

INTRODUCED: January 27, 2025

AN ORDINANCE No. 2025-024

To authorize the special use of the property known as 2811 Rady Street for the purpose of four multifamily dwellings containing an aggregate of up to 352 dwelling units, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: FEB 24 2024 AT 6 P.M.

WHEREAS, the owner of the property known as 2811 Rady Street, which is situated in a R-6 Single-Family Attached Residential District and a M-2 Heavy Industrial District, desires to use such property for the purpose of four multifamily dwellings containing an aggregate of up to 352 dwelling units, which use, among other things, is not currently allowed by sections 30-412.1, concerning permitted principal uses, and 30-454.1, concerning permitted principal and accessory uses, 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: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ 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 2811 Rady Street and identified as Tax Parcel No. N000-0720/017 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “‘ALTA/NSPS Land Title Survey’ of a 22.885 Acre Parcel of Land Located ±400’ South of the Intersection of Rady St. & Magnolia St.,” prepared by Timmons Group, and dated February 27, 2023, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of four multifamily dwellings containing an aggregate of up to 352 dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Architectural Site Plan,” prepared by Humphreys & Partners Architects, L.P., dated October 1, 2024, and last revised October 3, 2024, and the plans entitled “Rady Street Illustrative Example Elevations,” prepared by Elmington, and dated May 17, 2024, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

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

(a) The Special Use of the Property shall be as four multifamily dwellings containing

an aggregate of up to 352 dwelling units, substantially as shown on the Plans.

(b) The Property shall include a swimming pool, clubhouse, and amenity area, substantially as shown on the Plans.

(c) The Property shall include 88 long-term bicycle storage spaces and 17 short-term bicycle parking spaces, substantially as shown on the Plans.

(d) The height of the Special Use shall not exceed the height as shown on the Plans.

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

(f) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(g) All sidewalks fronting proposed buildings shall be a minimum of 5 feet in width and shall be separated from parking areas by a minimum 4-foot buffer zone that includes trees planted in accordance with the City of Richmond, Department of Public Works, Urban Forestry Division standards.

(h) In addition to the requirements set forth in section 4(e), all improvements and work within the public right-of way shall be completed in accordance with the requirements of the Director of Public Works consistent with the Department's Design and Construction Standards.

§ 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 following: (i) extension and improvement of Burns Street from its intersection with Detroit Street in a southerly direction to the boundary line of the Property connecting with private access improvements on the Property, substantially as shown on the Plans, which shall be improved as a “Local Street” with curb and gutter, and sidewalk along the eastern side of the street, and the terminus of which shall be designed and constructed with an appropriate turnaround with corresponding public easement, all as approved by the Director of Public Works in connection with a building permit review; (ii) construction of a pedestrian crosswalk installed across Rady Street at Rady Court, substantially as shown on the Plans, and (iii) construction of sidewalk within the right-of-way of Rady Court, substantially as shown on the Plans. Such right-of-way 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.

APPROVED AS TO FORM:

CITY ATTORNEY'S OFFICE



City of Richmond

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

Master

File Number: Admin-2024-1338

File ID: Admin-2024-1338

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 1

Reference:

In Control: City Clerk

Department: Richmond Dept of Planning & Development. Review

File Created: 10/18/2024

Subject:

Final Action:

Title:

Internal Notes:

Agenda Date: 01/27/2025

Patron(s):

Enactment Date:

Attachments: Admin-2024-1338 - Application Docs, Admin-2024-1338 - AATF Ordinance

Enactment Number:

Contact:

Introduction Date:

Drafter: jonathan.brown@richmondgov.com

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	1/23/2025	Matthew Ebinger	Approve	1/27/2025
1	3	1/23/2025	Kevin Vonck	Approve	1/30/2025
1	5	1/23/2025	Sharon Ebert	Approve	1/27/2025
1	7	1/23/2025	Jeff Gray	Approve	1/27/2025
1	8	1/23/2025	Sabrina Joy-Hogg	Approve	1/27/2025
1	9	1/23/2025	Mayor Avula	Approve	1/27/2025

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File Admin-2024-1338

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: January 23, 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: Sabrina Joy-Hogg, Interim Chief Administrative Officer

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

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

RE: To authorize the special use of the property known as 2811 Rady Street for the purpose of four multifamily dwellings containing an aggregate of up to 352 dwelling units, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit to authorize an up to 352-unit multifamily development within an R-6 Single-Family Attached Residential District, and an M-2 Heavy Industrial District. Multifamily uses are not currently allowed by sections 30-412.1 and 30-454.1, regarding permitted principal uses, of the Code of the City of Richmond (2024), as amended. A Special Use Permit is, therefore, required.

BACKGROUND: The subject property is currently zoned R-6 Single-Family Attached Residential and M-2 Heavy Industrial. The property consists of a 996,217 sq. ft., 23 acre, unimproved parcel of land. The ordinance would allow for a multifamily use. The property is within the Magnolia Industrial Center area. The City's Richmond 300 Master Plan designates this property as Industrial. This use is comprised of "manufacturing and production areas that primarily feature processing, research and

development, warehousing, and distribution.” Primary Uses: Industrial and open space. Secondary Uses: Retail/office/personal service. (p. 56)

Properties to the north of the property in question are primarily zoned R-6 Single Family Attached whereas properties to the West are primarily R-6, with some M-1 Light Industrial along Rady Street. A mix of institutional and commercial uses are also present in the vicinity of the subject property.

COMMUNITY ENGAGEMENT: The Magnolia Industrial Center was notified. Letters of notification shall be sent to nearby property owners, and signs noting this request shall be placed on the property once the ordinance is introduced to City Council.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

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

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: January 27, 2025

CITY COUNCIL PUBLIC HEARING DATE: February 24, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, February 18, 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: _____ Date: _____

Parcel I.D. #: _____ Fee: _____

Total area of affected site in acres: _____

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

Zoning

Current Zoning: _____

Richmond 300 Land Use Designation: _____

Proposed Use

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

Up to 400 affordable multifamily residential dwelling units

Existing Use: _____

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _(_____) _____ Fax: _(_____) _____

Email: _____

Property Owner: _____

If Business Entity, name and title of authorized signee: _____

(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: _____

City: _____ State: _____ Zip Code: _____

Telephone: _(_____) _____ Fax: _(_____) _____

Email: _____

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)

WILLIAMS MULLEN

Direct Dial: 804.420.6000
plloyd@williamsmullen.com

May 17, 2024

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

Re: Special Use Permit Application – 2811 Rady Street
Known as City Parcel Id. No. N0000720017 (the “Property”)

Ladies and Gentlemen:

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

Subject Property

The subject Property includes a total of 22.9 acres, more or less, located on Rady Street and Rady Court in the City’s Highland Park Southern Tip neighborhood, to the southeast of Six Points, south of the Educational Development Center and RBHA’s North Campus, and across Rady Court from a Verizon Communications facility.

Current Use

The Property is presently vacant and wooded with Shockoe Creek running through it and contains no improvements. The Property is currently designated both M-2 Heavy Industrial District and R-6 Residential District on the Zoning Map of the City. Neighboring parcels to the north and south are designated as R-6 Residential District and I-Institutional District, while property to the west is designated M-1 Light Industrial zoning and parcels to the east (separated by CSX Railway right-of-way) are located in Henrico County and are zoned M-2 General Industrial District.

