

INTRODUCED: September 8, 2025

AN ORDINANCE No. 2025-214

As Amended

To authorize the conditional use of the property known as 1407 East Cary Street for the purpose of a nightclub, 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 1407 East Cary Street, which issituated in a B-5 Central Business District, desires to use such property for the purpose of a nightclub, which is currently allowed only by approval of a conditional use permit by City Council pursuant to section 30-442.1:1 of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 30-1045.5 of the Code of the City of Richmond (2020), as amended, it has been made to appear that, if granted pursuant to the terms and conditions set forth in this ordinance and Chapter 30, Article X, Division 5.1 of the Code of the City of Richmond (2020), as amended, the conditional use permit granted by this ordinance will not be contrary to the general purposes of chapter 30 of the Code of the City of Richmond (2020) as stated

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

in section 30-100 of the Code of the City of Richmond (2020), as amended; will not be in conflict with the objectives and policies of the master plan for the city; will conform with all applicable sections of Chapter 30, Article X of the Code of the City of Richmond (2020),as amended, and other applicable requirements of the district in which it is proposed to be located; will not substantially diminish or impair the established property values in the neighborhood in which it is proposed to be located; will not have an undue adverse effect on the public health, safety or general welfare; will not adversely affect the character of the surrounding area or the continued use and development of surrounding property in a manner consistent with applicable zoning regulations or master plan objectives; will not cause undue traffic congestion on public streets or significantly increase traffic volumes on minor residential streets; will be adequately served by essential public services and facilities and will not cause an undue burden on such services and facilities; will not cause the destruction, loss or damage of significant natural, scenic or historic features to any greater degree than development of the property for uses permitted by right in the district; will ensure compatibility with surrounding property through existing and proposed landscaping, screening and buffering and the location, arrangement and character of existing and proposed buildings, structures, open spaces, parking areas, vehicular circulation, driveways, signage and lighting; and will not cause or result in any significant increase in negative cumulative impact when considered in conjunction with other conditional uses in the neighborhood in which it is proposed to be located; 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 30-1045.5 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the conditional use set forth in and subject to the terms and conditions of this ordinance will not be contrary to the general purposes of Chapter 30 of the Code of the City of Richmond (2020), as amended, as stated in section 30-100; will not be in conflict with the objectives and policies of the master plan for the City; will conform with all applicable sections of Chapter 30, Article X of the Code of the City of Richmond (2020), as amended, and other applicable requirements of the district in which it is proposed to be located; will not substantially diminish or impair the established property values in the neighborhood in which it is proposed to be located; will not have an undue adverse effect on the public health, safety or general welfare; will not adversely affect the character of the surrounding area or the continued use and development of surrounding property in a manner consistent with applicable zoning regulations or master plan objectives; will not cause undue traffic congestion on public streets or significantly increase traffic volumes on minor residential streets; will be adequately served by essential public services and facilities and will not cause an undue burden on such services and facilities; will not cause the destruction, loss or damage of significant natural, scenic or historic features to any greater degree than development of the property for uses permitted by right in the district; will ensure compatibility with surrounding property through existing and proposed landscaping, screening and buffering and the location, arrangement and character of existing and proposed buildings, structures, open spaces, parking areas, vehicular circulation, driveways, signage and lighting; and will not cause or result in any significant increase in negative cumulative impact when considered in conjunction with other conditional uses in the

neighborhood in which it is proposed to be located.

§ 2. **Grant of Conditional Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 1407 East Cary Street and identified as Tax Parcel No. E000-0070/030 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “ALTA/ACSM Land Title Survey of 1407-1413 E. Cary Street, Richmond, Virginia,” prepared by American Surveying & Mapping Inc., dated February 13, 2012, and last revised May 24, 2012, 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 nightclub, hereinafter referred to as “the Conditional Use,” substantially as shown on the plans entitled “Restaurant, 1407 E Cary Street, Richmond, VA 23232,” prepared by Hurkes Harris, and dated February 26, 2025, 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 conditional use permit for the Property. The conditional 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 conditional use permit is conditioned on the following special terms and conditions:

(a) Pursuant to section 30-442.1:1 of the Code of the City of Richmond (2020), as amended, the Conditional Use of the Property shall be as a nightclub, substantially as shown on the Plans.

