

INTRODUCED: September 8, 2025

AN ORDINANCE No. 2025-216

To authorize the special use of the properties known as 600 Decatur Street, 602 Decatur Street, 604 Decatur Street, 606 Decatur Street, 608 Decatur Street, 610 Decatur Street, 612 Decatur Street, 614 Decatur Street, 616 Decatur Street, 620 Decatur Street, 622 Decatur Street, 624 Decatur Street, 626 Decatur Street, 628 Decatur Street, 630 Decatur Street, 632 Decatur Street, 634 Decatur Street, 110 East 7th Street, 112 East 7th Street, 114 East 7th Street, 116 East 7th Street, 118 East 7th Street, 120 East 7th Street, 110 Manchester Mews, 111 Manchester Mews, 112 Manchester Mews, 113 Manchester Mews, 114 Manchester Mews, 115 Manchester Mews, 116 Manchester Mews, 117 Manchester Mews, 118 Manchester Mews, 119 Manchester Mews, 120 Manchester Mews, 121 Manchester Mews, 111 East 6th Street, 113 East 6th Street, 115 East 6th Street, 117 East 6th Street, 119 East 6th Street, and 121 East 6th Street, for the purpose of up to 40 single-family attached dwellings, 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 properties known as 600 Decatur Street, 602 Decatur Street, 604 Decatur Street, 606 Decatur Street, 608 Decatur Street, 610 Decatur Street, 612 Decatur Street, 614 Decatur Street, 616 Decatur Street, 620 Decatur Street, 622 Decatur Street, 624 Decatur Street, 626 Decatur Street, 628 Decatur Street, 630 Decatur Street, 632 Decatur Street, 634 Decatur Street, 110 East 7th Street, 112 East 7th Street, 114 East 7th Street, 116 East 7th Street, 118 East 7th Street,

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: OCT 14 2025 REJECTED: _____ STRICKEN: _____

120 East 7th Street, 110 Manchester Mews, 111 Manchester Mews, 112 Manchester Mews, 113 Manchester Mews, 114 Manchester Mews, 115 Manchester Mews, 116 Manchester Mews, 117 Manchester Mews, 118 Manchester Mews, 119 Manchester Mews, 120 Manchester Mews, 121 Manchester Mews, 111 East 6th Street, 113 East 6th Street, 115 East 6th Street, 117 East 6th Street, 119 East 6th Street, and 121 East 6th Street, which are situated in a B-4 Central Business District, desires to use such properties for the purpose of up to 40 single-family attached dwellings, which use, among other things, is not currently allowed by sections 30-440.1, concerning permitted principal and accessory uses, and 30-440.5, concerning floor area and usable open space, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not 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 properties known as 600 Decatur Street, 602 Decatur Street, 604 Decatur Street, 606 Decatur Street, 608 Decatur Street, 610 Decatur Street, 612 Decatur Street, 614 Decatur Street, 616 Decatur Street, 620 Decatur Street, 622 Decatur Street, 624 Decatur Street, 626 Decatur Street, 628 Decatur Street, 630 Decatur Street, 632 Decatur Street, 634 Decatur Street, 110 East 7th Street, 112 East 7th Street, 114 East 7th Street, 116 East 7th Street, 118 East 7th Street, 120 East 7th Street, 110 Manchester Mews, 111 Manchester Mews, 112 Manchester Mews, 113 Manchester Mews, 114 Manchester Mews, 115 Manchester Mews, 116 Manchester Mews, 117 Manchester Mews, 118 Manchester Mews, 119 Manchester Mews, 120 Manchester Mews, 121 Manchester Mews, 111 East 6th Street, 113 East

6th Street, 115 East 6th Street, 117 East 6th Street, 119 East 6th Street, and 121 East 6th Street, and identified as Tax Parcel Nos. S000-0110/034, S000-0110/033, S000-0110/032, S000-0110/031, S000-0110/030, S000-0110/029, S000-0110/028, S000-0110/027, S000-0110/003, S000-0110/026, S000-0110/025, S000-0110/024, S000-0110/023, S000-0110/022, S000-0110/021, S000-0110/020, S000-0110/019, S000-0110/035, S000-0110/036, S000-0110/037, S000-0110/038, S000-0110/039, S000-0110/040, S000-0110/047, S000-0110/041, S000-0110/048, S000-0110/042, S000-0110/049, S000-0110/043, S000-0110/050, S000-0110/044, S000-0110/051, S000-0110/045, S000-0110/052, S000-0110/046, S000-0110/053, S000-0110/054, S000-0110/055, S000-0110/056, S000-0110/057, and S000-0110/058, respectively, in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Manchester Square Section 1, City of Richmond, Virginia,” prepared by Shadrach & Associates LLC, and dated April 5, 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 up to forty single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Manchester Square Section 1, City of Richmond, Virginia,” prepared by Shadrach & Associates LLC, and dated April 5, 2024, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

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

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

(a) The Special Use of the Property shall be as up to forty single-family attached dwellings, substantially as shown on the Plans.

