

INTRODUCED: July 28, 2025

AN ORDINANCE No. 2025-173

To authorize the special use of the property known as 2201 North Lombardy Street for the purpose of a mixed-use building, upon certain terms and conditions. (3rd District)

Patron – Mayor Avula (By Request) and All Members of Council

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 8 2025 AT 6 P.M.

WHEREAS, the owner of the property known as 2201 North Lombardy Street, which is situated in a UB-2 Urban Business District, desires to use such property for the purpose of a mixed-use building, which use, among other things, is not currently allowed by sections 30-433.13, concerning yards, 30-433.15, concerning requirements for areas devoted to parking or circulation of vehicles, 30-512, concerning sign regulations in the UB and UB-2 districts, and 30-433.16, concerning height limits, 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: 9 NOES: 0 ABSTAIN: _____

ADOPTED: SEP 22 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 2201 North Lombardy Street and identified as Tax Parcel No. N000-0628/026 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Physical Improvements on 2201 N. Lombardy Street for the Handon Company, LLC, City of Richmond, Virginia,” prepared by Townes, and dated May 20, 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 a mixed-use building, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Gateway Center, Layout Plan, North District, City of Richmond, Virginia,” “Gateway Center, Landscape Plan, North District, City of Richmond, Virginia,” “Gateway Center, Lighting Plan, North District, City of Richmond, Virginia,” and “Gateway Center, Lighting Details, North District, City of Richmond, Virginia,” prepared by Silvercore, dated November 21, 2024, and last revised March 10, 2025, and on the plans entitled “Gateway North Project, 2201 North Lombardy Street, Richmond, Virginia 2320,” prepared by KEi, with sheets A101 through A104, dated August 9, 2024, and last revised March 10, 2025, and sheets A200 through A202, undated, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors

in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

- (a) The Special Use of the Property shall be as a mixed-use building, substantially as shown on the Plans.
- (b) The height of the Special Use shall not exceed the height as shown on the Plans.
- (c) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.
- (d) Signs on the Property shall be limited to (i) the proposed signs, substantially as shown on the Plans, and (ii) signs permitted in all zoning districts, pursuant to section 30-505 of the Code of the City of Richmond (2020), as amended.
- (e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

§ 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 new sidewalks along North Lombardy Street, Brook Road, and West Roberts Street, and the installation of two street trees along North Lombardy Street, two street trees along Brook Road, and five street trees along West Roberts Street, 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, 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

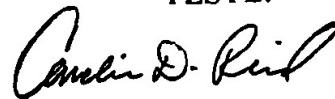
Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(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.

**A TRUE COPY:
TESTE:**

A handwritten signature in black ink, appearing to read "Camille D. Reed".

City Clerk

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: April 30, 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: 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 property known as 2201 North Lombardy Street for the purpose of a mixed-use building, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit to authorize a mixed-use building within an Urban Business District which use, among other things, is not currently allowed by sections 30-433.13(1)b, 30-433.15(b), 30-512(2), and 30-433.16(1) regarding front yards, driveways from streets, sign area, and maximum height limits, respectively, 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 Virginia Union neighborhood at the southeast corner of Lombardy Street and Brook Road. The property is currently a 39,073 sq. ft. (.90 acre) parcel of land, improved with a two-story, vacant commercial building. The City's Richmond 300 Master Plan designates a future land use for the subject property as Corridor Mixed-Use, which is defined as development "Found along major commercial corridors and envisioned to provide for medium- to medium-high-density pedestrian- and transit-oriented development." Intensity: Buildings generally ranging from two to ten stories, based on street widths and depending on the historic context and stepping down in height adjacent to residential areas. New buildings that are taller than historical buildings should step back from the build-to line after matching the height of

the predominant cornice line of the block. Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space. Secondary Uses: Single-family houses, institutional, and government.

The current zoning for this property is Urban Business-2 (UB-2) District. All adjacent and nearby properties are located within the same UB-2 zone. An R-5 Single-Family Residential zone occupies areas directly east of the property. The area is a mixture of commercial, institutional, and multifamily uses. The proposed density of the parcel is 101 units upon .9 acres, or 112 units per acre.

COMMUNITY ENGAGEMENT: The Chamberlayne Industrial Center and the Edgehill Chamberlayne Court Civic Associations were 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 9, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, July 15, 2025

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



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: Royall Ave and Richmond Hwy Date: 12/20/2023
Parcel I.D. #: S0071527001, 003,004,005,006 Fee: 2,400
Total area of affected site in acres: .9 AC +/-

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

Zoning

Current Zoning: B-3

Richmond 300 Land Use Designation: Corridor Mixed-Use

Proposed Use

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

Existing Use: vacant land

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Tarvaris J. McCoy

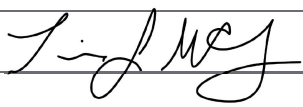
Company: Marquez Plaza LLC
Mailing Address: 535 N 2nd Street Suite 100
City: Richmond State: VA Zip Code: 23219
Telephone: (804) 3812501 Fax: ()
Email: tjmccoy@therealmccoycos.com

Property Owner: MWW LLC

If Business Entity, name and title of authorized signee: Tarvaris J. McCoy, Manager

(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: 927 Hull Street
City: Richmond State: VA Zip Code: 23225
Telephone: (804) 325-3797 Fax: ()
Email: tjmccoy@therealmccoycos.com

Property Owner Signature: 

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

Applicant's Report 2201 N Lombardy

The applicant is proposing to develop a mixed-use building on the site to include approximately 101 units of housing and approximately 7,000 square feet of commercial space. The proposed development is a well-designed, amenity-rich offering for potential tenants. The applicant requests the following conditions with regard to the subject property.

Zoning and Use:

The current zoning is UB-2. The site previously occupied by a motel that had become a blight on the neighborhood and the city.

UB-2 Feature Requirements:

Sec. 30-433.16. Height limit. Height regulations in the UB-2 district shall be as follows: (1) Maximum height in general. No building shall exceed three stories in height, provided that where an existing building on the same lot or on an adjacent lot along the same street frontage is greater than three stories in height, no building shall exceed four stories in height. For purposes of this section 30-433.16, story height as defined in Article XII of this chapter shall be not less than ten feet and not greater than 14 feet, except that the ground floor of a building may be of greater height. (Ord. No. 2011-205-2012-1, 1-9-2012)

The proposed building will not meet this requirement as the proposed building is requesting to go upto 5 stories

The applicant puts forth the proposed development as a medium to high density development in the type called for by the adopted comprehensive plan.

The site will not:

- a. be detrimental to the safety, health, morals and general welfare of the community involved;

Why- The proposed use is very much aligned with the vision and planning of the City of Richmond

- b. tend to create congestion in streets, roads, alleys and other public ways and places in the area involved;

- a. Why- The addition of this development fits well within the ideal uses for the site. Additionally, the development will work with the city staff to determine the best ingress and egress pattern for the development

- c. create hazards from fire, panic or other dangers;

- a. Why – There is a minimal level of fire risk associated with any development. There is no additional risk associated with this application. Furthermore, the sprinklered building is well protected against fire.