Proposed Special Use

The Applicants propose the special use of the Property to authorize the construction of up to 400 affordable multi-family housing units and ancillary uses customary to residential uses (e.g. amenity spaces), as authorized in the M-2 Heavy Industrial and R-6 Single Family Residential Districts and subject to the corresponding applicable zoning district regulations. The proposed multifamily project will feature units targeted to residents at up to sixty percent (60%) of area median income and will utilize state and local affordable financing and grant programs.

The proposed development is in conformance with M-2 Industrial and R-6 Residential with the following requested exceptions:

1. Screening requirements per § 30-454.5;
2. Yard requirements per § 30-412.5 and 30-454.4;
3. Lot coverage requirements per § 30-412.6; and
4. Height requirements per § 30-412.8 and 30-454.6.

The Property is currently zoned M-2 Heavy Industrial District and R-6 Single Family Attached Residential District. Notwithstanding any contrary provision of the City Code, the Property shall be developed subject to the following additional conditions:

1. Development Plan. The Property shall be developed in general conformance with the attached Exhibit A.2, entitled “2811 Rady Street” dated 05/15/2024 prepared by Humphreys & Partners (the “Concept Plan”) and Exhibit A.3 entitled “2811 Rady Street” dated 05/17/2024 prepared by Elmington Capital Group (the “Conceptual Elevations”). In connection with review and approval of the Plan of Development, the Director of Planning and Development Review shall be authorized to approve changes in the location and extent of features of the proposed development of the Property, provided that such changes are in general conformance with the Concept Plan and Conceptual Elevations.
2. Minimum multifamily unit size. Multifamily buildings shall not be subject to any minimum floor area for each dwelling unit.
3. Usable open space. Usable open space of not less than ten percent of the area of the lot shall be provided for multifamily dwellings.
4. Height. Multifamily buildings shall not exceed four (4) stories in height.
5. Density. No greater than four hundred (400) dwelling units shall be permitted on the Property.

Conformance with Richmond 300 Master Plan

The Property is located at the border of the Six Points Neighborhood Node and is designated as “Industrial” on the Future Land Use Map of the City’s Richmond 300 Master Plan (the “Master Plan”). The adjacent properties to the north and west are designated as “Residential” within the Master Plan, and property to the south is designated as “Industrial”. While residential is not a contemplated use in the Industrial designation, as described in the Future Land Use Chapter of the Master Plan, Future Land Use Designations are “visionary and strategic” and “are not zoning” such that each application can be distinguished and determined based on other aspects of conformance with the Master Plan and do not solely have to conform to the Land Use Recommendations. Approving a multi-family development in this location will allow for a transition in the intensification of uses between the Residential designated area

to the north, consisting of mainly single family detached housing, to the Industrial designation to the south.

The Master Plan for the Six Points Neighborhood calls for “a more enlivened community center with more neighborhood services and **residential uses**, better connectivity to and around the area, and **more placemaking** and public art amenities that focus on the history and cultural assets of the area.” Moreover, new development “should be **between 2 and 4 stories and be sensitive to the surrounding residential neighborhood** which exists in close proximity.” With up to 400 units of affordable housing, the proposed project would bring new residential uses to the neighborhood. The proposed height of up to four stories will not overwhelm nearby single-family residential uses and will be consistent with other affordable housing apartment buildings recently approved across Rady Street. The main entrance to the project will be from Rady Court via Rady Street with a secondary emergency access only entrance from Burn Street.

While this project does not align with the recommended Industrial designation, it fulfills other objectives in the Master Plan, most importantly, the creation of affordable housing. In addition, the project conforms to several other features in the Master Plan, which are outlined in the table below (emphasis added to excerpted text in the left column):

Master Plan Features	Elements of Project
<p>Chapter 1, Vision and Core Concepts, Future Connections <i>Major Industrial Streets</i> - Carry high volumes of vehicles, including a high percentage of truck traffic, through industrial areas - Prioritize sidewalks and crosswalks - Install street trees with a buffer between sidewalk and street - Ideal locations for transit routes and transit stops</p>	<p>The project includes a crosswalk from the proposed sidewalk to the existing pedestrian network across Rady Street. In addition, the project proposes a new GRTC bus stop at the corner of Rady St. and Rady Court which would allow the extension of GRTC Route 20 further down Rady street and would facilitate additional transit opportunities in this area for its residents.</p>
<p>Chapter 2, High-Quality Places, Urban Design, Goal 4, Objective 4.1(e): Encourage development that respects and preserves the natural features of the site through sensitive site design, avoids substantial changes to the topography, and minimizes property damage and environmental degradation resulting from disturbance of natural systems.</p>	<p>The project has been designed to respect and preserve the natural features of the Property including preserving the flood plain, existing wetland, and RPA.</p>
<p>Chapter 2, High-Quality Places, Urban Design, Goal 4, Objective 4.1(i): Encourage design approaches that support creative solutions for transitions among varying intensities of building types and land uses.</p>	<p>As noted above, this project provides an opportunity to allow a transition from low intensity single-family residential neighborhood to an area designated as Industrial further south, a higher intensity designation.</p>

Chapter 5, Inclusive Housing, Vision: <i>Richmond is a city where all people can access quality housing choices. By preserving and increasing housing options, Richmond supports existing and new residents, regardless of income. As the city grows, Richmond provides options to existing residents, preventing involuntary displacement and reducing housing disparities. Housing is the foundation of inclusive Richmond neighborhoods that are walkable with adequate linkages to services, goods, and open spaces.</i>	This project would support the Vision of Inclusive Housing within the City by providing additional housing options for new and existing low-income residents.
Chapter 5, Inclusive Housing, Goal 14, Objective 14.3: <i>Create 10,000 new affordable housing units for low and very low-income households over the next 10 years.</i>	This project would significantly advance the City's goal of creating 10,000 new units of affordable housing.

Conclusion

Based on the foregoing, the proposed special use permit of the Property is consistent with the recommendations of the City's Richmond 300 Master Plan. Accordingly, we respectfully request that the Department of Planning and Development Review forward the Application with its recommendation for approval to the City Planning Commission and City Council, respectively, for public hearing.

Thank you for your consideration of this matter. Please feel free to contact the undersigned at 804.420.6615 or plloyd@williamsmullen.com, at any time if you have any questions or require additional materials.

Very truly yours,

/s/

T. Preston Lloyd, Jr.

cc. Mr. Erik Smith, Elmington Capital (via email)
The Hon. Ellen Robertson, Councilperson for 6th District (via email)
Kevin J. Vonck, Ph.D., Director, Department of Planning and Development Review (via email)

EXHIBIT A
Enclosures

The following application materials are enclosed:

1. Special Use Permit Application form;
2. Plan entitled "Rady Street" dated 05/15/2024 prepared by Humphreys & Partners (the "Conceptual Plan");
3. Elevations entitled "Rady Street Illustrative Example Elevations" dated 05/17/2024, prepared by Elmington Capital Group (the "Elevations")
4. Special Land Use Power of Attorney by the Property owners.

2811 Rady St SUP - Applicant's Report(104985635.3)

GENERAL NOTES:

OWNER INFORMATION:

MAGNOLIA DEVELOPMENT, LLC
INST. #100021116
PARCEL ID # N0000720017
2811 RADY ST.
TOTAL AREA ±22.885 AC. OR 996,862 SQ. FT.