(b) Operation of the [~~Conditional Use~~] conditional use permit shall be conducted strictly in accordance with the document entitled “Management Plan for 1407 E. Cary Street,

Richmond, VA 23219,” prepared by Adrienne Londono, and dated June 12, 2025, a copy of which is attached to and made part of this ordinance.

(c) The hours of operation for the Conditional Use shall be from 12:00 midnight until 2:00 a.m., Friday and Saturday. The Conditional Use shall not operate between the hours of 2:00 a.m. and 6:00 a.m. daily.

(d) Patron queuing on exterior of building shall only be permitted directly adjacent to the building wall and without any improvements, temporary or otherwise, unless said improvements are approved according to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) Operation of the Conditional Use does not constitute an exemption to providing sound control; the nightclub use shall be conducted strictly in accordance with Chapter 11, Article II of the Code of the City of Richmond (2020), as amended.

(f) This conditional use permit shall be valid for a period of 548 calendar days from the date of issuance of a certificate of occupancy as described in section 6 below and shall terminate and become null and void upon the expiration of such period of validity.

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

(a) 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.

(b) 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.

(c) 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 conditional use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this conditional 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 conditional 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 30-1045.14 through 30-1045.17 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 conditional use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this conditional 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 certificate of occupancy for the Conditional Use[7] substantially in accordance with the Plans for the Conditional Use, subject to the terms and conditions set forth in this ordinance. [An] Notwithstanding anything to the contrary in section 30-1045.9 of the Code of the City of Richmond (2020), as amended, an application for the certificate of occupancy shall be made within [1,096] 365 calendar days following the date on which this ordinance becomes effective. If [either] the application for the certificate of occupancy is not made within the time period stated in the previous sentence, this ordinance and the conditional 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: July 1, 2025

TO: The Honorable Members of City Council

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

THROUGH: Odie Donald II, Chief Administrative Officer

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

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

RE: To authorize the conditional use of the property known as 1407 East Cary Street for the purpose of authorizing a night club, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Conditional Use to authorize a nightclub to extend the hours permitted for liquor sales and occasional DJ'd events. The proposed entertainment activities, hours of operation, and alcohol sales at certain times of day within a restaurant are considered, by the Zoning Ordinance, to be nightclub activities. A conditional use permit is therefore required.

BACKGROUND: The property is located in the Shockoe Slip neighborhood. The property is currently a 4,356 square ft parcel of land, on the south line of East Cary Street, east of S 14th Street. The City's Richmond 300 Master Plan designates a future land use for the subject property as Destination Mixed Use and is within both the Downtown Core and Shockoe nodes (priority growth nodes). Destination Mixed-Use is defined as: "Key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other

planned transit improvements... Primary Uses: Retail/office/ personal service, multi-family residential, cultural, and open space. Secondary Uses: Institutional and government”

The current zoning for this property is within the B-5 Central Business zoning district. Neighboring districts are a mix of B-5, B-6, M-1, and B-5-C.

COMMUNITY ENGAGEMENT: Shockoe Partnership was contacted; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$1500 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: September 8, 2025

CITY COUNCIL PUBLIC HEARING DATE: October 14, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, October 7, 2025

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.:

ATTACHMENTS: Draft Ordinance, Application Form, Applicant’s Report, Plans, Survey, Management plan

STAFF:

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



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: 1407 E. CARY ST Richmond VA 23219 APARTMENT NO/SUITE
APPLICANT'S NAME: Adrienne Londono EMAIL ADDRESS: A Londono2@aol.com
BUSINESS NAME (IF APPLICABLE): PAPI's
SUBJECT PROPERTY OR PROPERTIES: 1407 E. CARY ST Richmond VA 23219

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: 1401 to 1413 E Cary St
PROPERTY OWNER ADDRESS: 3121 W Leigh St, Richmond, VA 23230
PROPERTY OWNER EMAIL ADDRESS: Duke@DadsonProp.com
PROPERTY OWNER PHONE NUMBER: 804-426-4148
Property Owner Signature: [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.

