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)

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:	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.

- Subject to the terms and conditions set forth in this ordinance, the property known (a) 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.

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 is 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 INITATIVES 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. #: \$0071527001, 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 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 Zip Code: <u>232</u>19 City: Richmond State: VA) 3812501 Fax: (Telephone: (804) 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 Zip Code: 23225 State: VA 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**

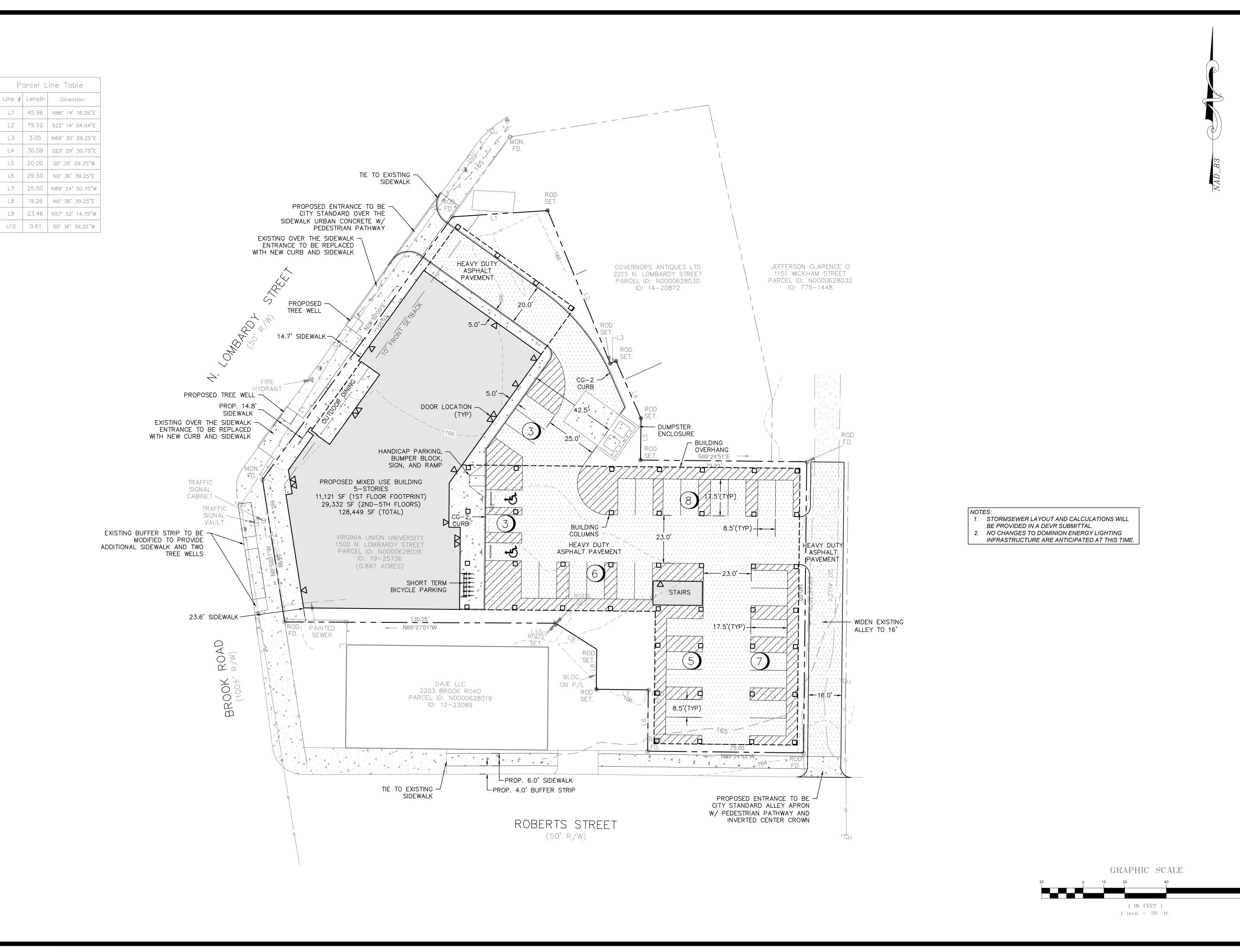
The applicant puts forth the proposed development as a medium to high density development in the type called for by the adopted comprehensive plan.