- 1. THIS PLAT IS BASED ON A CURRENT TIMMONS GROUP FIELD SURVEY...
2. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT...
3. BASED ON GRAPHIC DETERMINATION THIS PROPERTY IS IN ZONE "X"...
4. ZONING: M-2 (HEAVY INDUSTRIAL) & R-6 (SINGLE FAMILY ATTACHED RESIDENTIAL) PER CITY OF RICHMOND ZONING GIS.
5. NO BUILDINGS WERE OBSERVED ON THE SUBJECT PARCEL.
6. SUBSTANTIAL FEATURES OBSERVED WHILE CONDUCTING THE FIELD WORK ARE SHOWN HEREON.
7. THE SURVEY DESCRIPTION REPRESENTS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT.
8. NOT ALL UNDERGROUND UTILITIES ARE SHOWN.
9. APPROXIMATE 20' UTILITY EASEMENT IS SHOWN PER GIS. NO DOCUMENTS WERE FOUND IN THE TITLE REPORT OR WERE FOUND IN SUPPLEMENTAL RESEARCH. LOCATED SANITARY MANHOLES ARE SHOWN HEREON.

SCHEDULE B EXCEPTIONS PER TITLE REPORT (EASEMENTS):

EXCEPTIONS 1-7 ARE NOT SURVEY MATTERS

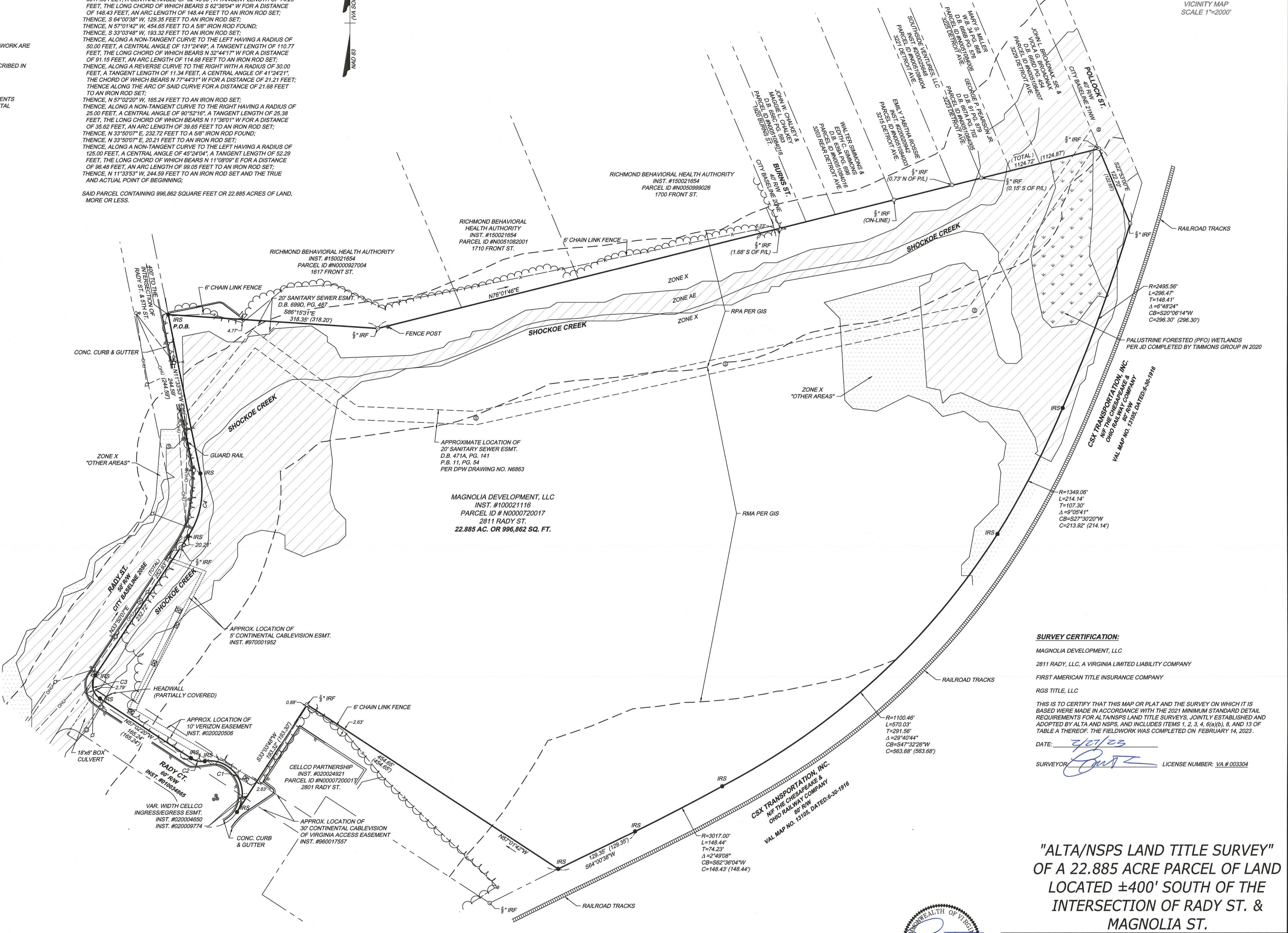
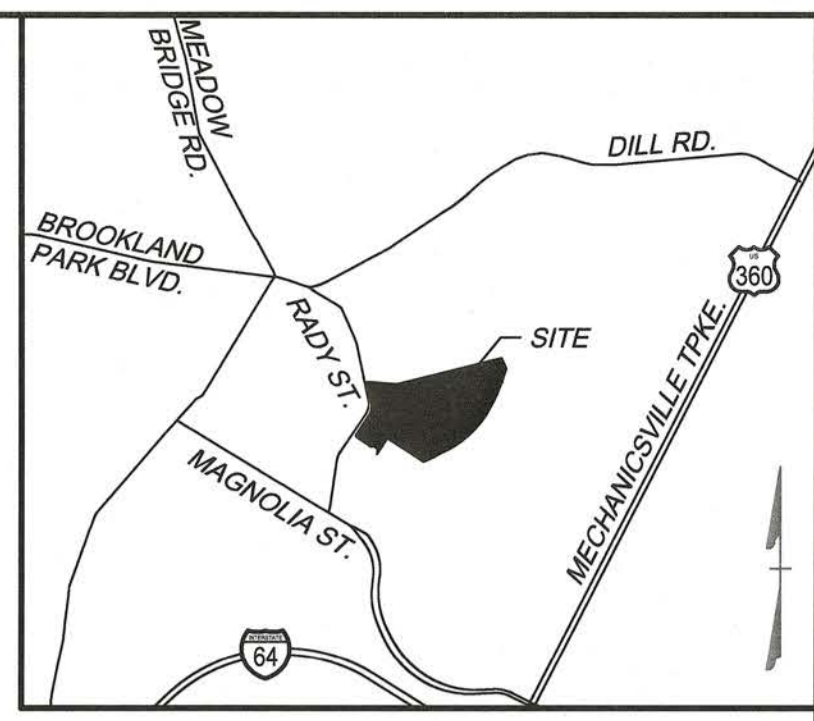
- 8. SUBJECT TO THE MATTERS, FACTS, EASEMENTS, RESERVATIONS, NOTES AND BUILDING SETBACK LINES AS SHOWN ON THE PLAT ENTITLED "MAGNOLIA II INDUSTRIAL PARK"...
9. SUBJECT TO THE MATTERS, FACTS, EASEMENTS, RESERVATIONS, NOTES AND BUILDING SETBACK LINES AS SHOWN ON THE PLAT ENTITLED "MAGNOLIA II INDUSTRIAL PARK"...
10. RECORDED PLAT SHOWS THE FOLLOWING: 100' RPA BUFFER, 500' RMA, WETLANDS; MULTIPLE NOTED EASEMENTS.
11. THE EXACT ACREAGE OR VOLUME OF LAND IS HEREBY NOT INSURED BY THIS COMMITMENT AND/OR POLICY.
12. EASEMENT(S) TO CONTEL CELLULAR OF RICHMOND RECORDED IN DEED BOOK 236 AT PAGE 1065.
13. EASEMENT(S) TO CONTEL CELLULAR, INC. RECORDED IN DEED BOOK 256 AT PAGE 1789.
14. SEWER EASEMENT RECORDED IN DEED BOOK 699D AT PAGE 487.
15. EASEMENT(S) TO CONTINENTAL CABLEVISION OF VIRGINIA RECORDED IN INSTRUMENT NUMBER 970001952 AND INSTRUMENT NUMBER 960017557.
16. EASEMENT(S) TO VERIZON VIRGINIA INC. RECORDED IN INSTRUMENT NUMBER 020020506.
17. EASEMENT(S) TO VEPCO RECORDED IN DEED BOOK 556A AT PAGE 314, IN DEED BOOK 573D AT PAGE 523, IN DEED BOOK 587D AT PAGE 177 AND IN DEED BOOK 607B AT PAGE 728.
18. SANITARY AND STORM SEWER EASEMENT RECORDED IN DEED BOOK 583C AT PAGE 294.
19. DEED OF EASEMENT RECORDED IN DEED BOOK 689D AT PAGE 487.
20. EASEMENT RECORDED IN INSTRUMENT NUMBER 020004650, CORRECTED IN INSTRUMENT NUMBER 020009774.
21. NOTE: ATTENTION IS DIRECTED TO THE FACT THAT PORTIONS OF THE INSURED PREMISES CONSTITUTES WETLANDS AND MAY BE SUBJECT TO COUNTY AND STATE STATUTES.
22. TITLE TO THAT PORTION OF THE PROPERTY WITHIN THE BOUNDS OF ANY ROAD OR HIGHWAY, RIGHT OF WAY OR INGRESS/EGRESS.
23. RIGHT OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THE USE OF THAT PORTION OF THE INSURED PREMISES WITHIN THE BOUNDS OF ANY ROAD OR HIGHWAY OR RIGHT OF WAY OR INGRESS/EGRESS.
24. RIGHTS IF ANY, OF THE PROPERTY OWNERS ABUTTING THE SHOCKOE CREEK IN AND TO THE WATERS OF THE SHOCKOE CREEK AND IN AND TO THE BED THEREOF, ALSO BOATING AND FISHING RIGHTS OF THE PROPERTY OWNERS ABUTTING THE SHOCKOE CREEK OR STREAM OF WATER LEADING THERETO AND THEREFROM.
25. TITLE TO THAT PORTION OF THE INSURED PREMISES WITHIN THE BOUNDS OF SHOCKOE CREEK.