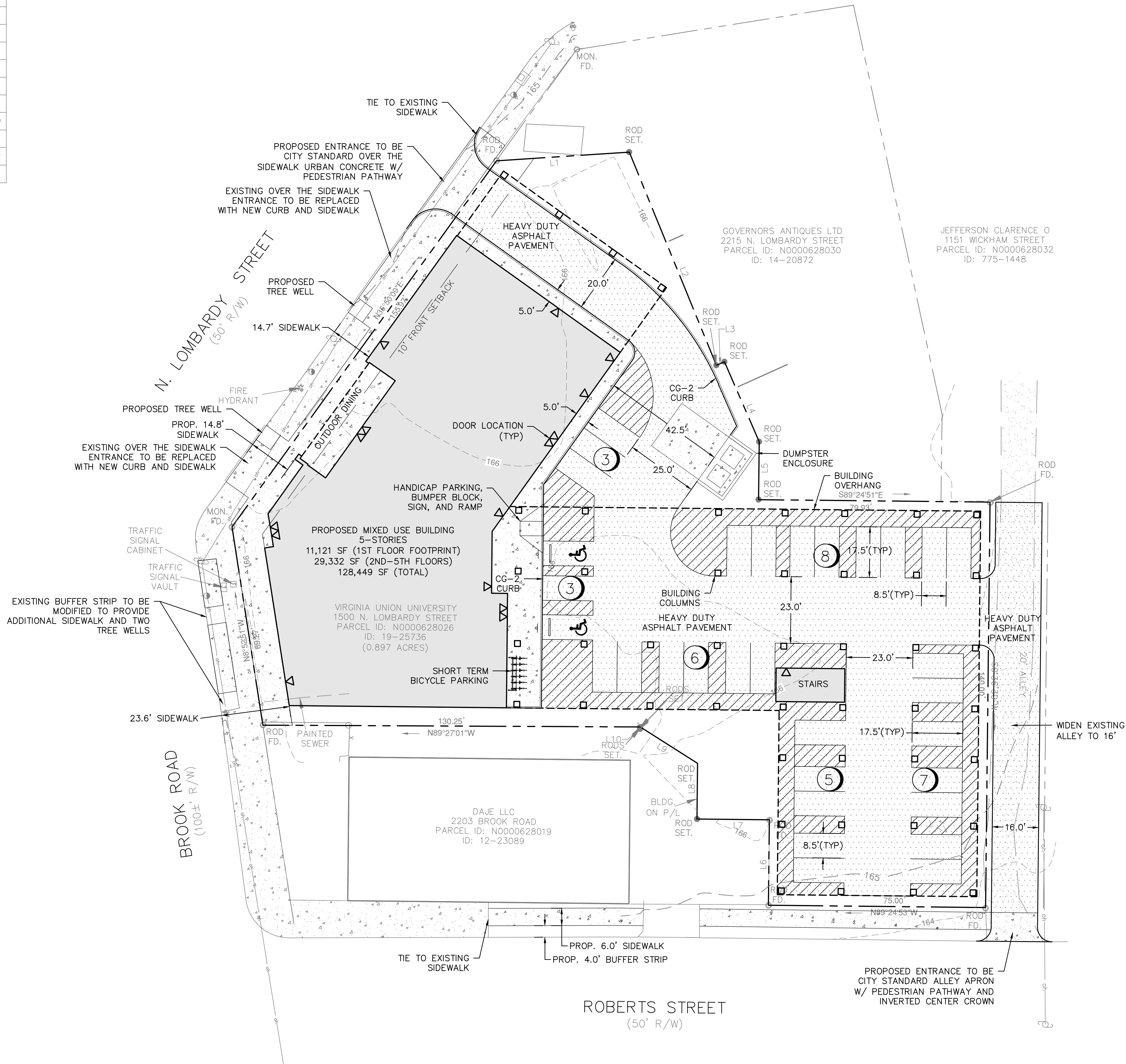
- d. tend to cause overcrowding of land and an undue concentration of population;

- a. Why- The proposed density is aligned with density desired across the neighborhood per the Richmond 300 plan. No overcrowding is proposed as a result of the application.

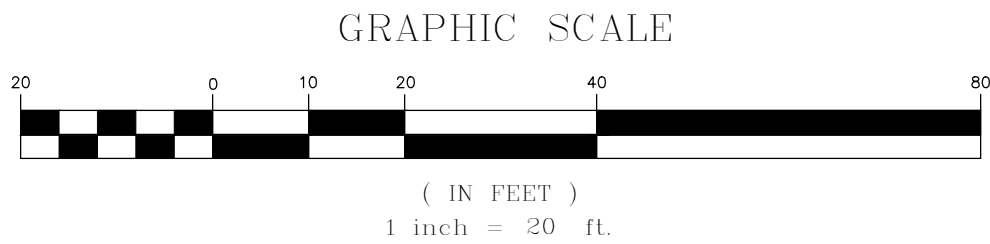
- e. adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or
 - a. Why- the affect of the construction on the public infrastructure will be minimal. Any temporary disruptions or redirections will be coordinated with the city appropriately and approved where necessary
- f. interfere with adequate light and air.
 - a. Why – The project does not interfere with adequate air and light

The development has been discussed in detail with city staff and updated prior to submission to be even more aligned with the city's vision and direction for the neighborhood. Overall, the project will be a great benefit and serve as a catalyst for the growth and positive development of the surrounding neighborhood.

Parcel Line Table		
Line #	Length	Direction
L1	45.96	N86° 14' 16.25"E
L2	79.52	S22° 14' 04.04"E
L3	3.05	N66° 30' 29.25"E
L4	30.09	S23° 29' 30.75"E
L5	20.00	S0° 35' 09.25"W
L6	29.50	N0° 36' 39.25"E
L7	25.00	N89° 24' 50.75"W
L8	19.26	N0° 36' 39.25"E
L9	23.46	N57° 52' 14.75"W
L10	0.61	S0° 36' 39.25"W



NOTES:
1. STORMSEWER LAYOUT AND CALCULATIONS WILL BE PROVIDED IN A DEVR SUBMITTAL.
2. NO CHANGES TO DOMINION ENERGY LIGHTING INFRASTRUCTURE ARE ANTICIPATED AT THIS TIME.



NAD_83



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GATEWAY CENTER
LAYOUT PLAN
NORTH DISTRICT
CITY OF RICHMOND, VIRGINIA