Applicant's Report for 1407 E. Cary Street, Richmond, VA 23219

Please accept this Applicant's Report for 1407 E. Cary Street, Richmond, VA 23219. The proposed conditional use would be to extend the operating hours on Friday and Saturday evenings from midnight until 2am to provide music, food and cocktails to members of the community at our LGBTQIA+ establishment. The managing entity, SV&S Group, Inc., dba Papis, which consists solely of one board member, Adrienne Londono (President), is an inclusive LGBTQIA+ restaurant/establishment where they can feel safe and enjoy food and cocktails in a fun atmosphere with fellow members of the Community located in the heart of Shockoe Slip. Papis will operate as a restaurant Tuesday – Saturday evenings from 5pm to 11pm, offer late night dining and entertainment on Friday and Saturday evenings from 11pm-2am, and Sunday brunch from 12pm – 3pm. The Community will also be able to enjoy a Drag Show on Saturday evenings at 11pm to last an hour. With such a large presence in the City of Richmond, it is unfortunate the lack of safe spaces for the LGBTQIA+ community to be able to celebrate themselves in a safe space. This establishment has a current occupancy of 216 people, which will include the following staff:

3 bartenders at the upstairs bar, 2 at the downstairs bar, 2 cooks for the back of the house, and 2 key holders/managers. Friday and Saturday evenings will also include 2 licensed security guards at the front door to check ids, wand guests, etc.; 3 security guards located inside the establishment floated throughout upstairs and downstairs. Security will be on the clock from 10:00pm to 2:30-3:00am to ensure all guests have exited the premises timely and safely, and to provide additional support for staff if needed. Other than the two keyholders always available, Adrienne Londono will also be an emergency contact (804) 482-9382.

Received: 6/12/25
From: Adrienne Londono

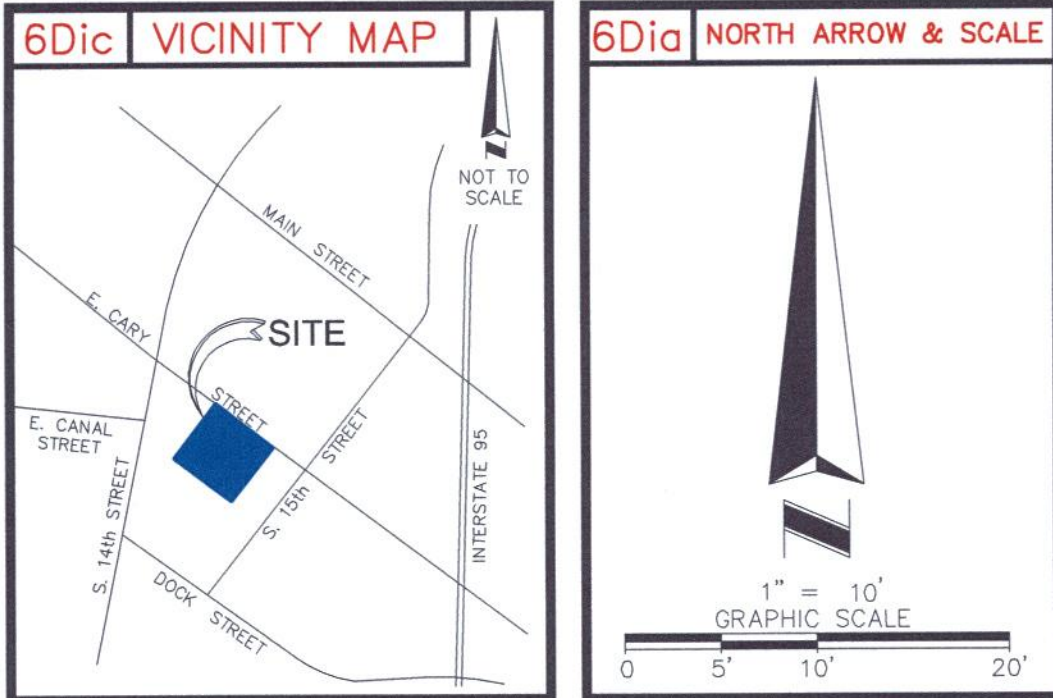
Management Plan for 1407 E. Cary Street, Richmond, VA 23219

Please accept this Management Plan for 1407 E. Cary Street, Richmond, VA 23219. The establishment located at 1407 E. Cary Street is applying for a Conditional Use Permit to extend our operating hours on Friday and Saturday evenings from 5pm-2am. Staff will include 3 bartenders at the upstairs bar, 2 at the downstairs bar, 2 cooks for the back of the house, and 2 key holders/managers. There is currently a Mixed Beverage and Beer/Wine Virginia Alcoholic Beverage Control license on file for this venue. The Floor plan was attached via the portal. Occupancy load has recently been increased to 216 people. There is currently street parking, as well as a parking garage located directly across the street from the establishment, and an outdoor parking lot connected to the parking garage.