DESCRIPTION OF PARCEL (PER SURVEY):

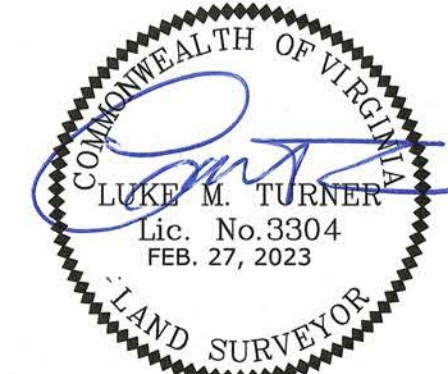
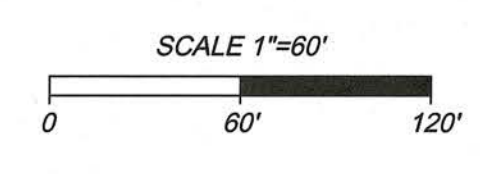
BEGINNING AT AN IRON ROD SET, SAID ROD BEING ±400 FEET FROM THE INTERSECTION OF RADY ST. & 5TH AVENUE...
THENCE, S 89°15'31" E, 318.35 FEET TO A 5/8" IRON ROD FOUND;
THENCE, N 76°01'46" E, 1124.72 FEET TO A 5/8" IRON ROD FOUND;
THENCE, S 22°53'00" E, 122.70 FEET TO A 5/8" IRON ROD FOUND;
THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1349.06 FEET, A CENTRAL ANGLE OF 08°49'04", A TANGENT LENGTH OF 146.41 FEET, THE LONG CHORD OF WHICH BEARS S 20°06'14" W FOR A DISTANCE OF 296.30 FEET, AN ARC LENGTH OF 296.47 FEET TO AN IRON ROD SET;
THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1100.46 FEET, A CENTRAL ANGLE OF 29°40'44", A TANGENT LENGTH OF 107.30 FEET, THE LONG CHORD OF WHICH BEARS S 27°30'20" W FOR A DISTANCE OF 213.92 FEET, AN ARC LENGTH OF 214.14 FEET TO AN IRON ROD SET;
THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1100.46 FEET, A CENTRAL ANGLE OF 29°40'44", A TANGENT LENGTH OF 291.56 FEET, THE LONG CHORD OF WHICH BEARS S 47°32'26" W FOR A DISTANCE OF 563.68 FEET, AN ARC LENGTH OF 570.03 FEET TO AN IRON ROD SET;
THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3017.00 FEET, A CENTRAL ANGLE OF 02°49'08", A TANGENT LENGTH OF 74.23 FEET, THE LONG CHORD OF WHICH BEARS S 62°36'04" W FOR A DISTANCE OF 148.43 FEET, AN ARC LENGTH OF 148.44 FEET TO AN IRON ROD SET;
THENCE, S 84°03'38" W, 128.35 FEET TO AN IRON ROD SET;
THENCE, N 57°01'42" W, 454.65 FEET TO A 5/8" IRON ROD FOUND;
THENCE, S 33°03'48" W, 193.32 FEET TO AN IRON ROD SET;
THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 91.15 FEET, A CENTRAL ANGLE OF 13°24'17", A TANGENT LENGTH OF 110.77 FEET, THE LONG CHORD OF WHICH BEARS N 32°44'17" W FOR A DISTANCE OF 91.15 FEET, AN ARC LENGTH OF 114.68 FEET TO AN IRON ROD SET;
THENCE, ALONG A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET, A TANGENT LENGTH OF 11.34 FEET, A CENTRAL ANGLE OF 11°24'21", THE CHORD OF WHICH BEARS N 77°44'31" W FOR A DISTANCE OF 21.21 FEET;
THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 21.21 FEET TO AN IRON ROD SET;
THENCE, N 57°02'20" W, 165.24 FEET TO AN IRON ROD SET;
THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°52'16", A TANGENT LENGTH OF 25.38 FEET, THE LONG CHORD OF WHICH BEARS N 11°36'01" W FOR A DISTANCE OF 35.62 FEET, AN ARC LENGTH OF 38.65 FEET TO AN IRON ROD SET;
THENCE, N 33°50'07" E, 232.72 FEET TO A 5/8" IRON ROD FOUND;
THENCE, N 33°50'07" E, 20.21 FEET TO AN IRON ROD SET;
THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 45°24'04", A TANGENT LENGTH OF 52.29 FEET, THE LONG CHORD OF WHICH BEARS N 11°08'09" E FOR A DISTANCE OF 98.48 FEET, AN ARC LENGTH OF 98.05 FEET TO AN IRON ROD SET;
THENCE, N 11°33'53" W, 244.59 FEET TO AN IRON ROD SET AND THE TRUE AND ACTUAL POINT OF BEGINNING;
SAID PARCEL CONTAINING 996,862 SQUARE FEET OR 22.885 ACRES OF LAND, MORE OR LESS.



