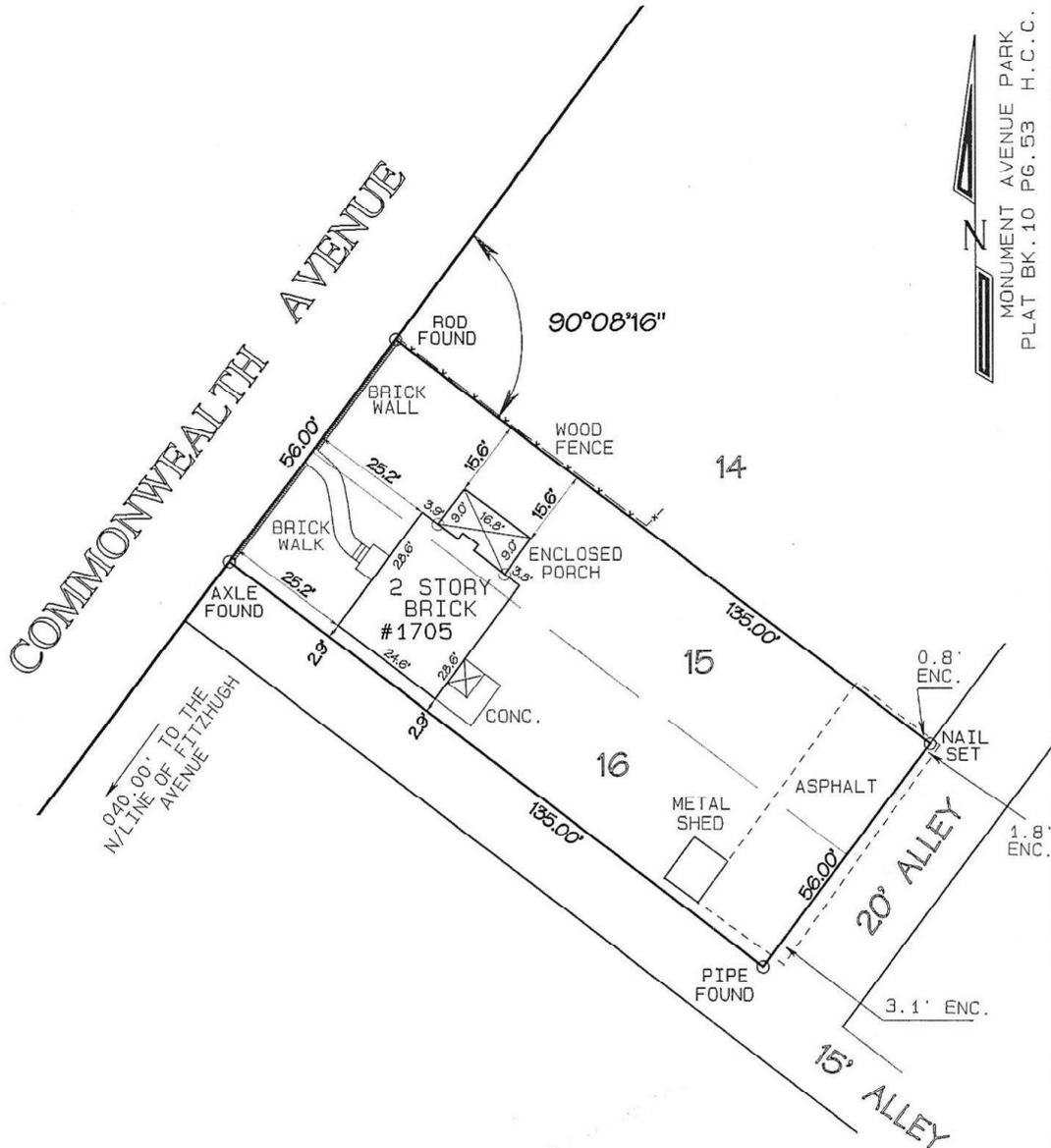
FREDERICK A. GIBSON & ASSOCIATES, P.C.
 PROFESSIONAL LAND SURVEYORS
 11521-G MIDLOTHIAN TURNPIKE
 RICHMOND, VIRGINIA 23235 PHONE 804 378-4485