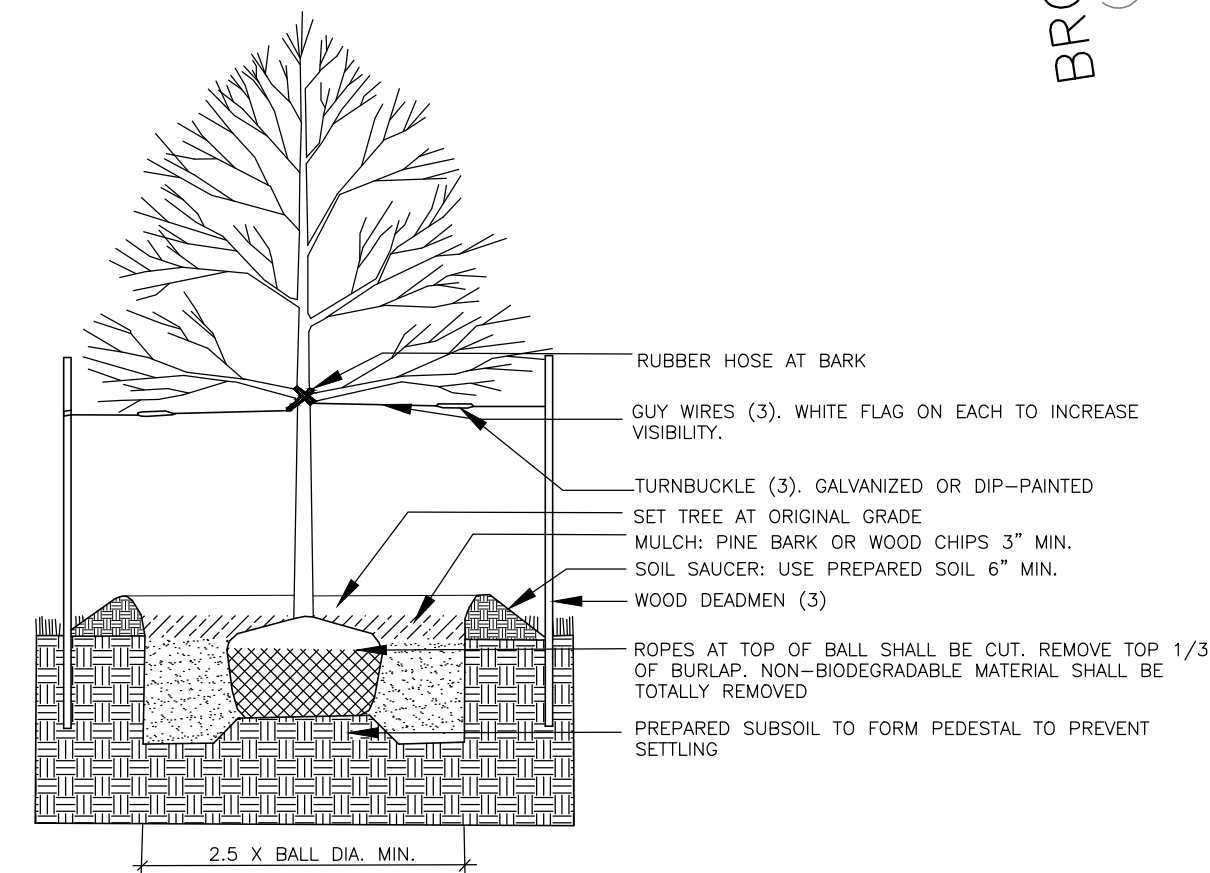
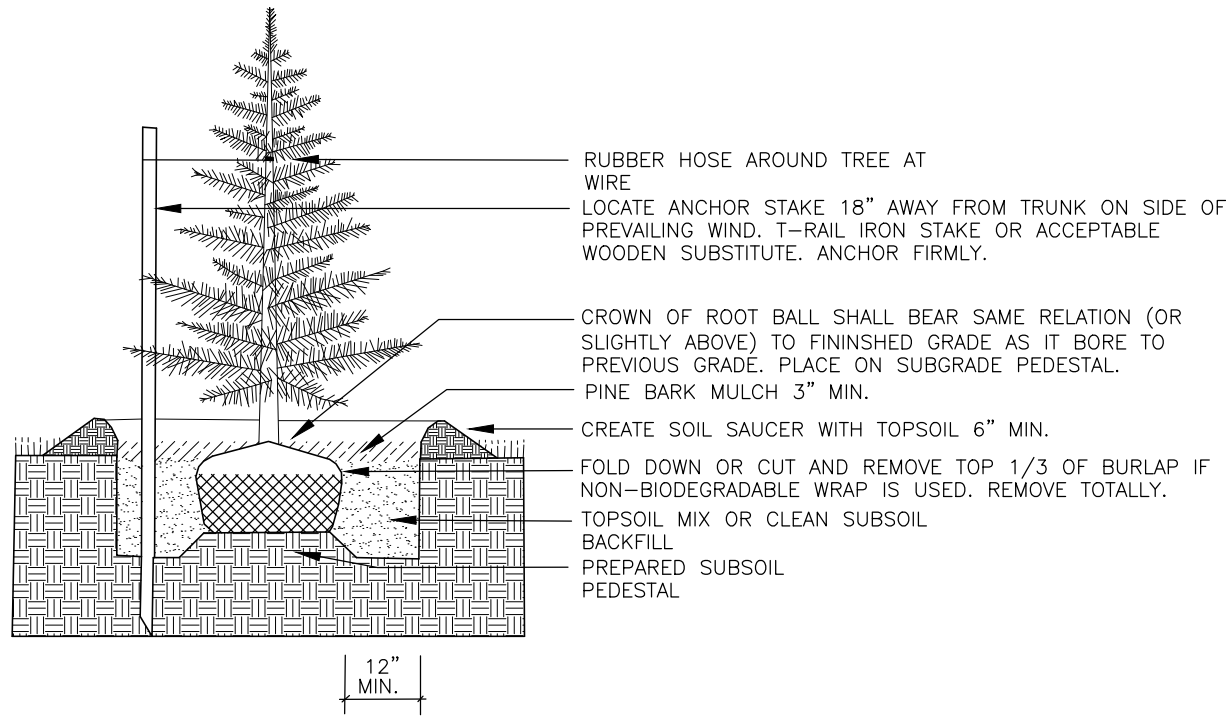
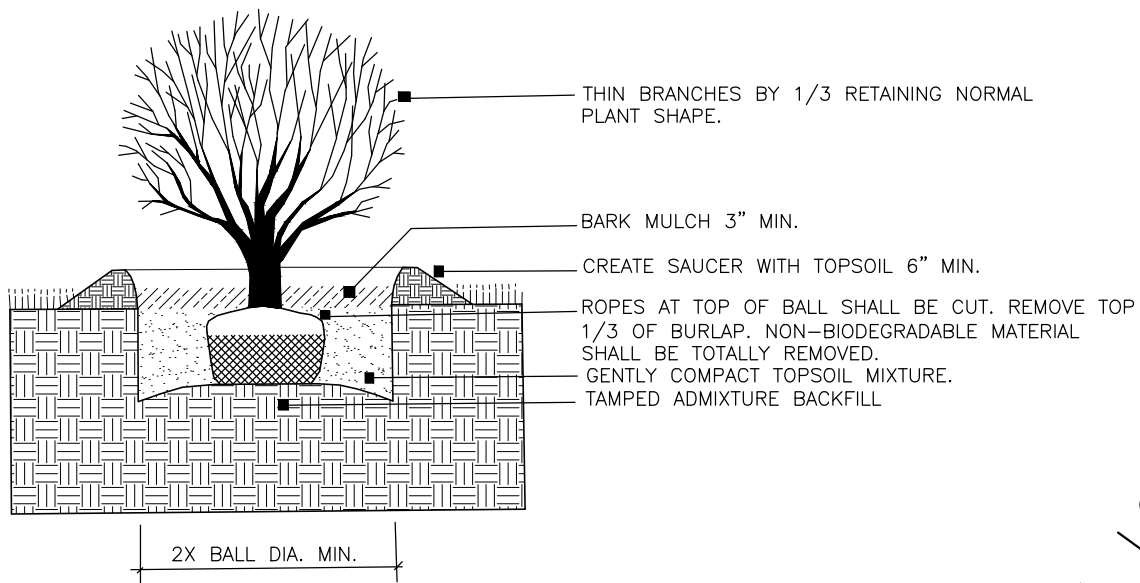
REV.	DATE	DESCRIPTION
1	3/10/25	QTY COMMENTS

DESIGN BY: Steve King
CHECKED BY: Jeff Staub
DRAWING SCALE: 1"=20'
DATE: 11/21/2024

SHEET
1

JOB #:240654

Parcel Line Table		
Line #	Length	Direction
L1	45.96	N86° 14' 16.25"E
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N. LOMBARDY STREET
(50' R/W)

BROOK ROAD
(100±' R/W)

ROBERTS STREET
(50' R/W)

(1)CP

(1)CP

(1)CP

(2)GB

(3)GB

PROPOSED MIXED USE BUILDING
5-STORIES
11,121 SF (1ST FLOOR FOOTPRINT)
29,332 SF (2ND-5TH FLOORS)
128,449 SF (TOTAL)

VIRGINIA UNION UNIVERSITY
1500 N. LOMBARDY STREET
PARCEL ID: N0000628026
ID: 19-25736
(0.897 ACRES)