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.





JOB #:240654

DESIGN BY: Steve King CHECKED BY: Jeff Staub DRAWING SCALE: 1"=20'

SHEET

DATE: 11/21/2024

2.5 X BALL DIA. MIN.



JEFFREY J. STAUB ND: 927 3/10/2025 3/10/2025 SCAPE ARCHITECT

LAND DEVELOPMENT CON
T AVENUE - SUITE 204 RICHMOND, VA 23226 (80

TH DISTRICT

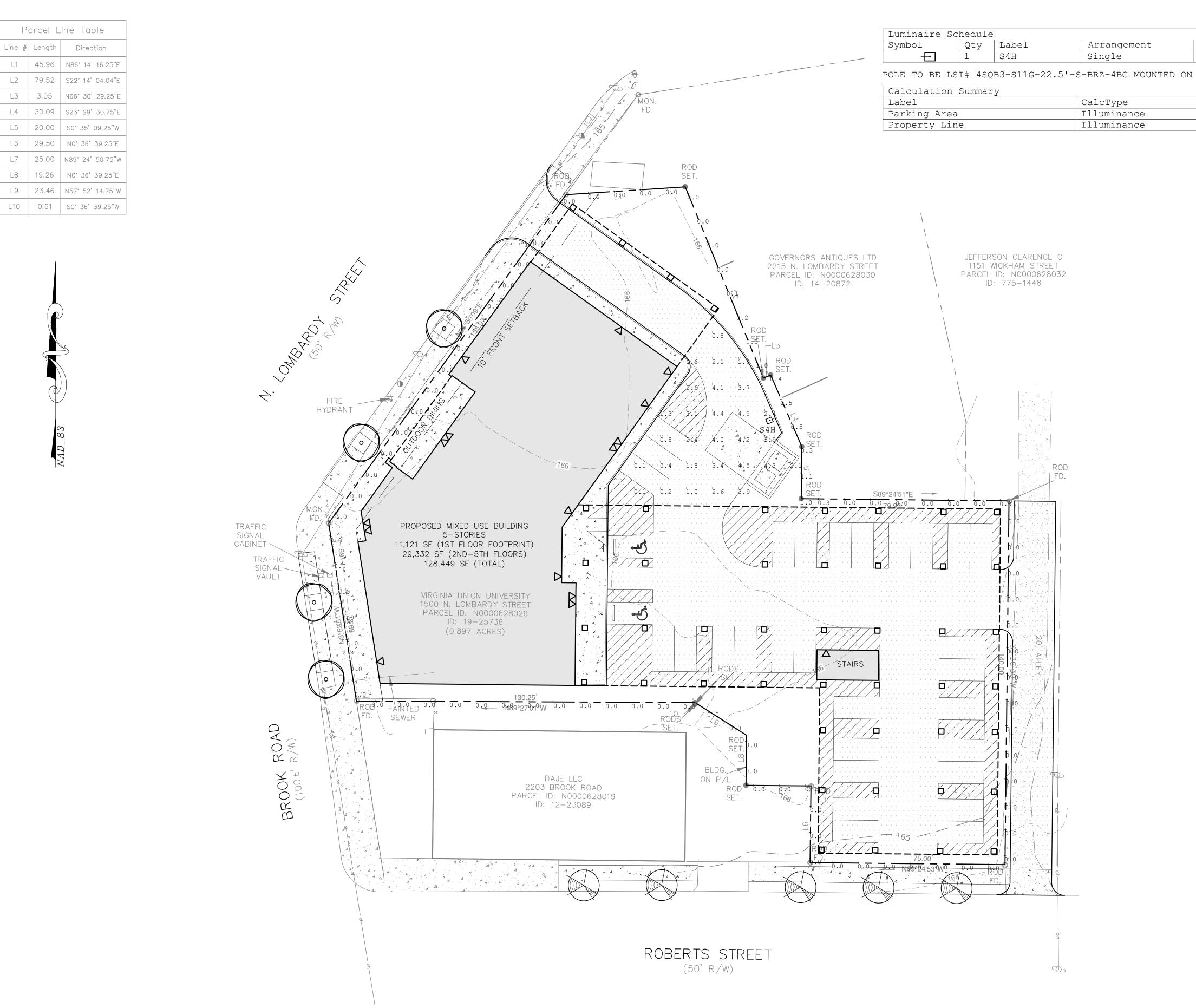
/10/25 CITY COMMENTS

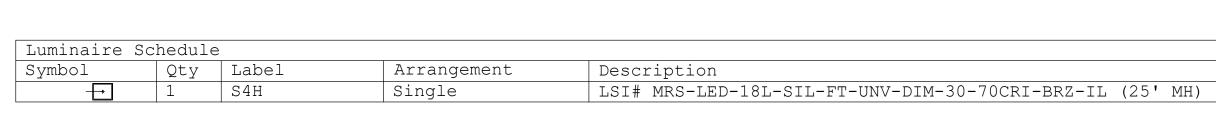
DESIGN BY: Steve King CHECKED BY: Jeff Staub DRAWING SCALE: 1"=20' DATE: 11/21/2024

GRAPHIC SCALE

(IN FEET) 1 inch = 20 ft. SHEET

JOB #:240654





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



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

SHEET

GRAPHIC SCALE

(IN FEET) 1 inch = 20 ft.

JOB #:240654





OVER	VIEW
Lumen Package	6,000 - 30,000
Wattage Range	39 - 209
Efficacy Range (LPW)	112 - 163
Weight lbs(kg)	20 (9.1)
Control Options	IMSBT, ALB, ALS,

7-Pin, PCI

QUICK LINKS

Construction

located underneath.

 Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door

FEATURES & SPECIFICATIONS

- Fixtures are finished with LSI's DuraGrip® polvester 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%.
- 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 overvoltage, under-voltage, short-circuit and over temperature protection.

 Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage

• 0-10V dimming (10% - 100%) standard.

- (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-efficacy 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.

©LSI Industries Inc. All Rights Reserved. Specifications and dimensions subject to industry standard tolerances. Specifications subject to change without notice.

- 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

• A single fastener secures the hinged door,