CURVE TABLE
CURVE RADIUS LENGTH TANGENT DELTA CHORD BEARING CHORD
C1 50.00' 114.68' 110.77' 131°24'49" N32°44'17"W 91.15'
C2 30.00' 21.68' 11.34' 41°24'21" N77°44'31"W 21.21'
C3 25.00' 39.65' 25.38' 90°52'16" N11°36'01"W 35.62'
C4 125.00' 98.05' 52.29' 45°24'04" N11°08'09"E 98.48'



- LEGEND
○ LIGHT POLE
— SIGN
○ SANITARY MANHOLE
○ STORM MANHOLE
○ UTILITY POLE
< GUY ANCHOR
○ UTILITY VAULT
○ FIRE HYDRANT
○ WATER VALVE
○ IRON PIPE FOUND (IPF)
○ IRON ROD FOUND (IRF)
○ IRON ROD SET (IRS)
(XXXX) DISTANCE PER RECORDED DEED
— OVERHEAD UTILITY LINES
— FEMA FLOOD ZONE "AE"
— FEMA FLOOD ZONE "X" OTHER AREAS
— WETLANDS



SURVEY CERTIFICATION:
MAGNOLIA DEVELOPMENT, LLC
2811 RADY, L.L.C. A VIRGINIA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
RGS TITLE, LLC
THIS IS TO CERTIFY 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...
DATE: 2/27/23
SURVEYOR: [Signature] LICENSE NUMBER: VA # 003304

"ALTA/NSPS LAND TITLE SURVEY"
OF A 22.885 ACRE PARCEL OF LAND
LOCATED ±400' SOUTH OF THE
INTERSECTION OF RADY ST. &
MAGNOLIA ST.

Table with 2 columns: Field and Value.
Date: FEB. 27, 2023 Scale: 1"=60'
Sheet 1 of 1 J.N.: 57628
Drawn by: ZV Checked by: L.M.T.
REVISED PER CLIENT COMMENTS 4-3-23 & 5-17-23

SURVEYOR'S EMAIL: LUKE.TURNER@TIMMONS.COM

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
1001 Boulevard Parkway, Suite 300, Richmond, VA 23225
TEL: 804.280.6500 FAX: 804.596.0116 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

Y:\90157628-2811 RADY STD\DWG\57628-XPALTA REV 5-17-23.dwg | Plotted on 5/17/2023 11:06 AM | by Zachary Vinney

RADY STREET

ILLUSTRATIVE
EXAMPLE
ELEVATIONS

THESE PLANS ARE
ILLUSTRATIVE IN NATURE
AND DO NOT SHOW FINAL
ARCHITECTURAL DESIGN.
DESIGN ELEMENTS ARE
SUBJECT TO CHANGE
WITH FUTURE ITERATIONS
SUBMITTALS

ILLUSTRATIVE ONLY
NOT FOR
CONSTRUCTION

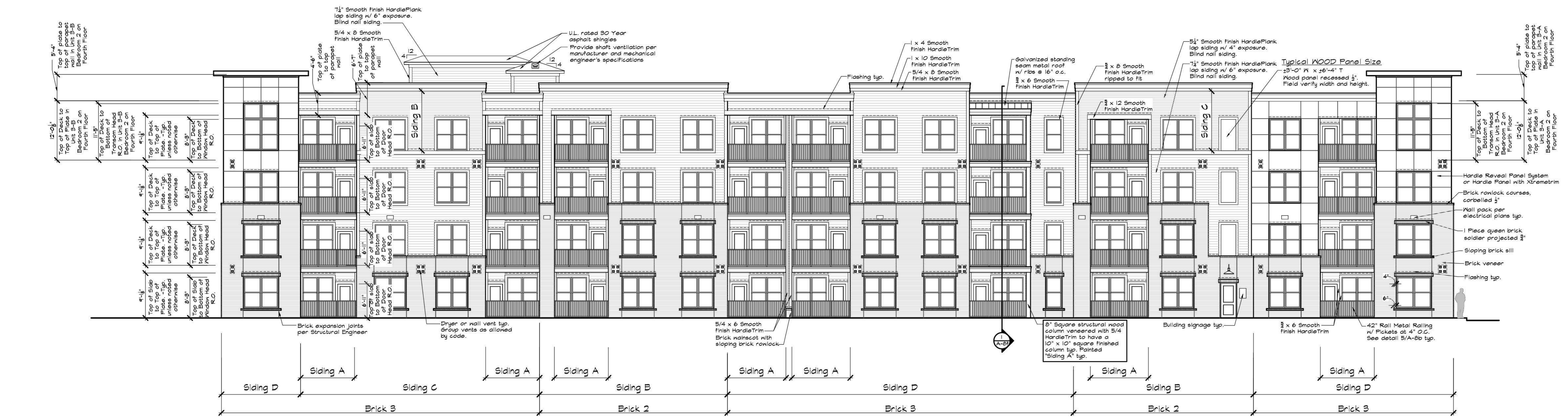
Revisions:

Sheet Title:
**BUILDING TYPE I
ELEVATIONS**

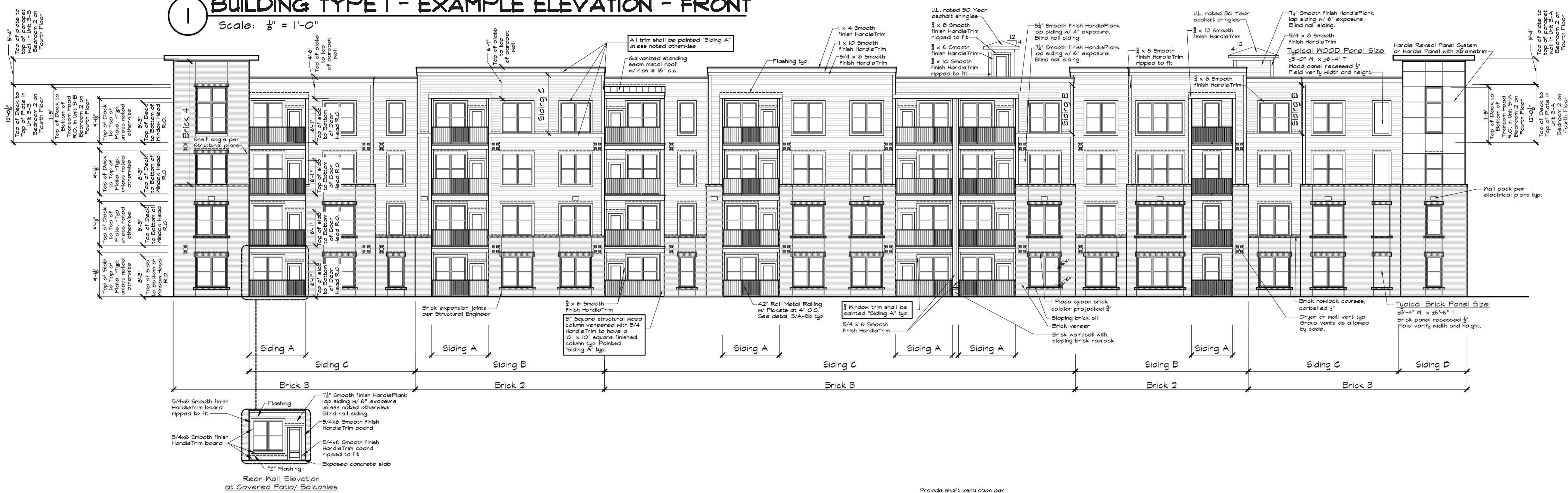
MAY 17, 2024

Sheet Number:

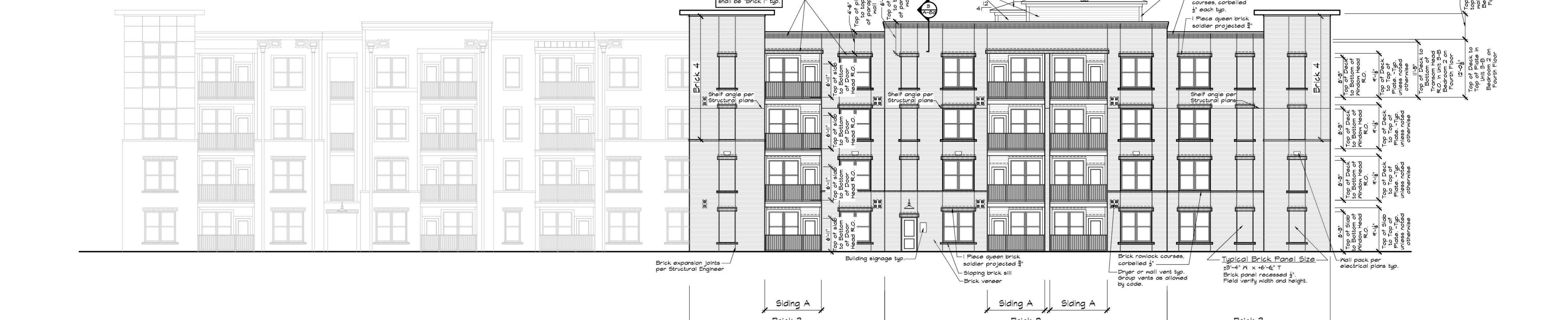
A.1



1 BUILDING TYPE I - EXAMPLE ELEVATION - FRONT
Scale: 1/8" = 1'-0"



2 BUILDING TYPE I - EXAMPLE ELEVATION - REAR
Scale: 1/8" = 1'-0"



3 BUILDING TYPE I - EXAMPLE ELEVATION - SIDE
Scale: 1/8" = 1'-0"

RADY STREET

ILLUSTRATIVE EXAMPLE ELEVATIONS

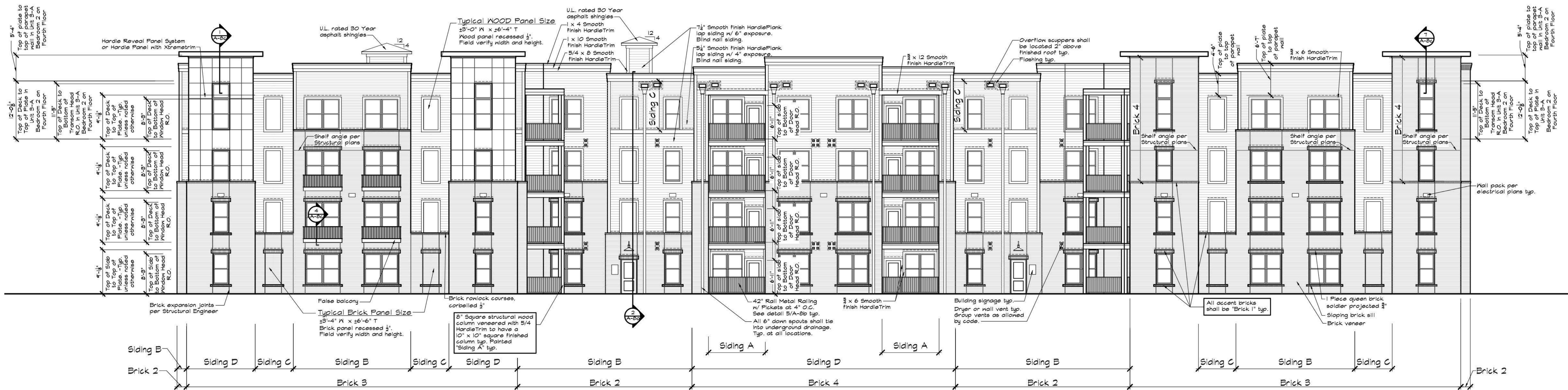
THESE PLANS ARE ILLUSTRATIVE IN NATURE AND DO NOT SHOW FINAL ARCHITECTURAL DESIGN. DESIGN ELEMENTS ARE SUBJECT TO CHANGE WITH FUTURE ITERATIONS SUBMITTALS