Security for Friday and Saturday evenings will be as such:

2 licensed security guards at the front door to check ids, wand guests, etc.; 3 security guards located inside the establishment floated throughout upstairs and downstairs. Security will be on the clock from 10:00pm to 2:30-3:00am to ensure all guests have exited the premises timely and safely, and to provide additional support for staff if needed.

There will be no designated dance floor, and dining tables will remain in designated spots during all business hours. There are no other businesses located on the same block that remain open after midnight, and the landlord has enforced a strict noise level rule to ensure the above tenants are not disturbed.



5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

③ BRICK WALKWAY CROSSES BOUNDARY LINE BY NO MORE THAN 1.5'.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN SHADED ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 510129 (2010 MAP NO. 5101290041D), WHICH BEARS AN EFFECTIVE DATE OF 04/02/2009, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. SHADED ZONE "X" DENOTES AREA PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM AND AREA OF 0.2% ANNUAL CHANCE FLOOD ASSOCIATED WITH SHOCKOE CREEK.

6Dib LEGEND & ABBREVIATIONS

CONCRETE SURFACE	P.O.B. POINT OF BEGINNING
BRICK PAVERS	(M) MEASURED
OVERHEAD UTILITY LINES	(D) MEASURED
UTILITY POLE	FND. FOUND
LIGHT POLE	N/S NONE SPECIFIED
SANITARY MANHOLE	DI DRAINAGE INLET
STORM DRAINAGE MANHOLE	TW TREE WELL
WATER VALVE	(SF) SQUARE FEET
GAS VALVE	WM WATER METER
SET PK NAIL & DISK	EB ELECTRIC BOX
BOLLARD	EM ELECTRIC METER

22 ZONING INFORMATION			
ITEM	REQUIRED	OBSERVED	ZONING INFORMATION SHOWN
PERMITTED USE	B-5	BUSINESS	HEREON WAS NOT PROVIDED BY INSURED, INFORMATION WAS OBTAINED BY ASM, INC.
MINIMUM LOT AREA (SF)	N/S	8,771	CONTACT: CITY OF RICHMOND ZONING DEPARTMENT DATE CONTACTED: 1/11/2012 PHONE/FAX/EMAIL: richmondgov.com www.municode.com
MINIMUM FRONTAGE	N/S	49.31'	
MINIMUM LOT WIDTH	N/S	48.37'	
MAX. BUILDING COVERAGE	N/S	98%	
MAX. BUILDING HEIGHT	75'	40.3'	
MINIMUM SETBACKS			
FRONT	NONE	1.4'	
SIDE	NONE	0.0'	
REAR	NONE	0.6'	
PARKING REQUIREMENTS	PARKING NOT REQUIRED		
ZONING: B-5 (CENTRAL BUSINESS DISTRICT)			