(b) All mechanical equipment, including heating, ventilation, and air conditioning units 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) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe, and shall comply with all other laws, ordinances, rules, and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of

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

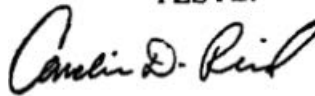
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

A TRUE COPY:

TESTE:

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

City Clerk

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: July 1, 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: Odie Donald, Chief Administrative Officer

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 600 Decatur Street, for the purpose of up to 40 single-family attached, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit to authorize the construction of up to 40 single-family attached dwellings. Single-family dwellings in tandem with community buildings are permitted uses in the B-4 Central Business District where the property is located. The proposal calls for the waiver of the community building requirement.

BACKGROUND: The properties collectively identified as 600 Decatur Street is bounded by East 7th Street to the southwest and East 6th Street to the northeast, and an alley along the southeast property lines. The subject area consists of 40 parcels as well as interior access alleyways. The City's Richmond 300 Master Plan designates a future land use for the subject property as Destination Mixed Use, which is described 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." (p. 90)

Intensity: Buildings heights are generally a minimum of five stories. (p. 90)

The current zoning for this property is B-4 Central Business District. Adjacent properties are located in the B-6 Mixed-Use District and the B-7 Mixed Use District. The area is generally multifamily residential. The resulting density of the proposal is 40 units upon 1.71 acres, or approximately 23 units per acre.

COMMUNITY ENGAGEMENT: The Manchester Alliance was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$400 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.: None

ATTACHMENTS: Draft Ordinance, Authorization from Property Owner, Applicant's Report, Plans, Survey

STAFF: David Watson, Senior Planner, Land Use Administration (Room 511) 646-1036



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: _____

Tax Map #: _____ 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: _____

Existing Use: _____

Proposed Use

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

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)



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: 208 E Grace St APARTMENT NO/SUITE _____

APPLICANT'S NAME: Lory Markham EMAIL ADDRESS: lory@markhamplanning.com

BUSINESS NAME (IF APPLICABLE): Markham Planning

SUBJECT PROPERTY OR PROPERTIES: 600 Decatur St

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: Decatur Affair LLC

PROPERTY OWNER ADDRESS: 7 E 2ND ST, RICHMOND, VA 23224

PROPERTY OWNER EMAIL ADDRESS: rds @wvscompanies.com

PROPERTY OWNER PHONE NUMBER: (703) 965-7381

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.



March 13, 2025

Mr. Kevin Vonck, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219

RE: Applicant's Report for Special Use Permit Application at 600 Decatur Street

Dear Mr. Vonck,

Please accept this letter as the Applicant's Report for the Special Use Permit (SUP) application for the development site at 600 Decatur Street. With this application, Decatur Affair LLC, the property owner, is petitioning the City Council for a SUP to waive the requirement to provide community buildings as part of a development site for single-family attached dwellings. If approved, this SUP would authorize the construction of 40 single-family attached homes on the development site without community buildings.

Site

The subject properties are located along the south side of Decatur St between E 6th St and E 7th St in Richmond's Manchester neighborhood. The properties are 40 individual lots of records previously subdivided for the construction of single-family attached townhomes.

Zoning

The properties are zoned in the B-4 Central Business district. This purpose of this district is to define the urban center of the City of Richmond by promoting dense, transit-oriented development with greater building height than elsewhere in the region. The district regulations are intended to promote redevelopment, placemaking, and development of surface parking lots to create high-quality urban spaces.

A variety of commercial and residential uses are permitted in the B-4 district including single-family attached dwellings. A plan of development is required for the construction of more than ten dwelling units. Accordingly, a POD for the development site was approved in 2024.

Additionally, zoning regulations require a usable open space ratio of not less than 0.08 for newly construction dwellings. This required open space ratio may be calculated based on the areas of an entire development site. However, a development site, as defined by the Zoning Ordinance, must include open spaces, private streets, parking areas, community buildings and other uses, structures and areas owned or to be owned in common by owners of individual lots within the development.

Proposal

The project site meets the required usable open space ratio when the areas and open spaces of the entire site are considered. However, under strict interpretation of the zoning definition, the project site is not considered a development site since no community buildings are proposed. This SUP, if approved, would authorize the project site as a development site in order to meet the usable open space ratio requirement for the single-family attached townhomes. We believe that the addition of community buildings would not substantially benefit the residents of this townhome development and is unnecessary.