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • (513) 372-3200 • www.lsicorp.com

Thomas Harris & Co., Inc. 8505 Bell Creek Road, Suite B Mechanicsville, VA 23116

aualified.

age 1/10 Rev. 10/23/24

underneath the housing and provides

Utilizes LSI's traditional B3 drill pattern.

LSI luminaires carry a 5-year limited

Listed to UL 1598 and UL 8750.

temperature selection.

RoHS compliant

qualification information.

• Suitable for wet locations.

applications are qualified.

chanical impact code

Warrantv

more information.

Included terminal block accepts up to 12 ga.

warranty. Refer to https://www.lsicorp.com/

<u>resources/terms-conditions-warranty/</u> for

Meets Buy American Act requirements.

• Dark Sky compliant; with 3000K color

• IP66 rated Luminaire per IEC 60598-1.

• 3G rated for ANSI C136.31 high vibration

• IK08 rated luminiare per IEC 66262 me-

DesignLights Consortium® (DLC) qualified

may be DLC qualified. Please check the DLC

Qualified Products List at www.designlights.

product. Not all versions of this product

org/QPL to confirm which versions are

• Title 24 Compliant; see local ordinance for

quick & easy access to the electrical

Back to Quick Links

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 ALBCS1 BLK IH							
Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation ²	Voltage	Driver
MRS Mirada Small Area Light	LED	6L - 6,000 lms, 39W 9L - 9,000 lms, 63W 12L - 12,000 lms, 86W 15L - 15,000 lms, 111W 18L 18,000 lms, 135W	SIL Silicone	2 - Type 2 3 - Type 3 4 - Type 4 5W - Type 5 Wide Forward Throw	(blank) - standard L- Optics rotated left 90° R - Optics rotated right 90°	UNV- Universal Voltage (120-277V) HV - High Voltage (347-480V)	DIM 0-10V Dimming (0-10%
		21L - 21,000 lms, 165W 24L - 24,000 lms, 196W 30L - 30,000 lms, 209W ⁸		LC - Left Corner RC - Right Corner			