DAJE LLC
2203 BROOK ROAD
PARCEL ID: N0000628019
ID: 12-23089

GOVERNORS ANTIQUES LTD
2215 N. LOMBARDY STREET
PARCEL ID: N0000628030
ID: 14-20872

JEFFERSON CLARENCE O
1151 WICKHAM STREET
PARCEL ID: N0000628032
ID: 775-1448

PLANT LIST

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COVER	REMARKS
TREES & SHRUBS						
	5	Ginkgo biloba (GB)	Ginkgo	2" CAL.	150 SF	150 X 5 = 750 SF
	4	Pistacia chinensis (CP)	Chinese Pistache	2" CAL.	150 SF	150 X 4 = 600 SF

TOTAL = 1,350 SF

TREE COVERAGE REQUIREMENT:
REQUIRED: 30 SF PER PARKING SPACE
(32 SPACES) = 960 SF
PROVIDED: 1,350 SF

GENERAL NOTES:

- 1.) ALL PLANTING SHALL BE IN ACCORDANCE WITH PROJECT DOCUMENTS.
- 2.) SIZE OF PLANTS INDICATED ON THIS SUMMARY SHEET REFER TO SIZE OF PLANTS DELIVERED TO THE PROJECT SITE.
- 3.) THE CONTRACTOR SHALL WATER ALL LIVING TREES DURING THE WARRANTY PERIOD; SEE WATERING SCHEDULE BELOW.
- 4.) LOCATION OF PLANT MATERIALS SHOWN ON THE PLANS ARE APPROXIMATE AND SHALL BE ADJUSTED AS REQUIRED FOR CHANGES DUE TO ACTUAL FIELD CONDITIONS WHEN DIRECTED BY THE LANDSCAPE ARCHITECT.
- 5.) ON CENTER SPACING OF PLANT MATERIAL SHALL BE INDICATED IN THE LANDSCAPE SUMMARY OR PLAN. UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
- 6.) THE LOCATION OF ALL PLANT MATERIAL SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION OF PLANTING PITS AND/OR BEDS AND INSTALLATION OF ANY PLANT MATERIAL.
- 7.) THE MULCHING MATERIAL FOR THIS PROJECT SHALL BE SHREDDED HARDWOOD BARK.

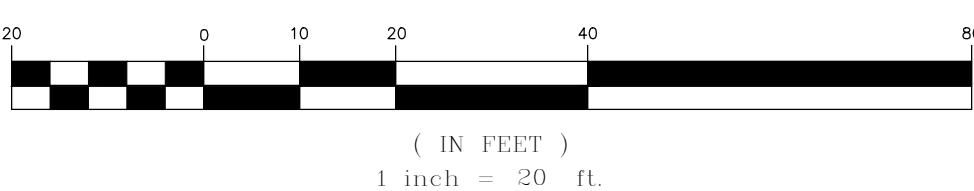
WATERING SCHEDULE:

- 1.) DURING THE ESTABLISHMENT PERIOD THE CONTRACTOR SHALL WATER EACH PLAN WITH THE FOLLOWING MINIMUM QUANTITIES OF WATER FOR EACH WATERING, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
 - DECIDUOUS TREES OVER 10' HT. - 12 GALLONS PER UNIT
 - DECIDUOUS TREES 10' HT. OR LESS - 6 GALLONS PER UNIT
 - EVERGREEN TREES - 8 GALLONS PER UNIT
- 2.) THE CONTRACTOR SHALL WATER ALL LIVING PLANTS EVERY 4 WEEKS DURING THE PERIOD BETWEEN APRIL 1 AND MAY 31, EVERY 2 WEEKS DURING THE PERIOD BETWEEN JUNE 1 AND SEPTEMBER 30, EVERY 4 WEEKS DURING THE PERIOD BETWEEN OCTOBER 1 AND NOVEMBER 30.

TREE CARE NOTES:

- 1.) APPLICABLE CITY TREE PLANTING SPECIFICATIONS SHALL BE FOLLOWED.
- 2.) ALL TREES TO MEET ANSI Z160 STANDARDS.
- 3.) ALL TREES SPECIFIED ARE BALLED AND BURLAPED. CONTAINER TREES ARE CONSIDERED SUBSTITUTES AND REQUIRE LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING.
- 4.) STAKES MUST BE REMOVED WITHIN 1 YEAR OF PLANTING.
- 5.) WHEN A BRANCH, STEM, OR LIMB IS BROKEN A CLEAN CUT AT THE SITE SHALL BE MADE.
- 6.) DEBRIS AND OTHER MATERIAL MAY NOT BE PLACED OR STORED AT THE BASE OF A TREE OR ANYWHERE OUTSIDE THE LIMIT OF WORK.
- 7.) DRIVING OR PARKING HEAVY EQUIPMENT ON THE BASE OF TREES SHALL BE AVOIDED WHENEVER POSSIBLE.
- 8.) STUMPS SHALL BE CUT AS CLOSE TO THE GROUND AS POSSIBLE.
- 9.) LANDSCAPE ARCHITECT SHALL APPROVE LOCATION OF ALL TREE PROTECTION FENCE.
- 10.) NO LARGE TREES SHALL BE PLANTED BENEATH WIRES.
- 11.) MINIMUM BRANCH HEIGHT FOR ALL TREES SHALL BE 5' ABOVE GRADE.

GRAPHIC SCALE



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GATEWAY CENTER

LANDSCAPE PLAN

CITY OF RICHMOND, VIRGINIA

NORTH DISTRICT

REV.	DATE	DESCRIPTION	QTY	COMMENTS
1	3/10/25			

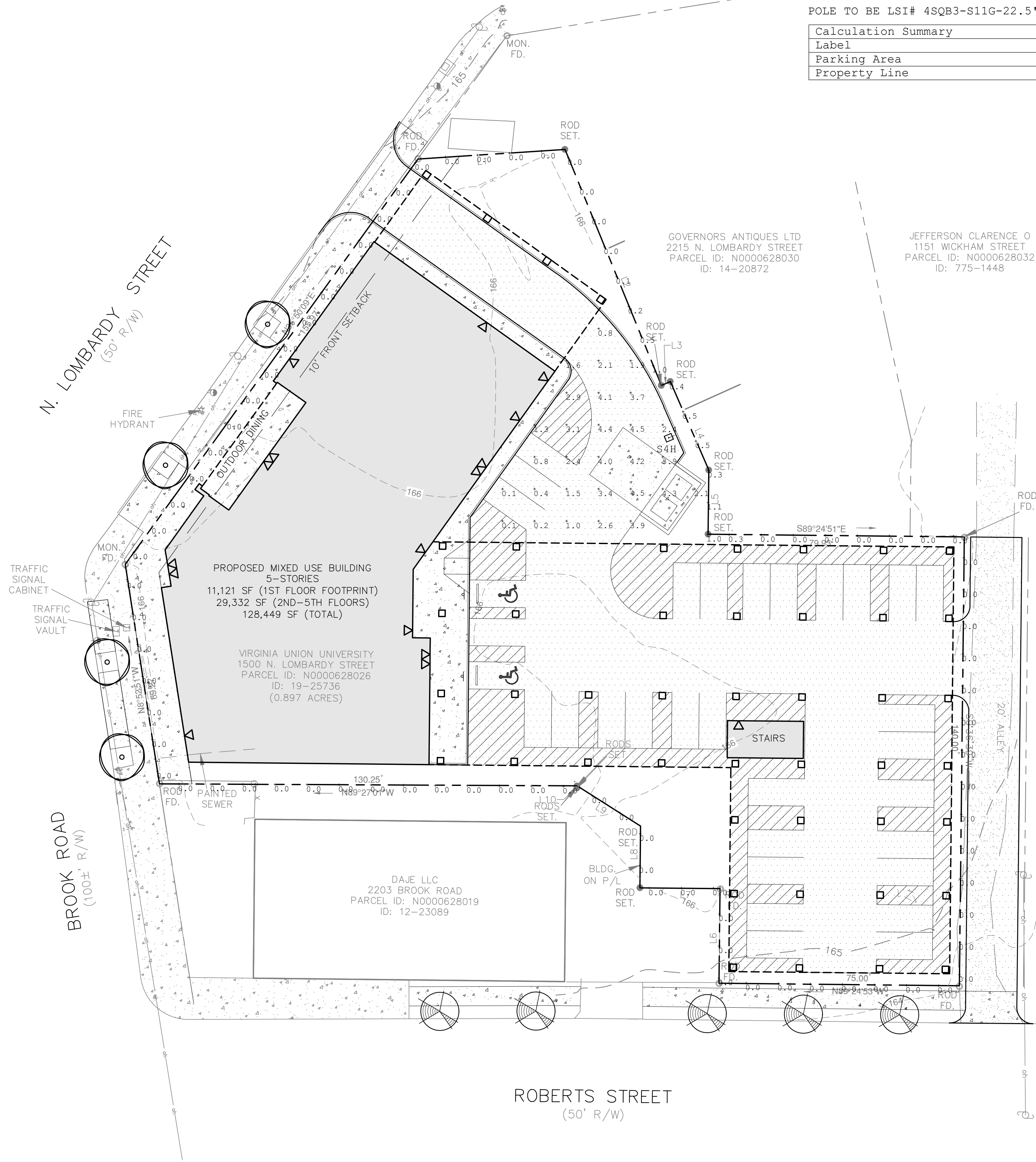
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DRAWING SCALE: 1"=20'
DATE: 11/21/2024