DRAWN: 12-28-2006
 SCALE: 1" = 30'
 J.N. 9607-08



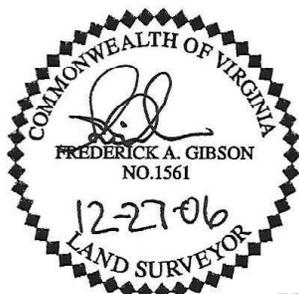
ADA TOILET TRAILER FOR RESTROOM USE AT EVENTS ONLY

NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A F.E.M.A. FLOOD HAZARD AREA. NO WARRANTY IS HEREBY GIVEN OR IMPLIED AS TO THE EXISTENCE OR NON-EXISTENCE OF WETLANDS, RESOURCE PROTECTION AREAS, RESOURCE MANAGEMENT AREAS, TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, OR UNDERGROUND UTILITIES.
 CURRENT OWNER(S): N/F FEDERAL NATIONAL MORTGAGE ASSOC. INST.#05-032554 T.M.W000-2000-030
 PURCHASER(S): CHARLOTTE L. WARD



N
 MONUMENT AVENUE PARK
 PLAT BK. 10 PG. 53 H.C.C.

(PHYSICAL SURVEY)
 PLAT SHOWING IMPROVEMENTS ON LOTS 15 & 16, BLOCK 1,
 "MONUMENT AVENUE PARK", IN THE CITY OF RICHMOND, VIRGINIA



THIS IS TO CERTIFY THAT ON DECEMBER 27, 2006, I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE.

**FREDERICK A. GIBSON
 & ASSOCIATES, P.C.**
 PROFESSIONAL LAND SURVEYORS
 11521-G MIDLOTHIAN TURNPIKE
 RICHMOND, VIRGINIA 23235 PHONE 804 378-4485