6B RECORDED SETBACKS/RESTRICTIONS

NONE PROVIDED TO THIS SURVEYOR

5Ei SCHEDULE "B" ITEMS

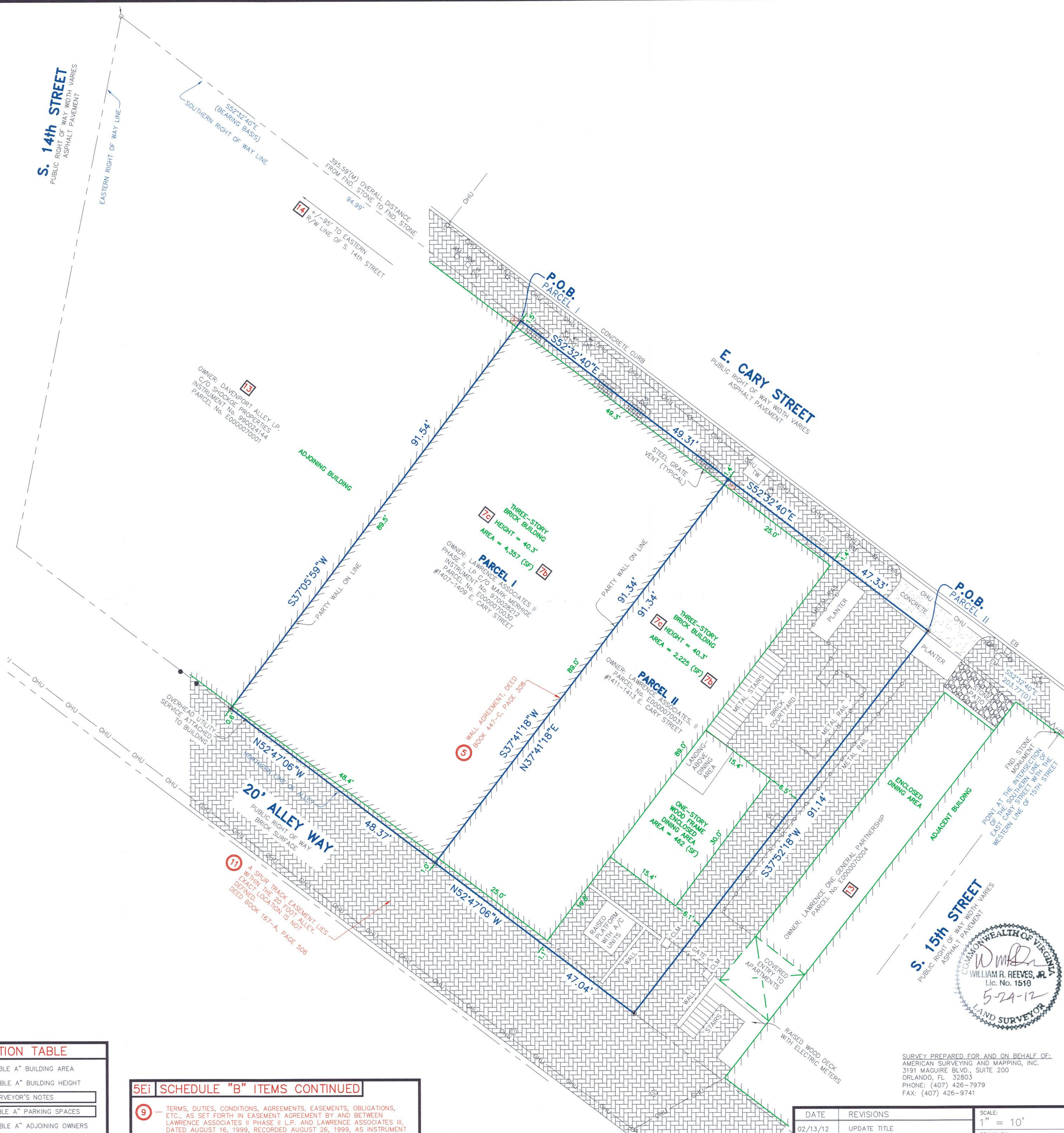
- ④ EASEMENT GRANTED TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA, DATED JANUARY 27, 1915, RECORDED IN DEED BOOK 230-B, PAGE 441, GRANTS EASEMENT FOR TELEPHONE CABLE AND TERMINAL BOX AND WIRES, ETC., ON SOUTHERN WALL OF NOS. 105-107 SOUTH 14TH STREET, APPLICABLE TO APPURTENANT EASEMENT. (AFFECTS, EASEMENT IS BLANKET OVER TELEPHONE LINES, SERVING THE BUILDING, WHICH RUN THE LENGTH OF THE SOUTH SIDE OF THE BUILDING, NOTHING TO PLOT)
- ⑤ TERMS AND CONDITIONS UNDER AGREEMENT DATED JANUARY 5, 1945 BY AND BETWEEN RICHMOND HARDWARE COMPANY AND LEWIS H. BOSHER AND ELEANOR G. BREWSTER AND ELIZABETH D. PURCELL, RECORDED FEBRUARY 3, 1945, IN DEED BOOK 447-C, PAGE 308, FOR AGREEMENT BETWEEN PROPERTIES OF 1411 EAST CARY STREET AND 1407-1409 EAST CARY STREET. (AS SHOWN)
- ⑥ EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED FEBRUARY 27, 1950, RECORDED IN DEED BOOK 522-B, PAGE 266, (AFFECTS 1401-1405 E. CARY ST) APPLICABLE TO APPURTENANT EASEMENT. (DOES NOT AFFECT)
- ⑦ EASEMENT AGREEMENT BETWEEN LAWRENCE ASSOCIATES, II, L.P. AND LAWRENCE ASSOCIATES, L.P., DATED OCTOBER 19, 1990, RECORDED OCTOBER 19, 1990, IN DEED BOOK 250, PAGE 394. (AGREEMENT TO SHARE SPRINKLER SYSTEM, NOTHING TO PLOT)
- ⑧ TERMS, DUTIES, CONDITIONS, AGREEMENTS, EASEMENTS, OBLIGATIONS, ETC., AS SET FORTH IN AGREEMENT OF SHARED ACCESS AMONG LAWRENCE ASSOCIATES II, LAWRENCE ASSOCIATES II PHASE II, L.P., AND LAWRENCE ASSOCIATES III, DATED MARCH 31, 1997, RECORDED APRIL 8, 1997, AS INSTRUMENT NO. 970007595. (EASEMENTS FOR BASEMENT, UTILITY/ELECTRIC, SECOND FLOOR, HALL, REAR EXIT AND ACCESS TO EASEMENT AREAS)