SHEET

2

JOB #:240654

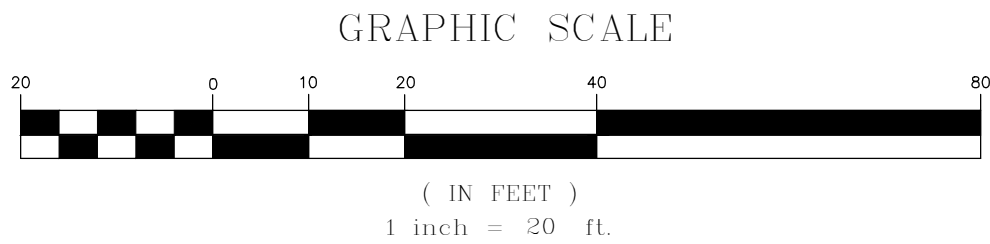
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L10	0.61	S0° 36' 39.25"W



Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	1	S4H	Single	LSI# MRS-LED-18L-SIL-FT-UNV-DIM-30-70CRI-BRZ-IL (25' MH)

POLE TO BE LSI# 4SQB3-S11G-22.5'-S-BRZ-4BC MOUNTED ON 2.5' PEDESTAL FOR A 25' MOUNTING HEIGHT.

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
Parking Area	Illuminance	Fc	2.49	4.5	0.1
Property Line	Illuminance	Fc	0.06	1.1	0.0



7110 FOREST AVENUE - SUITE 204 RICHMOND, VA 23226 (804) 282-6900

GATEWAY CENTER

LIGHTING PLAN

CITY OF RICHMOND, VIRGINIA

NORTH DISTRICT

REV.	DATE	DESCRIPTION
1	3/10/25	QTY COMMENTS

DESIGN BY: Steve King
CHECKED BY: Jeff Staub
DRAWING SCALE: 1"=20'
DATE: 11/21/2024

SHEET

3

JOB #:240654



Catalog #: MRS-LED-18L-SIL-FT-UNV-DIM-30-70CRI-BRZ-IL
Project: GATEWAY PROJECT
Prepared By: _____
Type: S4H

Mirada Small Area (MRS)

Outdoor LED Area Light



OVERVIEW	
Lumen Package	6,000 - 30,000
Wattage Range	39 - 209
Efficacy Range (LPW)	112 - 163
Weight lbs(kg)	20 (91)
Control Options	IMSBT, ALB, ALS, 7-Pin, PGI

QUICK LINKS

[Ordering Guide](#) [Performance](#) [Photometrics](#) [Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip[®] polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 4, 5W, FT, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 70.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.

- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 30L lumen packages rated to +40°C.
- Power factor: >90
- Input power stays constant over life.

- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
 - High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation
 - Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.
- #### Controls
- Optional integral passive infrared Bluetooth[®] motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
 - LSI's AirLink[™] wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.
- #### Installation
- Designed to mount to square or round poles.
 - A single fastener secures the hinged door,

- underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- Dark Sky compliant; with 3000K color temperature selection.
- FCC standards. Driver and key electronic components can easily be accessed.
- RoHS compliant.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IK08 rated luminaire per IEC 66262 mechanical impact code
- DesignLights Consortium[®] (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/qPL to confirm which versions are qualified.

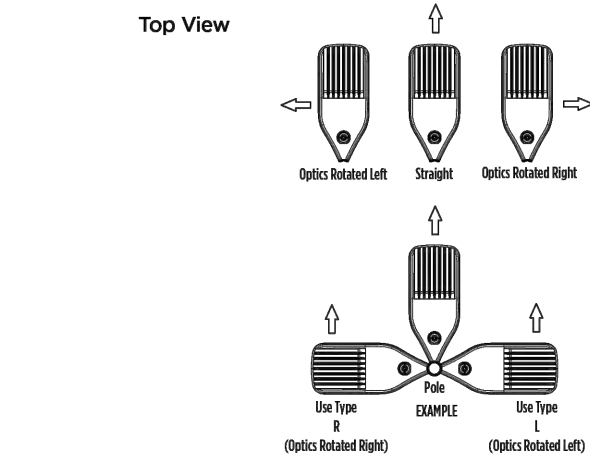
Mirada Small Area Light (MRS)

Have questions? Call us at (800) 436-7800

ACCESSORIES

MOUNTING ACCESSORIES	
Universal Mounting Bracket Mounts to a 3" square or round (up/down/straight) pole with (2) mounting hole spaces between 3.5" to 5"	
Part Number: BNA UNB CLR	
Gold Mount Plate True one person installation to existing/new construction poles with hole spaces between 2.4 to 4.6"	
Part Number: BSG PGM BBS 32 CLR	
1/2" ID Gold Mount Plate True one person installation to existing/new construction poles with hole spaces between 2.4 to 4.6"	
Part Number: BSG PGM BBS 32 CLR	
Adjustable Shifter Mounts onto a 2" (50mm) (R, 2.335" (60mm) O.D. base and provides 180° of lift (max 45° above horizontal)	
Part Number: BNA ASF CLR	
Square Tenon Top Mounts onto a 2" (50mm) (R, 2.335" (60mm) O.D. base and allows for mounting up to 4 luminaires	
Part Number: BNA XIN *	
Square Internal Shifter Mounts inside 4" x 5" square pole and allows for mounting up to 4 luminaires	
Part Number: BNA X IPS CLR	
Wall Mount Bracket Mounts onto vertical wall surface (hardware/anchors not included)	
Part Number: BMS BBO WM CLR	
Wood Pole Bracket Mounts onto wood poles (5" minimum O.D. hardware/anchors not included)	
Part Number: BMS BBO WP CLR	
SHIELDING, POLES & MISC. ACCESSORIES	
Integral Louver Field Install Integral Louver provides maximum backlight control by shielding each individual row of LEDs	
Part Number: T33445	
Integral Half Louver Field Install Integral Half Louver provides great backlight control without impacting front side distribution.	
Part Number: T33446	
External Shield External shield blocks view of light source from any side of luminaire, additional shielding configurations available	
Part Number: T33507BLK (3") / T33508LK (6")	
Square Poles 1/4", 3/8" steel and aluminum poles in 4", 5" and 6" sizes for retrofit and new construction	
Part Number: 640/550/650	
Round Poles 1/4", 3/8" steel and aluminum poles in 4" and 5" sizes for retrofit and new construction	
Part Number: 480/550	
Tapered Poles 20" - 35" steel and aluminum poles for retrofit and new construction	
Part Number: 810	
Bird Spikes 1/4" linear bird spike (2' recommended per luminaire) chrome adhesive covers approximately 25' linear feet of bird spike and application tool	
Spike Part Number: T33632 Adhesive Part Number: T33632 Crack Gun Part Number: T33636	