DRAWN: 12-28-2006
 SCALE: 1" = 30'
 J.N. 9607-08



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

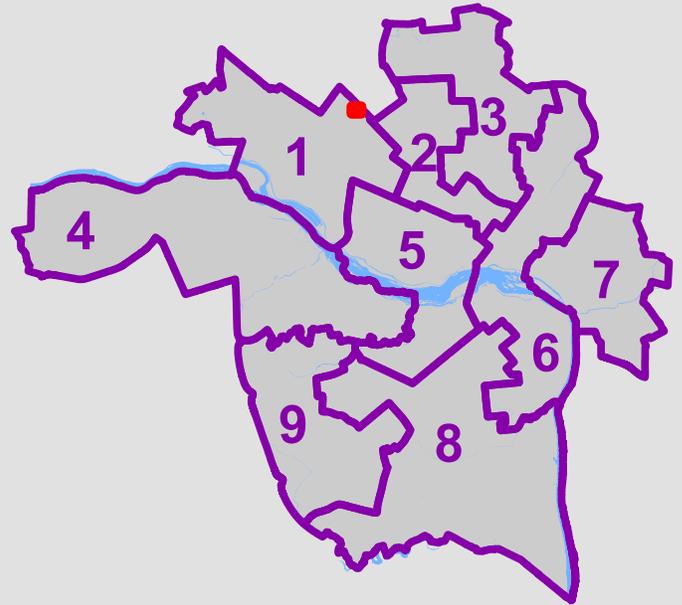
Special Use Permit

LOCATION: 1705 Commonwealth Avenue

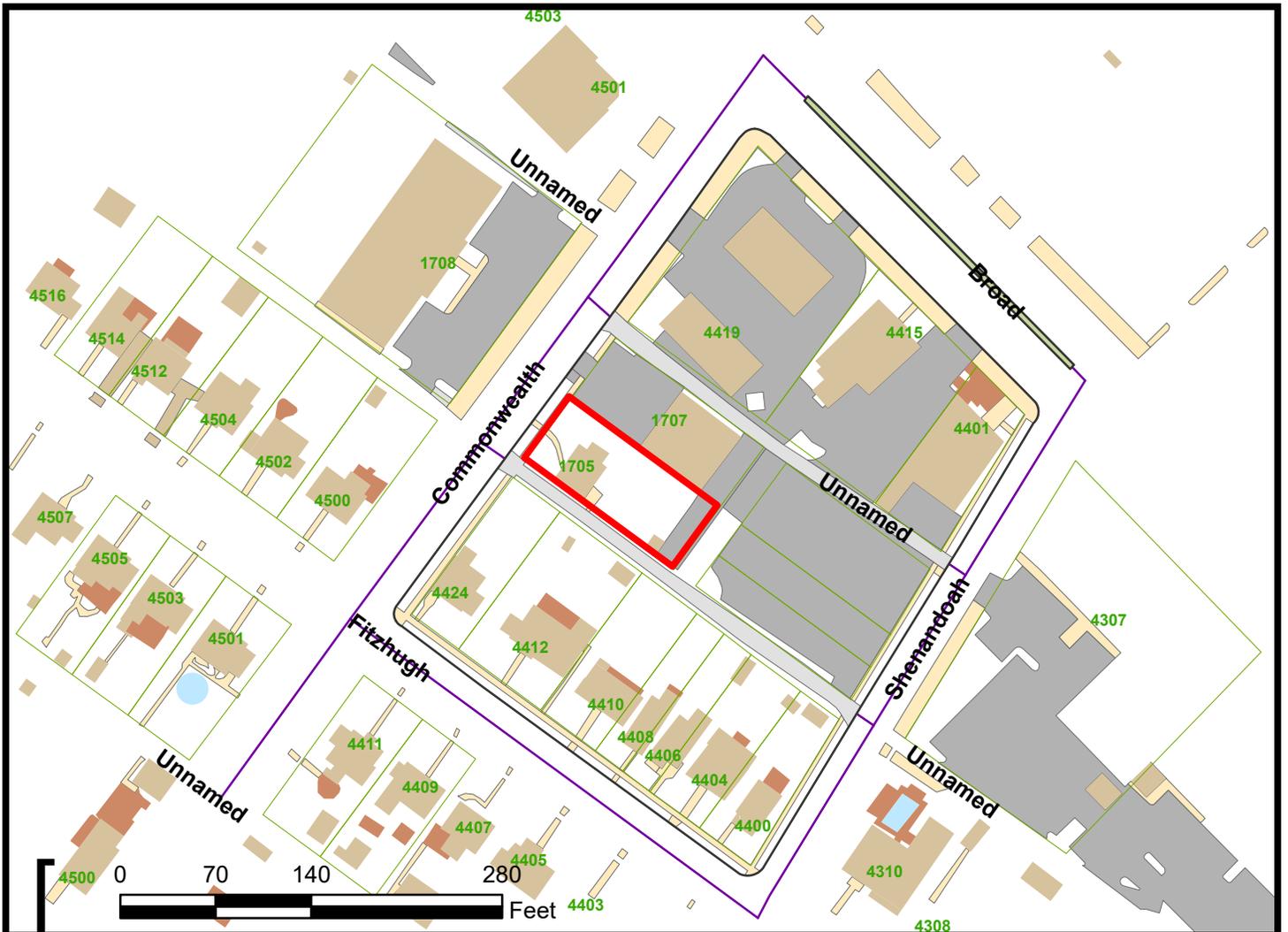
APPLICANT: Nadia Anderson

COUNCIL DISTRICT: 1

PROPOSAL: To authorize the special use of the property known as 1705 Commonwealth Avenue, for the purpose of outdoor events, upon certain terms and conditions.



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



MOTION

To amend Ordinance No. 2025-215, which authorizes the special use of the property known as 1705 Commonwealth Avenue for the purpose of a space for outdoor events, upon certain terms and conditions, to modify certain terms and conditions.