		Custom Lumen Packages ¹			
Color Temp	Color Rendering	Controls (Choose One)	F	Finish	Options
50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT	70CRI - 70 CRI	(Blank) - None Wireless Controls System ALSC - AirLink Synapse Control System ALSCS2 - AirLink Synapse Control System with 12-20' MH Motion Sensor® ALSCM3 - AirLink Synapse Control System with 20-40' MH Motion Sensor® ALBMR1IR - AirLink Blue Long Range Wireless Motion & Photo Sensor Con ALBMR2IR - AirLink Blue Long Range Wireless Motion & Photo Sensor Con ALBMR2IR - AirLink Blue Long Range Wireless Motion & Photo Sensor Con Stand-Alone Controls EXT - 0-10v Dimmining leads extended to housing exterior CR7P - 7 Pin Control Receptacle ANSI C136.41 3 IMSBT1L - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH) ^{4,8} IMSBT2L - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH) ^{4,8}	ntroller (8-15' MH) ^{4,8} protroller (16-40' MH) ^{4,8} S	BLK - Black BRZ - Dark Bronze GMG - Gun Metal Gray GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	(Blank) - None IH - Integral Half Louver (Moderate Spill Light Cutoff) ² IL- Integral Louver (Sharp Spill Light Cutoff) ²

思想	Need more information? Click here for our glossary
四次	Click here for our glossary

Accessory Ordering Information⁵

CONTROLS ACCESSORIES		FUSING OPTIONS ⁷	
Description	Order Number	Description	Order Number
Twist Lock Photocell (120V) for use with CR7P	122514	Single Fusing (120V)	
Twist Lock Photocell (208-277) for use with CR7P	122515	Single Fusing (277V)	
Twist Lock Photocell (347V) for use with CR7P	122516	Double Fusing (208V, 240V)	See Fusing
Twist Lock Photocell (480V) for use with CR7P	1225180	3 , , ,	Accessory Guide
AirLink 5 Pin Twist Lock Controller	661409	Double Fusing (480V)	
AirLink 7 Pin Twist Lock Controller	661410	Double Fusing (347V)	
Shorting Cap for use with CR7P	149328		

EXTERNAL SHIELDING OPTIONS 3" External Shield See Shielding 6" External Shield Guide

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

1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.

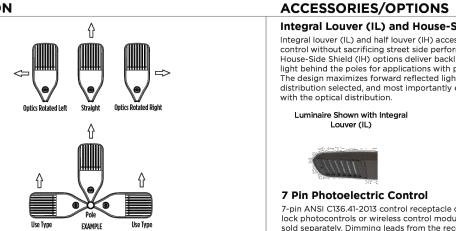
- 3. Control device or shorting cap must be ordered separately. See Accessory Ordering Information. 4. Motion sensors are field configurable via the LSI app that can be downloaded from your smartphone's native app store
- Accessories are shipped separately and field installed.
- Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatability. 8. ALSC, ALB, and IMSBT not available with 30L HV.
- LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 (513) 372-3200 www.lsicorp.com

Mirada Small Area Light (MRS)