ALTA/ACSM LAND TITLE SURVEY IDENTIFICATION TABLE

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5Ei SCHEDULE "B" ITEMS CONTINUED

- ⑨ TERMS, DUTIES, CONDITIONS, AGREEMENTS, EASEMENTS, OBLIGATIONS, ETC., AS SET FORTH IN EASEMENT AGREEMENT BY AND BETWEEN LAWRENCE ASSOCIATES II PHASE II L.P. AND LAWRENCE ASSOCIATES III, DATED AUGUST 16, 1999, RECORDED AUGUST 26, 1999, AS INSTRUMENT NO. 990024145. (WATER LINE AND SPRINKLER LINE EASEMENTS, BLANKET IN NATURE, NOTHING TO PLOT)
- ⑪ EASEMENT GRANTED SOUTHERN RAILWAY COMPANY DATED DECEMBER 21, 1899, RECORDED MAY 2, 1900, IN DEED BOOK 167-A, PAGE 506, TO LAY A SPUR TRACK IN THE 20 FOOT ALLEY TO THE REAR. (AS SHOWN, EXACT LOCATION NOT DETERMINED)



DATE	REVISIONS	SCALE
02/13/12	UPDATE TITLE	1" = 10'
05/24/12	UPDATE TITLE	DRAWN BY: KFC
		APPROVED BY: DH
		DRAWING FILE NAME: 1122703 1407 E. CARY ST, RICHMOND, VA.dwg

6Bx TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM:
CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 731100304A,
HAVING AN EFFECTIVE DATE OF MAY 08, 2012, REVISED 05/23/2012.

SHEET 1 OF 1

6Bi TITLE DESCRIPTION

PARCEL I: 1407-1409 EAST CARY STREET

A PARCEL OF LAND IN THE CITY OF RICHMOND, VIRGINIA, KNOWN AS 1407-1409 EAST CARY STREET, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF EAST CARY STREET, WHICH POINT IS 94.99 FEET IN AN EASTERLY DIRECTION FROM A POINT AT THE INTERSECTION OF THE EASTERN LINE OF 14TH STREET WITH THE SOUTHERN LINE OF EAST CARY STREET; S 52°32'40" E 49.31 FEET; S 37°41'18" W 91.34 FEET; N 52°47'06" W 48.37 FEET; N 37°05'59" E 91.54 FEET TO THE BEGINNING POINT.

BEING THE SAME REAL ESTATE CONVEYED TO LAWRENCE ASSOCIATES II PHASE II L.P., A VIRGINIA LIMITED PARTNERSHIP, BY DEED FROM LAWRENCE ASSOCIATES II, A VIRGINIA GENERAL PARTNERSHIP, DATED MARCH 10, 1997, RECORDED APRIL 8, 1997, IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, AS INSTRUMENT NO. 970007592, AND BY DEED OF CORRECTION DATED MARCH 10, 1997, RECORDED DECEMBER 23, 1997, AS INSTRUMENT NO. 970028212.