ILLUSTRATIVE ONLY NOT FOR CONSTRUCTION

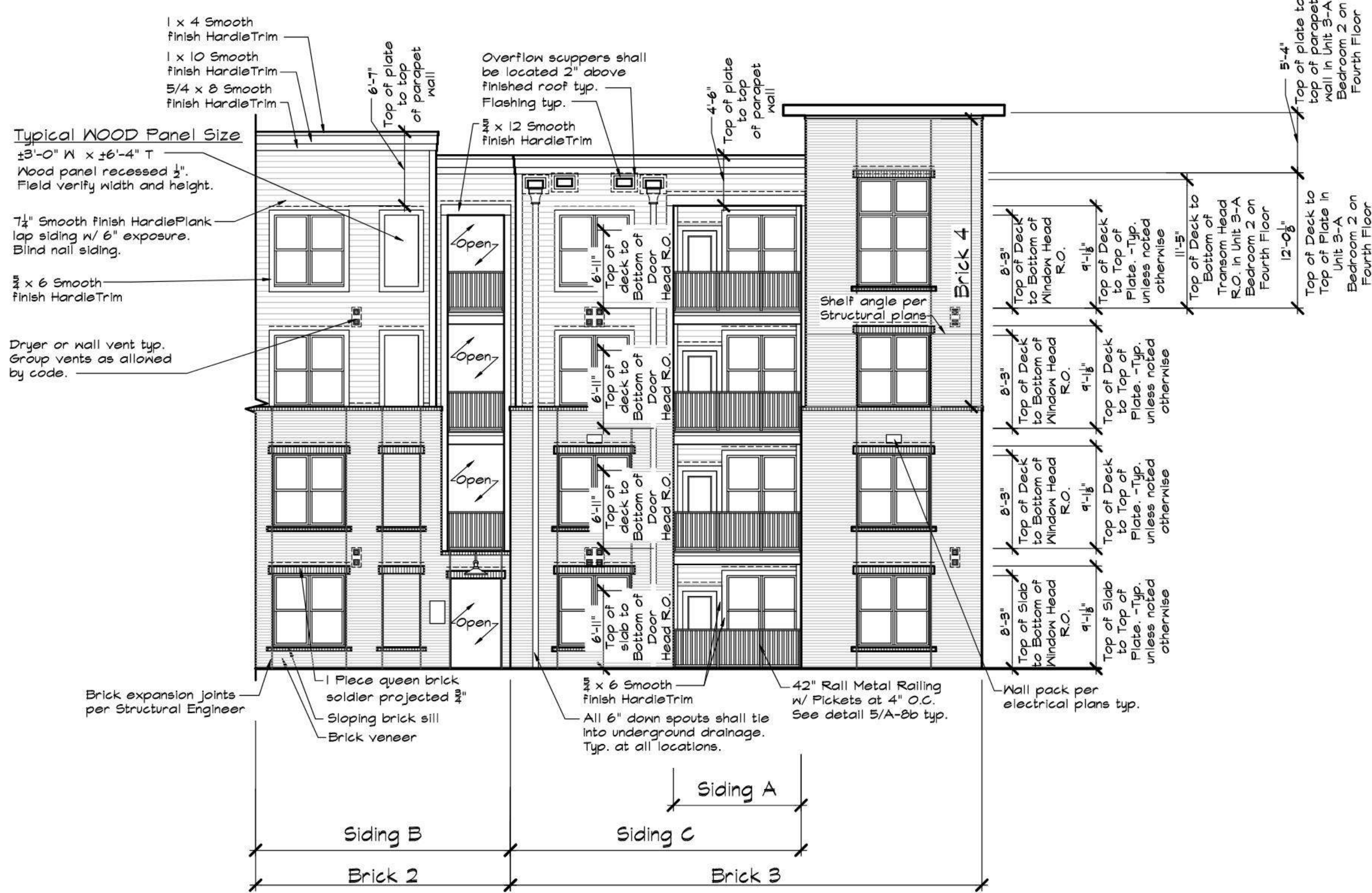
Sheet Title:
BUILDING TYPE II ELEVATIONS

MAY 17, 2024

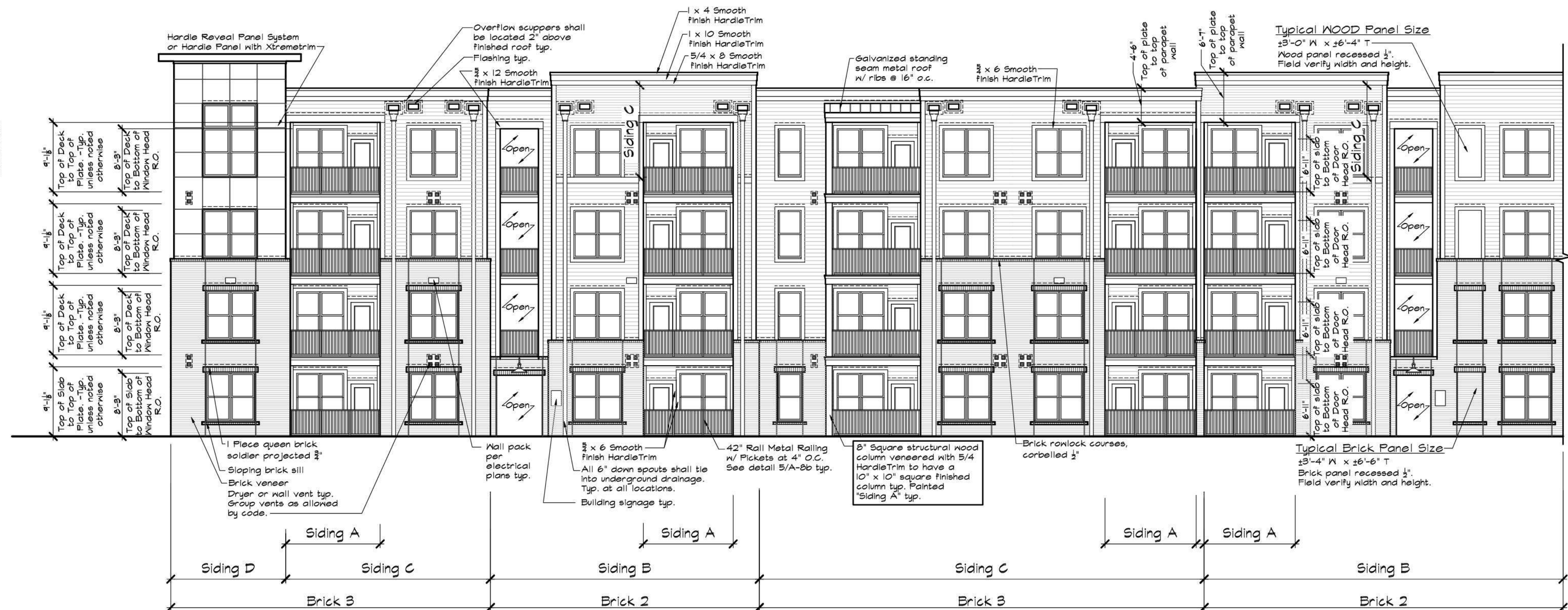
A.2



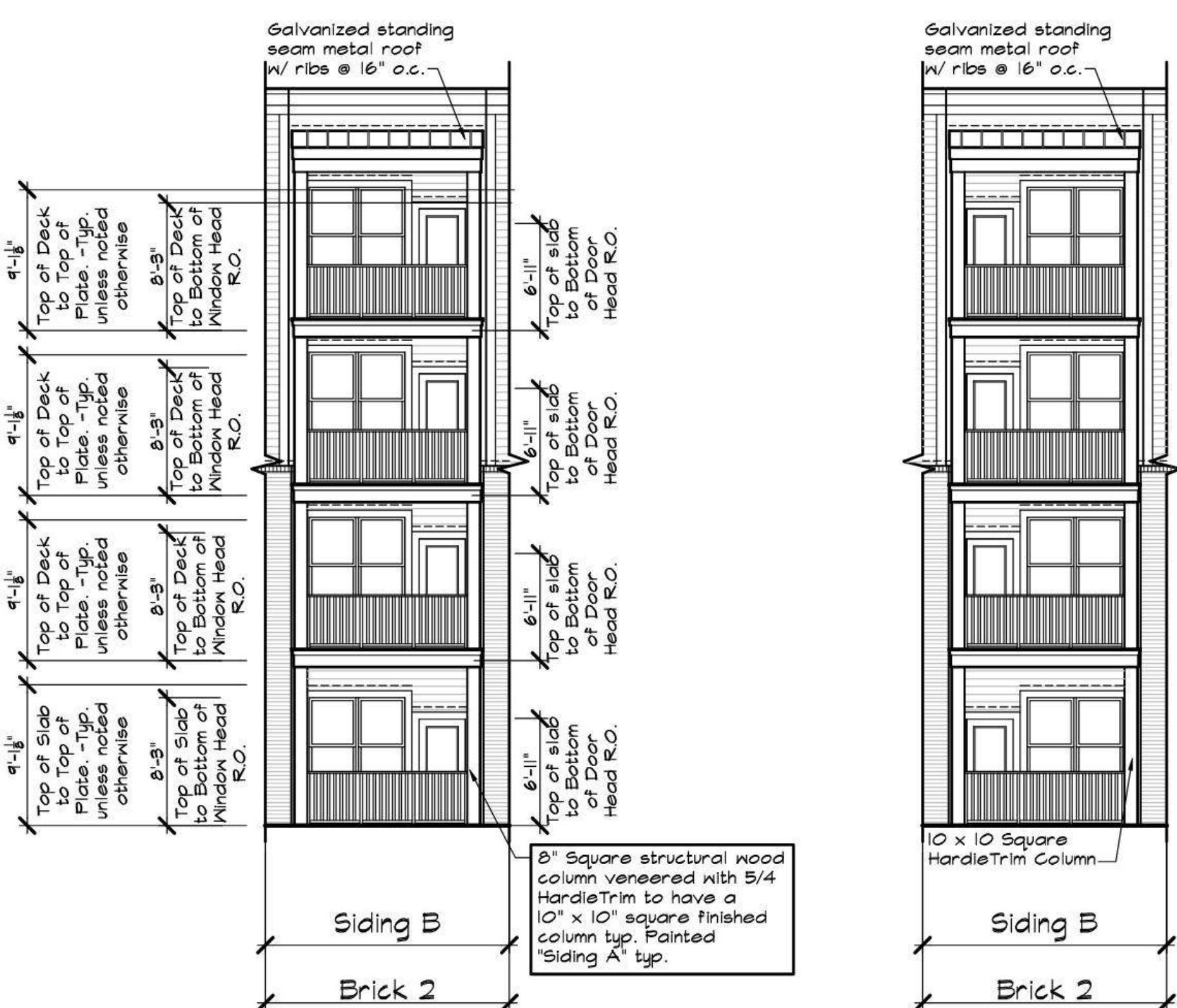
1 BUILDING TYPE I - EXAMPLE ELEVATION - FRONT
Scale: $\frac{1}{8}'' = 1'-0''$