Have questions? Call us at (800) 436-7800 **ACCESSORIES** Back to Quick Links

MOUNTING ACCESSORIES			SHIE	ELDING, POLES & MISC. ACCESSORIES	
	Universal Mounting Bracket Mounts to ≥ 3" square or round (tapered/straight) poles with (2) mounting hole spaces between 3.5" to 5" Part Number: BKA UMB CLR			Integral Louver Field Install Integral Louver provides maximum backlight control by shiedling each individual row of LEDS Part Number: 763445	
Side Arm	Ouick Mount Plate True one person installation to existing/new contruction poles with hole spaces beteen 2.4 to 4.6" Part Number: BKS PQM B3B5 XX CLR			Integral Half Louver Field Install Integral Half Louver provides great backlight control without impacting front side distribution. Part Number: 763446	
	15° Tilt Quick Mount Plate True one person installation to existing/new contruction poles with hole spaces beteen 2.4 to 4.6" Part Number: BKS PQ15 B3B5 XX CLR			External Shield External shield blocks view of light source from anyside of luminaire, additional shielding configurations available Part Number: 783607BLK (3") / 776538BLK (6")	
	Adjustable Slipfitter Mounts onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon and provides 180° of tilt (max 45° above horizontal) Part Number: BKA ASF CLR			Square Poles 14 - 39' steel and aluminum poles in 4", 5" and 6" sizes for retrofit and new construction Part Number: 4\$0/5\$0/6\$0	
on / Slipfitter	Square Tenon Top Mounts onto a 2" (51mm) IP, 2.375" (60mm) 0.D. tenon and allows for mounting up to 4 luminaires Part Number: BKA XNM *	Poles	Round Poles 10 - 30' steel and aluminum poles in 4" and 5" sizes for retrofit and new construction Part Number: 4RP/SRP		
	Square Internal Slipfitter Mounts inside 4" or 5" square pole and allows for mounting up to 4 lumianires Part Number: BKA X_ISF * CLR			Tapered Poles 20' - 39' steel and aluminum poles for retrofit and new construction Part Number: RTP	
Wall Mount/ Wood Pole	Wall Mount Bracket Mounts onto vertical wall surface (hardware/anchors not included) Part Number: BKS XBO WM CLR		Misc	Bird Spikes 10' linear bird spike (2' recommended per luminaire) silcone adhesive (covers approximately 25' linear fee of bird spike) and application tool Spike Part Number: 751631 Adhesive Part Number: 751632 Caulk Gun Part Number: 751636	
Wall Mount	Wood Pole Bracket Mounts onto wooden poles (6" minimum OD, hardware/anchors not inlcuded) Part Number: BKS XBO WP CLR		Repla	ace XX with: SQ for square pole or RD for round pole (≥3" 0D)	

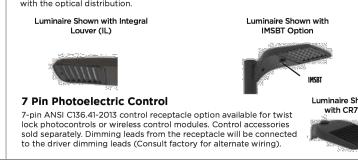
OPTICS ROTATION



Integral Louver (IL) and House-Side Shield (IH) Integral louver (IL) and half louver (IH) accessory shields available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (IL) and Integral House-Side Shield (IH) 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

Replace * with S (Single), D180 (Double @180°), D90 (Double @90°), T90 (Triple), Q90 (Quad)

Replace _ with 4 (4" square pole) or 5 (5" square pole)



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(atalog #: _4SQB3-S11G-22.5'-S-BRZ-4BC

SPEC.1046.B.1122

Type: S POLE

Page 3/10 Rev. 10/23/24

Steel Poles Square Straight





Configurations Dimensions EPA

Project: GATEWAY PROJECT

FEATURES & SPECIFICATIONS

Pole Shaft • Straight poles are 4", 5", or 6" square.

- Grade C steel tubing with a minimum yield strength of 50,000 psi.
- On Tenon Mount steel poles, tenon is 2-3/8" O.D. high-strength pipe. Tenon is 4-3/4" in length.

Pole shaft is electro-welded ASTM-A500

Hand-Hole

36,000 psi.

- Standard hand-hole location is 12" above pole base. Poles 22' and above have a 3x6 reinforced
- hand hole. • Pole base is ASTM-A36 hot-rolled steel

Two-piece square base cover is optional. **Anchor Bolts**

 Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are

plate with a minimum yield strength of

 Anchor Bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 PSI.

Ground Lug • Ground lug is standard.

- **Duplex Receptacle** Weatherproof duplex receptacle is
- **Ground Fault Circuit Interrupter**

Self-testing Ground fault circuit interrupter is optional.