PARCEL II: 1411 - 1413 E CARY STREET

A PARCEL OF LAND IN THE CITY OF RICHMOND, VIRGINIA, KNOWN AS 1411 AND 1413 EAST CARY STREET, SHOWN ON PLAT OF SURVEY BY LAPRADE BROS., CIVIL ENGINEERS AND SURVEYORS, DATED NOVEMBER 15, 1953, A COPY OF WHICH IS ATTACHED TO AND MADE A PART OF THE DEED OF TRUST RECORDED IN DEED BOOK 374, PAGE 1240 (PLAT AT PAGE 1244), AND ACCORDING TO WHICH PLAT SUCH PARCEL IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF EAST CARY STREET, WHICH POINT IS 203.77 FEET IN A WESTERLY DIRECTION FROM A POINT AT THE INTERSECTION OF THE SOUTHERN LINE OF EAST CARY STREET WITH THE WESTERN LINE OF 15TH STREET; FROM SUCH BEGINNING POINT S. 37° 52' 18" W. 91.14 FEET TO A POINT; N. 52° 47' 06" W. 47.04 FEET TO A POINT; N. 37° 41' 18" E. 91.34 FEET TO A POINT; S. 52° 32' 40" E. 47.33 FEET TO THE BEGINNING POINT.

BEING A PORTION OF THE REAL ESTATE CONVEYED TO LAWRENCE ASSOCIATES II, A VIRGINIA GENERAL PARTNERSHIP, BY DEED FROM SOUTH FOURTEENTH STREET ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, DATED SEPTEMBER 26, 1990, RECORDED OCTOBER 22, 1990, IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, IN DEED BOOK 250, PAGE 596, BY CERTIFICATE OF MERGER RECORDED JUNE 2, 2003, AS INSTRUMENT NO. 030019980, THE SAID LAWRENCE ASSOCIATES II MERGED INTO LAWRENCE ASSOCIATES II PHASE II L.P.

TOGETHER WITH APPURTENANT, NON-EXCLUSIVE EASEMENTS AND ANY RIGHTS WHICH CREATE REAL PROPERTY ESTATES AS SET OUT UNDER SHARED ACCESS AGREEMENT DATED MARCH 31, 1997, RECORDED APRIL 9, 1997, AS INSTRUMENT NO. 970007595, AS MAY BE APPLICABLE.

8 SURVEYOR'S NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.

4 LAND AREA

PARCEL 2:	±4,466 SQUARE FEET	±0.103 ACRES
PARCEL 3:	±4,305 SQUARE FEET	±0.099 ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE MONUMENTED SOUTHERN RIGHT OF WAY LINE OF E. CARY STREET AS BEING S52°32'40"E, PER DESCRIPTION.

5F CEMETERY NOTE

NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

NO PRIVATE PARKING ON SITE

5Biii ACCESS TO PROPERTY

THERE IS NO VEHICULAR ACCESS TO ENTER THE SUBJECT PROPERTY, THE PROPERTY HOWEVER, IS ADJACENT TO E. CARY STREET & A 20' ALLEY, BOTH ARE PUBLIC RIGHT OF WAYS.

16 EARTH MOVING NOTE

NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

18 DUMP, SUMP OR LANDFILL NOTE

NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

6Bvii CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE COMPANY; UNION FIRST MARKET BANK, ITS SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR; 1407 EAST CARY STREET, LLC AND 1411 EAST CARY STREET, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 12, 13, 14, 16, 18, 21 AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02/07/12. DATE OF PLAT OR MAP: 02/09/12.

REGISTERED SURVEYOR: WILLIAM R. REEVES, JR.
LAND SURVEYOR NO.: 1518
STATE OF VIRGINIA
PROJECT NO.: 1122703

SURVEY PREPARED BY:
WILLIAM R. REEVES, JR.
P.O. BOX 61
1122703 1407 E. CARY
LYNCH STATION, VA 24571-0067
PHONE: (434) 258-4014