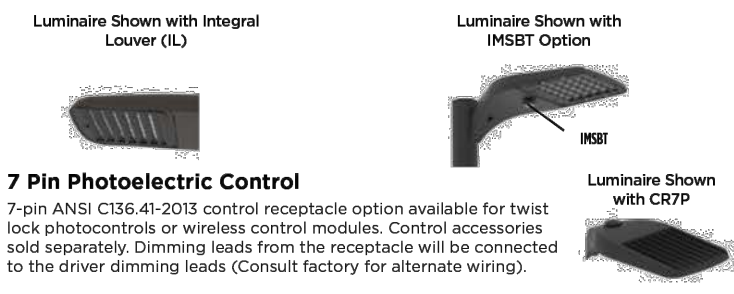
OPTICS ROTATION



ACCESSORIES/OPTIONS

Integral Louver (IL) and House-Side Shield (HS)

Integral Louver (IL) and Half Louver (HL) accessory shields available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (IL) and Integral House-Side Shield (HS) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate with the optical distribution.



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8505 Bell Creek Road, Suite B
Mechanicsville, VA 23116

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SPEC.1046.B.1122

Mirada Small Area Light (MRS)

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: MRS LED 18L SIL FT UNV DIM 40 70CRI ALBCL31 BLK IH							
Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation ¹	Voltage	Driver
MRS	Mirada Small Area Light	6L - 6,000 lms, 39W 9L - 9,000 lms, 59W 12L - 12,000 lms, 60W 15L - 15,000 lms, 110W 18L - 18,000 lms, 135W 21L - 21,000 lms, 165W 24L - 24,000 lms, 190W 30L - 30,000 lms, 269W Custom Lumen Packages ²	SL - Silicone	2 - Type 2 3 - Type 3 4 - Type 4 5W - Type 5 Wide FT - Forward Throw LC - Left Corner RC - Right Corner	(Blank) - Standard L - Optics rotated left 90° R - Optics rotated right 90°	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	DM - 0-10V Dimming @ 120V

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT	FW - 70 CRI	(Blank) - None Wireless Controls System ALSC - AirLink Symptom Control System ALSC2 - AirLink Symptom Control System with 1.2-27 MHz Motion Sensor ⁴ ALSC3 - AirLink Symptom Control System with 20-40 MHz Motion Sensor ⁴ ALPMLR - AirLink Blue Long Range Wireless Motion & Photo Sensor Controller (8-15 MHz) ⁴ ALPMLR2 - AirLink Blue Long Range Wireless Motion & Photo Sensor Controller (8-15 MHz) ⁴ ALPMLR3 - AirLink Blue Long Range Wireless Motion & Photo Sensor Controller (8-15 MHz) ⁴ Stand Alone Controls C1P - 0-10V Dimming leads extended to housing interior C7P - 7 Pin Control Receptacle ANSI C36.41 MGBTL - Integral Bluetooth [®] Motion and Photocell Sensor (8-24 MHz) ⁴ MGBTL2 - Integral Bluetooth [®] Motion and Photocell Sensor (8-24 MHz) ⁴ MGBTL3 - Integral Bluetooth [®] Motion and Photocell Sensor (8-24 MHz) ⁴	BLK - Black BRZ - Dark Bronze GMC - Gun Metal Gray GPT - GoldPile MSP - Metallic Silver PLP - Platinum Plus SWG - Satin Verde Green WHT - White	HL - Integral Half Louver (Moderate Spill Light Cutoff) IH - Integral House Side Shield (Sharp Spill Light Cutoff)

Need more information?
[Click here for our glossary](#)

Have additional questions?
Call us at (800) 436-7800

Accessory Ordering Information⁵

CONTROLS ACCESSORIES		FUSING OPTIONS ⁷		EXTERNAL SHIELDING OPTIONS	
Description	Order Number	Description	Order Number	3' External Shield	See Shielding Guide
Twist Lock Photocell (C20V) for use with C20P	12254	Single Fusing (C20V)			
Twist Lock Photocell (C20V-277) for use with C20P	12255	Single Fusing (C20V)			
Twist Lock Photocell (S47V) for use with C20P	12256	Double Fusing (C20V, 240V)			
Twist Lock Photocell (480V) for use with C20P	122580	Double Fusing (480V)			
AirLink 5 Pin Twist Lock Controller	661409	Double Fusing (S47V)			
AirLink 7 Pin Twist Lock Controller	661410				
Shorting Cap for use with C20P	149328				

1. Custom lumen and wattage package available, consult factory. Values are within industry standard tolerances but not IEC listed.
2. Not available on "Type 3W" distribution.
3. Control device or electric cap must be ordered separately. See Accessory Ordering Information.
4. Motion sensors are field configurable via the LSI app that can be downloaded from your smartphone's native app store.
5. Accessories are shipped separately and not installed.
6. "CIP" denotes flush, see field notes.
7. Fusing must be located in hand hole of pole. See [Fusing Accessory Guide](#) for compatibility.
8. ALSC, ALB, and MGBTL not available with 30L kit.