- Protection System and a 5-year limited warrantv:
- When the top-of-the line DuraGrip Plus to the DuraGrip Protection System, a of the pole interior sealing and further
- Select bracket configuration if required Determine EPA value from luminaire/ bracket EPA chart

- value of luminaire/bracket EPA

- Every pole is provided with the DuraGrip
- Protection System is selected, in addition non-porous, automotive-grade corrosion coating is applied to the lower portion protecting it from corrosion. This option extends the limited warranty to 7 years.

Determining The Luminaire/Pole Combination For Your Application:

- Select luminaire from luminaire ordering

Select Pole Height

- · Select MPH to match wind speed in the application area (See windspeed maps) Confirm pole EPA equal to or exceeding
- Consult factory for special wind load requirements and banner brackets.

Pole Vibration Damper

- A pole vibration damper is recommended in open terrain areas of the country where low steady state winds are common.
- Non-tapered poles and lightly loaded poles are more susceptible to destructive vibration if a damper is not installed.

 UL Listed • BAA/TAA Compliant

BOLT PROJECTION AS REQUIRED BY LIGHTING STANDARD MANUFACTURER — FINISHED GRADE CADWELD -6'-0" MINIMUM ³₄" x 10'-0" CLASS A-3 -COPPERWELD GROUND ROD AT EACH BASE EACH WAY TOGETHER 1. POLE FOUNDATIONS TO BE SET-BACK FROM CURB AT LEAST 3'-0". 2. REFER TO NEC 410.15 FOR BONDING, GROUNDING AND OTHER CODES REGARDING LIGHTING POLE INSTALLATIONS.

SCHEMATIC

3. SEE SPECIFICATIONS FOR MORE INFORMATION ON POLE MOUNTED LUMINAIRE AND 4. CYLINDER TYPE CONCRETE BASE ABOVE AND BELOW GRADE.

PARKING LOT LIGHTING STANDARD POLE FOUNDATION

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

> 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

-ANCHOR BOLTS PER ANCHOR BOLTS PER MANUFACTURER'S MANUFACTURER'S INSTRUCTIONS INSTRUCTIONS SECTION-A #6 AWG UF WIRE ANCHOR BOLTS LIGHTING STANDARD -(ATTACH TO REBAR) ∠2" CHAMFER FINISHED GRADE SCHEDULE 40 PVC CONDUIT CONCRETE #4 BARS AT 6" ON CENTER AND (TYPICAL) TIED

ESIGN BY: Steve King CHECKED BY: Jeff Staub DRAWING SCALE: N/A

SHEET

ATE: 11/21/2024

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Page 2/10 Rev. 10/23/24 SPEC.1046.B.1122 LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • (513) 372-3200 • www.lsicorp.co

Thomas Harris & Co., Inc. 8505 Bell Creek Road, Suite B Mechanicsville, VA 23116

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TO EQUAL DESIGNED MOUNTING HEIGHT.

JOB #:240654



THE HANSON COMPANY

CHENT ISSUE:

NO. DATE DESCRIPTION BY
1 2024.08.09 SUP - REVIEW
2 2001 NORTH COMBARDY STREET

RICHMOND, VIRGINIA 23220

CMH
2 2025.03.10 SUP - RESUBMIT CMH

PRINCIPAL IN CHARGE:
PROJECT ARCHITECT:
DRAWN BY:

SHEET TITLE:

FLOOR PLAN - LEVEL
1 (STREET)

SHEET NO.

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

ARCHITECTURE INTERIORS URBAN DESIGN

> CONSULTANT LOGO PLACED HERE

> > ATEWAY NORTH PROJECT

CLIENT LOGO

SHEET ISSUE:

NO. DATE DESCRIPTION

1 2024.08.09 SUP - REVIEW

2 2025.03.10 SUP - RESUBMIT

PRINCIPAL IN CHARGE: PROJECT ARCHITECT: DRAWN BY:

FLOOR PLAN - LEVELS 2, 3 & 4

MRT CMH MO / LW

SHEET NO.