2 BUILDING TYPE II - EXAMPLE ELEVATION - SIDE
Scale: $\frac{1}{8}'' = 1'-0''$



3 BUILDING TYPE II - EXAMPLE ELEVATION - REAR
Scale: $\frac{1}{8}'' = 1'-0''$



4 BUILDING TYPE II - SAMPLE ELEVATION - CORNER
Scale: $\frac{1}{8}'' = 1'-0''$

RADY STREET

ILLUSTRATIVE
EXAMPLE
ELEVATIONS

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DESIGN ELEMENTS ARE
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SUBMITTALS*

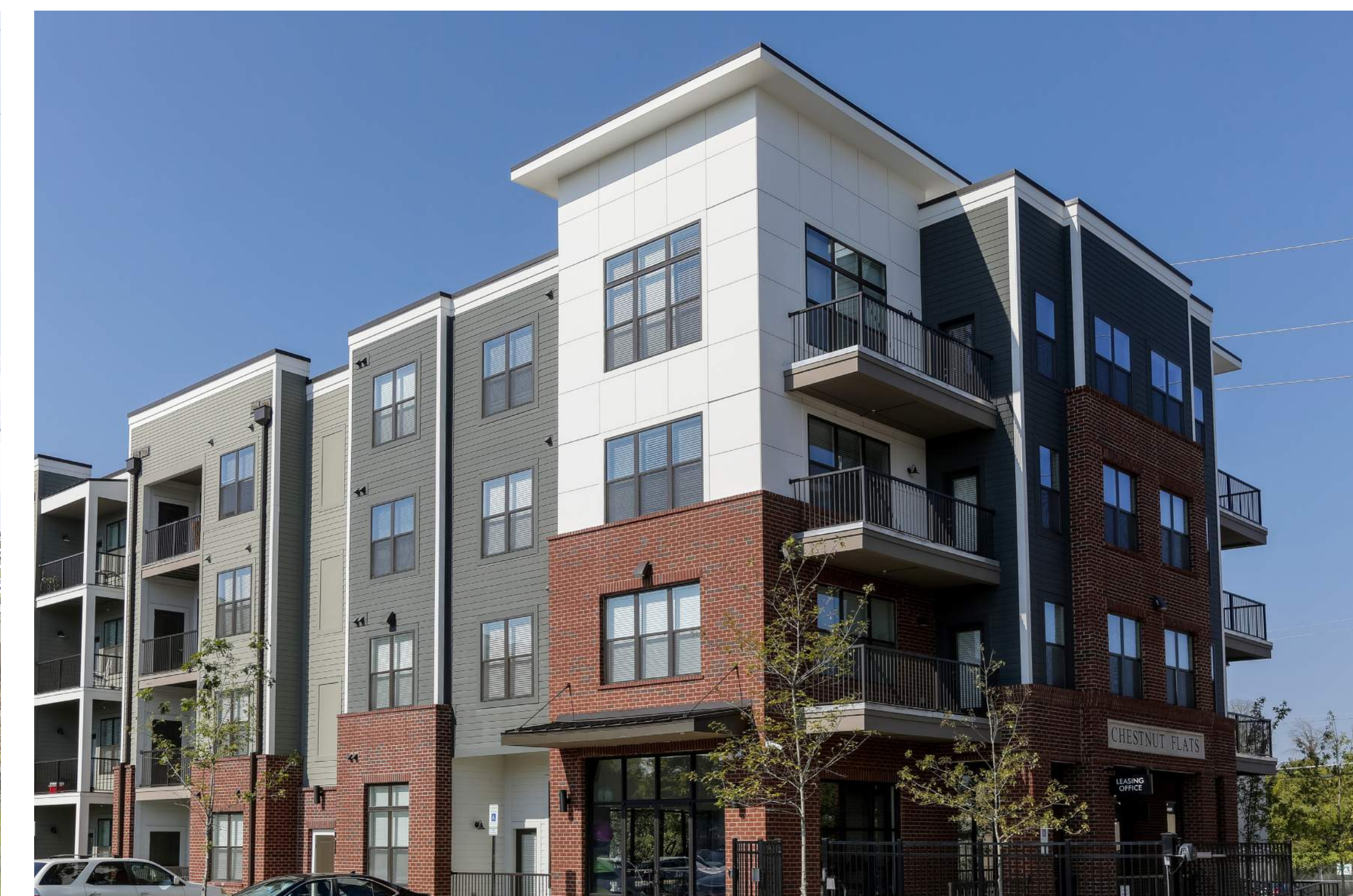
ILLUSTRATIVE ONLY
NOT FOR
CONSTRUCTION

Sheet Title:
**RENDERING AND
PRECEDENT IMAGES**

MAY 17, 2024



1 ILLUSTRATIVE RENDERING



2 PRECEDENT IMAGES



SITE PLAN REVISIONS:	
2024.05.15	
2024.07.29	
2024.10.03	
PROJECT DATA:	
352 UNITS	
16.39 ACRES / 21.47 UNITS PER ACRE	
528 PARKING SPACES / 1.50 SPACES PER UNIT	

SCALE: 1" = 60' - 0" (24"x36" SHEET)

0' 60' 120' 240'



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT
ELMINGTON

PROJECT INFO
2811 RADY STREET
RICHMOND, VA

ISSUE
SD

SHEET DESCRIPTION
ARCHITECTURAL SITE PLAN

JOB NUMBER
#24071

DATE
10/1/2024
DRAWN BY

SHEET
A201

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