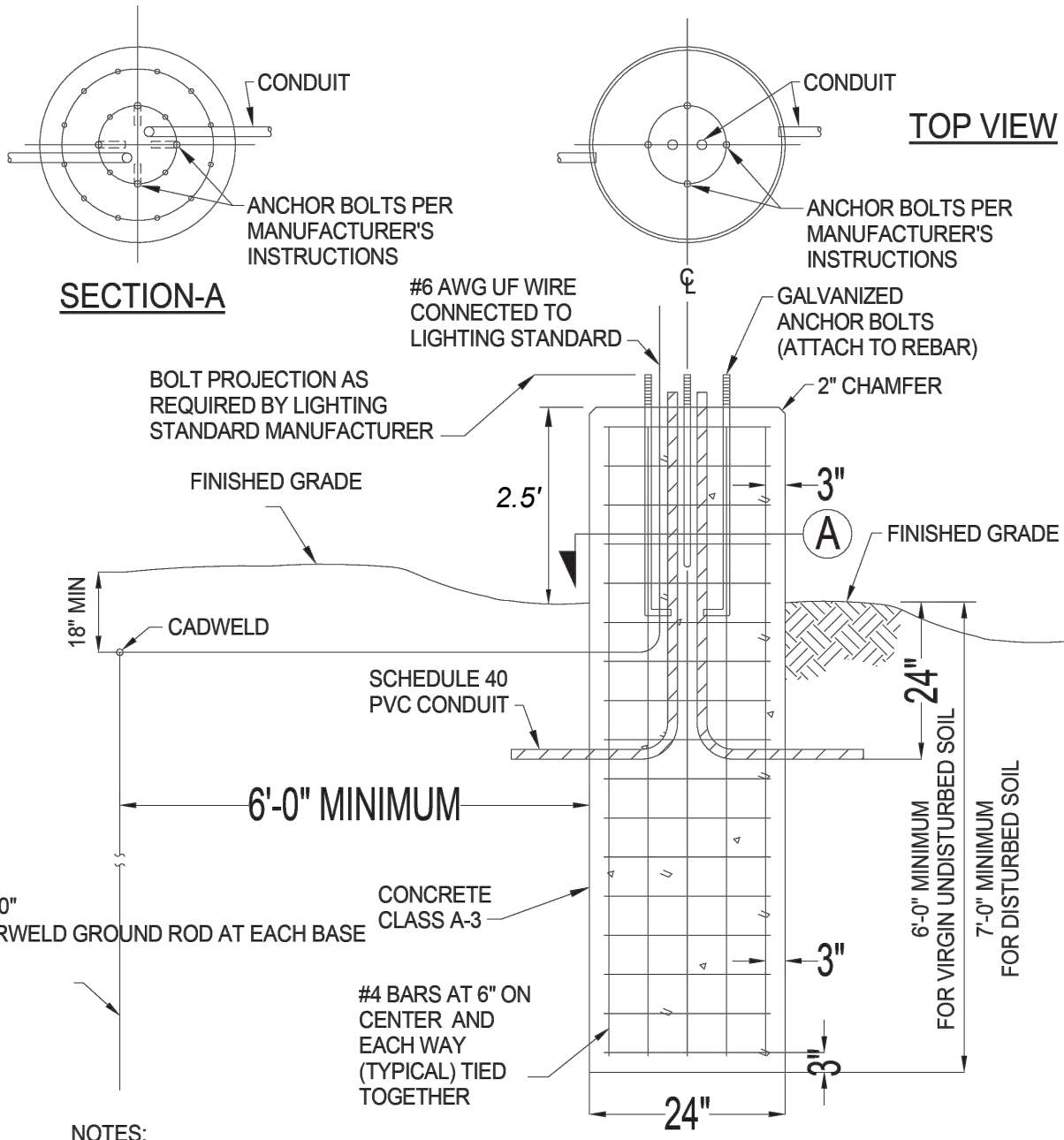
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SPEC.1070.B.0622



- NOTES:
- POLE FOUNDATIONS TO BE SET-BACK FROM CURB AT LEAST 3'-0".
 - REFER TO NEC 410.15 FOR BONDING, GROUNDING AND OTHER CODES REGARDING LIGHTING POLE INSTALLATIONS.
 - SEE SPECIFICATIONS FOR MORE INFORMATION ON POLE MOUNTED LUMINAIRE AND BASE.
 - CYLINDER TYPE CONCRETE BASE ABOVE AND BELOW GRADE.

PARKING LOT LIGHTING STANDARD POLE FOUNDATION SCHEMATIC

NO TREES ARE TO BE PLANTED NOR LIGHTING FIXTURES INSTALLED WITHIN 10 FEET OF ANY EXISTING OR PROPOSED PUBLIC WATER/SEWER LINE OR APPURTENANCE.

NOTE:
THIS IS A GENERIC LIGHT POLE BASE DETAIL. STRUCTURAL ENGINEER TO CONFIRM THAT THIS DETAIL IS APPROPRIATE ON THIS SITE.

*CONTRACTOR TO CONSULT WITH STRUCTURAL ENGINEER FINAL CONCRETE BASE DESIGN.
*CONTRACTOR TO COORDINATE WITH POLE HEIGHT AND BASE HEIGHT TO EQUAL DESIGNED MOUNTING HEIGHT.



SILVERCORE
LAND DEVELOPMENT CONSULTANTS



7110 FOREST AVENUE - SUITE 204 RICHMOND, VA 23226 (804) 282-6900

GATEWAY CENTER

LIGHTING DETAILS

CITY OF RICHMOND, VIRGINIA

NORTH DISTRICT

REV.	DATE	DESCRIPTION	QTY	COMMENTS
1	3/10/25			

DESIGN BY: Steve King
CHECKED BY: Jeff Staub
DRAWING SCALE: N/A
DATE: 11/21/2024

SHEET

4

JOB #:240654

2201 NORTH LOMBARDY STREET
RICHMOND, VIRGINIA 23220

SHEET ISSUE

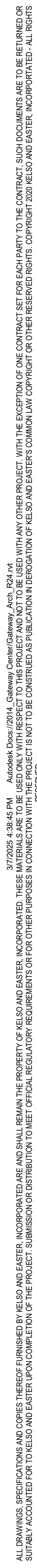
NO.	DATE	DESCRIPTION	BY
1	2024.08.09	SUP - REVIEW	CMH
2	2025.03.10	SUP - RESUBMIT	CMH

MRT
CMH
D / LW

FLOOR PLAN - LEVEL
1 (STREET)

ROJ. NO.
2014

FLOOR
3/32" = 1'-0"



FLOCC

= 101 TOTAL UNITS

CONSULTANT LOGO

SEALS

2201 NORTH LOMBARDY STREET
RICHMOND, VIRGINIA 23220

SHEET ISSUE

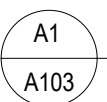
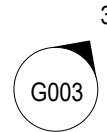
NO.	DATE	DESCRIPTION	B
1	2024.08.09	SUP - REVIEW	CM
2	2025.03.10	SUP - RESUBMIT	CM

MRT
CMH
MO / LW

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FLOOR PLAN - LEVEL 5

3/32" = 1'-0"



FLOORS 2 - 4

(3) STUDIOS
(18) 1 - BEDROOMS
(5) 2 - BEDROOMS

x3 FLOORS = 78

FLOOR 5

(1) STUDIOS
(17) 1 - BEDROOMS
(5) 2 - BEDROOMS

x1 FLOORS = 23

UNIT MIX

(10) STUDIOS
(71) 1 - BEDROOMS
(20) 2 - BEDROOMS

= 101 TOTAL UNITS



CONSULTANT LOGO

CONSULTANT LOGO
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THE HANSON COMPANY

GATEWAY NORTH PROJECT

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CLIENT LOGO

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NO.	DATE	DESCRIPTION	BY
1	2024.08.09	SUP - REVIEW	CMH
2	2025.03.10	SUP - RESUBMIT	CMH

PRINCIPAL IN CHARGE:
PROJECT ARCHITECT:
DRAWN BY:

MRT
CMH
MO / LW

SHEET TITLE:

FLOOR PLAN - LEVEL
5

SHEET NO.

PROJ. NO.
2014

A103

[illegible]

ROOF PLAN



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SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
1	2024.08.09	SUP - REVIEW	CMH
2	2025.03.10	SUP - RESUBMIT	CMH

PRINCIPAL IN CHARGE:
PROJECT ARCHITECT:
DRAWN BY:

MRT
CMH
MO / LW

SHEET TITLE:

ROOF PLAN

SHEET NO.

PROJ. NO.
2014

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D

C

B

A



2 ELEVATION B
A200 3/32" = 1'-0"



1 ELEVATION A
A200 3/32" = 1'-0"



CONSULTANT LOGO

CONSULTANT LOGO
PLACED HERE

SEALS

THE HANSON COMPANY

GATEWAY NORTH PROJECT

2201 NORTH LOMBARDY STREET
RICHMOND, VIRGINIA 23220

CLIENT LOGO

SHEET ISSUE:
NO. DATE DESCRIPTION BY

PRINCIPAL IN CHARGE:
PROJECT ARCHITECT:
DRAWN BY:

MRT
CMH
Author

SHEET TITLE:
ELEVATIONS

SHEET NO.

PROJ. NO.
2014

A200

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ELEVATION D
2
A201 3/32" = 1'-0"



ELEVATION C
1
A201 3/32" = 1'-0"



CONSULTANT LOGO

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GATEWAY NORTH PROJECT

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RICHMOND, VIRGINIA 23220

CLIENT LOGO

SHEET ISSUE:
NO. DATE DESCRIPTION BY

PRINCIPAL IN CHARGE:
PROJECT ARCHITECT:
DRAWN BY:

MRT
CMH
Author

SHEET TITLE:
ELEVATIONS

SHEET NO.