A102

A1 FLOOR PLAN - LEVELS 2, 3 & 4
A102 3/32" = 1'-0"





GATEWAY NORTH PROJECT

SHEET ISSUE:

NO. DATE DESCRIPTION BY

1 2024.08.09 SUP - REVIEW CMH

2 2025.03.10 SUP - RESUBMIT CMH

CLIENT LOGO

PRINCIPAL IN CHARGE:
PROJECT ARCHITECT:
DRAWN BY:
SHEET TITLE:

MRT CMH MO / LW

ROOF PLAN

A104

SHEET NO.

A200 3/32" = 1'-0"







GATEWAY NORTH PROJECT
2201 NORTH LOMBARDY STREET

PRINCIPAL IN CHARGE:
PROJECT ARCHITECT:
DRAWN BY:
SHEET TITLE:
ELEVATIONS

SHEET ISSUE:

NO. DATE DESCRIPTION BY

SHEET NO.

MRT CMH Author

PROJ. NO. 2014

A200



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

² **ELEVATION D**

A201 3/32" = 1'-0"



GATEWAY NORTH PROJECT

2201 NORTH LOMBARDY STREET

NO. DATE DESCRIPTION BY

PRINCIPAL IN CHARGE:
PROJECT ARCHITECT:
DRAWN BY:
SHEET TITLE:
ELEVATIONS

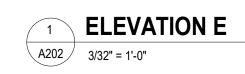
MRT CMH Author

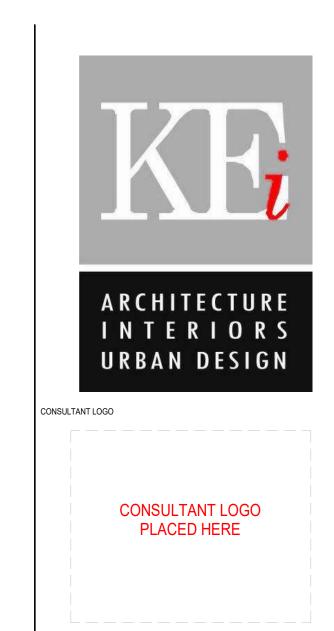
PROJ. NO. 2014

SHEET ISSUE:

SHEET NO.

A201





GATEWAY NORTH PROJECT

CLIENT LOGO

SHEET ISSUE:

NO. DATE DESCRIPTION BY

PRINCIPAL IN CHARGE:
PROJECT ARCHITECT:
DRAWN BY:
SHEET TITLE:
ELEVATIONS

SHEET NO. PRO

MRT CMH Author

1202















GATEWAY NORTH - 2201 NORTH LOMBARDY STREET













	Parcel L	ine 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 \underline{X} AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL # $\underline{5101290029D}$, EFFECTIVE DATE: $\underline{4/2/2009}$.