6Dvi ALTA/ACSM LAND TITLE SURVEY

2 OF 1407-1413 E. CARY STREET

RICHMOND

VIRGINIA

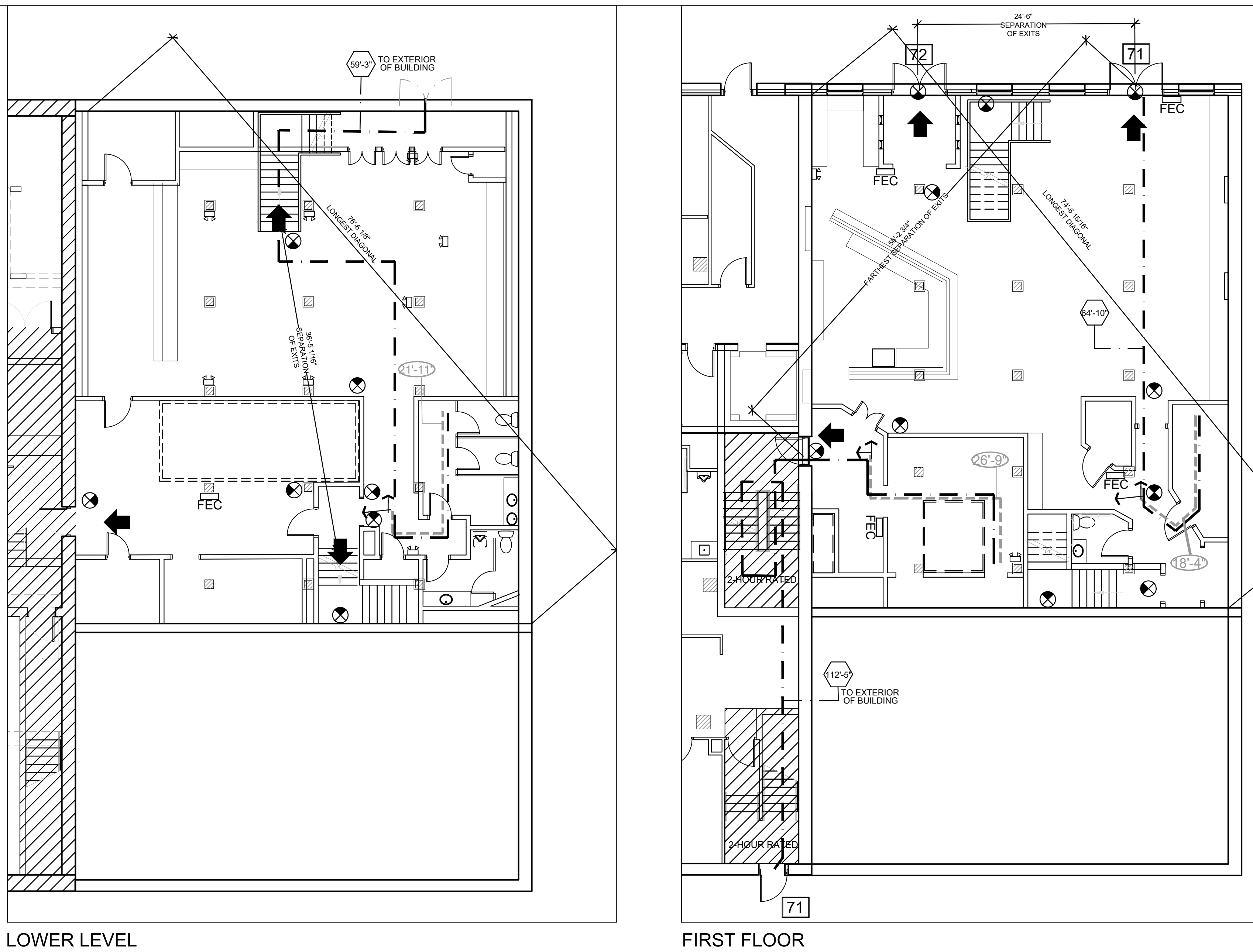
ASM
AMERICAN SURVEYING & MAPPING INC.
3191 MAGUIRE BLVD., SUITE 200
ORLANDO, FLORIDA 32803
PHONE (407) 426-9741
WWW.ASMCORPORATE.COM



<u>ISSUES:</u>	
TENANT REVIEW:	02/26/25
PRELIMINARY PRICING:	
FINAL PRICING:	
CONSULTANT ISSUE:	
PERMIT SUBMITTAL:	
CONSTRUCTION SET:	
FILE NUMBER:	600-11_1
DRAWN BY:	CASI/JP

EXITING PLAN

ID15



EXITING PLAN

SCALE: 1/8" = 1'-0"

[illegible]

MOTION

To amend Ordinance No. 2025-214, which authorizes the conditional use of the property known as 1407 East Cary Street for the purpose of a nightclub, upon certain terms and conditions, to modify certain terms and conditions.