PROJ. NO.
2014

A201

2201 NORTH LOMBARDY STREET
RICHMOND, VIRGINIA 23220

NO.	DATE	DESCRIPTION	BY
-----	------	-------------	----

PROJ. NO.
2014

1	ELEVATION E
A202	$3/32" = 1'-0"$



GATEWAY NORTH - 2201 NORTH LOMBARDY STREET



GATEWAY NORTH - 2201 NORTH LOMBARDY STREET



GATEWAY NORTH - 2201 NORTH LOMBARDY STREET



GATEWAY NORTH - 2201 NORTH LOMBARDY STREET



GATEWAY NORTH - 2201 NORTH LOMBARDY STREET

Parcel Line Table		
Line #	Length	Direction
L1	45.96	N86° 14' 16.25"E
L2	79.52	S22° 14' 04.04"E
L3	3.05	N66° 30' 29.25"E
L4	30.09	S23° 29' 30.75"E
L5	20.00	S0° 35' 09.25"W
L6	29.50	N0° 36' 39.25"E
L7	25.00	N89° 24' 50.75"W
L8	19.26	N0° 36' 39.25"E
L9	23.46	N57° 52' 14.75"W
L10	0.61	S0° 36' 39.25"W

THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL #5101290029D, EFFECTIVE DATE: 4/2/2009.

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD OR OTHER PERTINENT FACTS THAT A CURRENT TITLE REPORT MIGHT IDENTIFY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

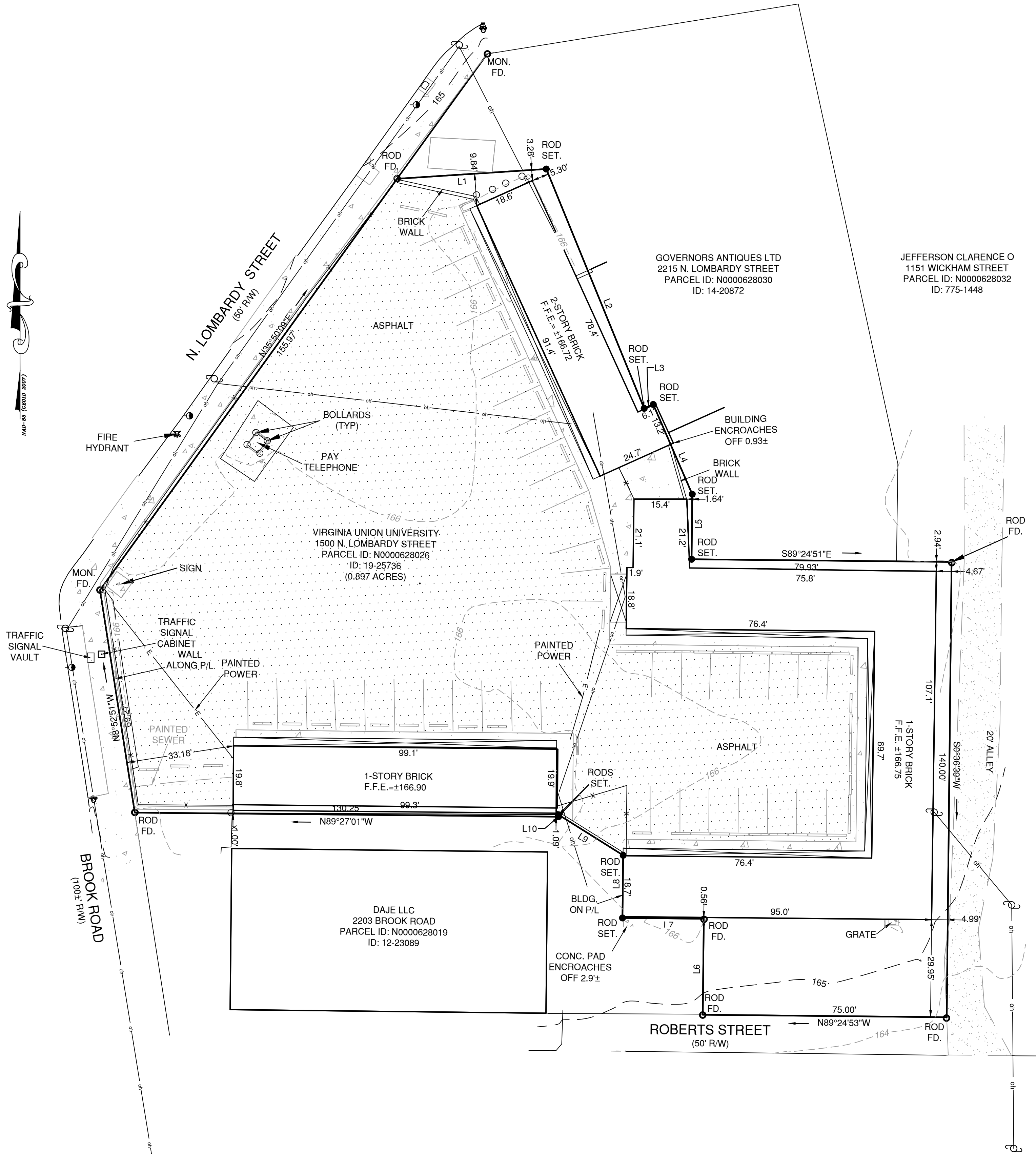
THIS SURVEY WAS MADE FOR THE PURPOSE OF IDENTIFYING LEGAL BOUNDARIES AND DOES NOT PURPORT TO IDENTIFY ENVIRONMENTAL FEATURES THAT AN ENVIRONMENTAL ASSESSMENT MIGHT IDENTIFY.

REFERENCE PLAT: BRIARCLIFFE, PLAT OF A PARCEL OF LAND SITUATED AT THE SOUTHEASTERN INTERSECTION OF BROOK ROAD AND N. LOMBARDY STREET WITH IMPROVEMENTS LOCATED IN THE CITY OF RICHMOND, VIRGINIA, BY GENE WATSON & ASSOCIATES, P.C. DATED: 6/17/99.

NOTE: ● COMPUTED POINT, NO ROD FOUND OR SET.

NOTE: ALL DISTANCES SHOWN ARE IN US SURVEY FEET

MAP-81 (REVISED 2007)



THIS IS TO CERTIFY THAT I MADE AN ACCURATE FIELD SURVEY ON APRIL 26, 2024. ALL VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.

CHARLES C. TOWNES, II
Lic. No. 2803
6 / 3 / 2024
LAND SURVEYOR

PLAT SHOWING
PHYSICAL IMPROVEMENTS
ON
2201 N. LOMBARDY STREET
FOR
THE HANDON COMPANY, LLC
CITY OF RICHMOND, VIRGINIA
DATE: MAY 20, 2024 SCALE: 1"= 20'

2463 boulevard
colonial heights, va 23834
telephone: 804.520.9015
facsimile: 804.520.9016
email: cctownes@townespc.com
consulting engineers, land surveyors, & land planners

GRAPHIC SCALE



PROJECT# 20240108

ATTN: TAVARIS MCCOY

DRAWN BY: C.R.M.

CHECKED BY: _____



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

Special Use Permit

LOCATION: 2201 North Lombardy Street

APPLICANT: Tarvaris J. McCoy

COUNCIL DISTRICT: 3

PROPOSAL: To authorize the special use of the property known as 2201 North Lombardy Street for the purpose of a mixed-use building, upon certain terms and conditions.

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