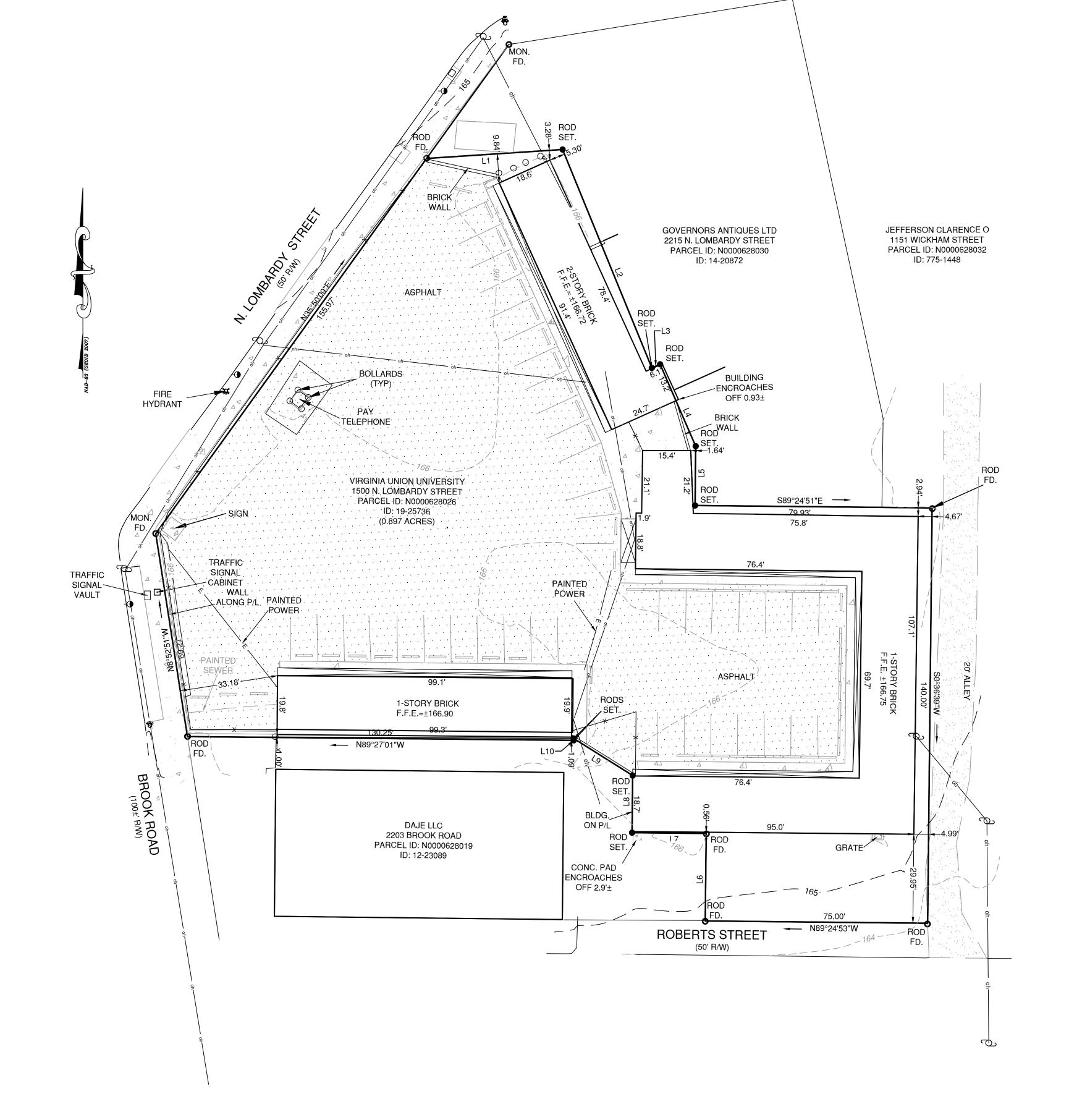
THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD OR OTHER PERTINENT FACTS THAT A CURRENT TITLE REPORT MIGHT IDENTIFY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

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.

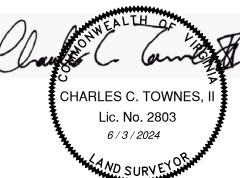
NOTE: • COMPUTED POINT, NO ROD FOUND OR SET.

<u>NOTE</u>: ALL DISTANCES SHOWN ARE IN US SURVEY FEET



	LEGEND							
*	FIRE HYDRANT	-	SIGN					
₩	WATER METER	0	# OF PARKING SPACES					
₩	WATER VALVE		BUMPER BLOCK					
\bowtie	GAS VALVE	6	SEWER MANHOLE					
✡	LIGHT POLE	β	POWER POLE					
	CONCRETE	0	GUY POLE/WIRE					
	GRAVEL	×	WOODEN FENCE					
	ASPHALT	۰	BOLLARD					
\triangle	TELEPHONE PEDESTAL							

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



PLAT SHOWING
PHYSICAL IMPROVEMENTS

2201 N. LOMBARDY STREET FOR

THE HANDON COMPANY, LLC CITY OF RICHMOND, VIRGINIA



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

SCALE: 1"= 20'

20 0 10 20 40

1 inch = 20 feet

ATTN: TARVARIS MCCOY CHECKED BY:_____



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