Master Plan

The City's Richmond 300 Master Plan recommends the subject properties for Downtown Mixed Use. features high-density development with office buildings, residential buildings, and a mix of complementary uses, including regional destinations in a highly walkable urban environment. Higher-density pedestrian- and transit-oriented development encouraged on vacant or underutilized sites. Historic buildings are adapted for new uses. Future development should be urban in form and may be of larger scale than existing context. Plazas and setbacks create an engaging street life. Many buildings are vertically mixed-use. Buildings typically have a minimum height of five stories.

City Charter Conditions

We trust that you will agree with us that this proposed SUP meets the City Charter criteria for the granting of SUPs as the project 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.

Thank you for your consideration of this application. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,



Lory Markham

Enclosures

Subdivision Certificate

The subdivision of land shown hereon, designated MANCHESTER SQUARE, SECTION 1, is with the free consent and in accordance with the desires of the undersigned owners, thereof. There is a Deed of Trust on this property. All streets, alleys and easements are of the width and extent shown hereon and are dedicated to the City of Richmond, Virginia free and unrestricted by any previous agreements or easements, except as noted on this plat as of the time of recordation. All easements are for surface and underground drainage and for underground and existing overhead utilities unless noted otherwise. All unrestricted easements are subject to the right of the City of Richmond, Virginia to establish alleys on said easements at a future time without cost of the property involved. The dedication of easements to the City includes the right to make reasonable use of the adjoining land for construction and maintenance of public facilities within the boundaries of the easements shown hereon. All dedications of land are subject to the right of the City of Richmond, Virginia to establish streets, alleys, or easements on such property at a future time without cost of the property involved.

IN WITNESS WHEREOF, the Owner and Trustee have affixed their signatures and seals as of this _____ day of _____, 20__.

[SIGNATURE] _____
[SIGNATURE]

[NAME] & [TITLE] (Owner: DECATUR AFFAIR, LLC) [NAME] & [TITLE] (Trustee: CITIZENS & FARMERS BANK)

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____, to wit:

I, _____, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that _____, who is known to me and whose name is signed to the foregoing Subdivision Certificate, personally appeared before me and has acknowledged the same before me in the jurisdiction aforesaid this _____ day of _____, 20__.

Notary Public
My Commission expires: _____
Registration No.: _____

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____, to wit:

I, _____, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that _____, who is known to me and whose name is signed to the foregoing Subdivision Certificate, personally appeared before me and has acknowledged the same before me in the jurisdiction aforesaid this _____ day of _____, 20__.

Notary Public
My Commission expires: _____
Registration No.: _____

APPROVED BY CITY OF RICHMOND

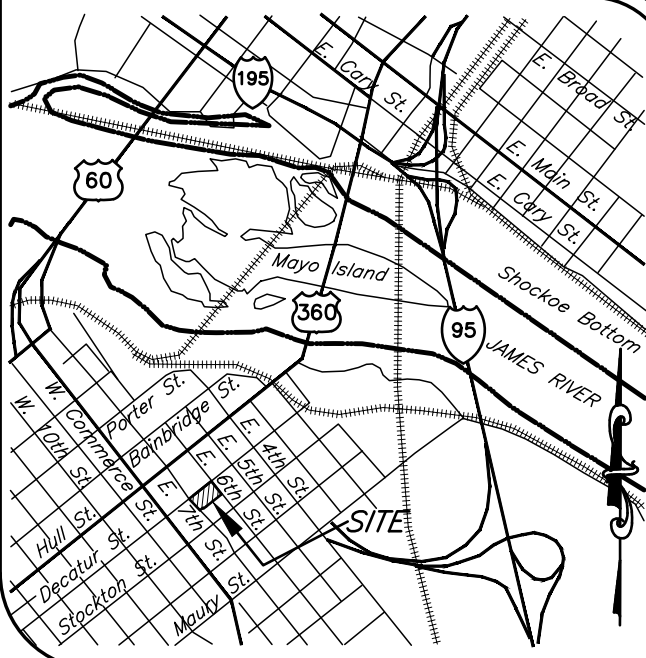
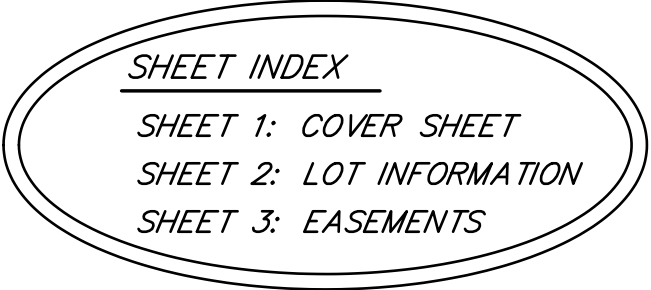
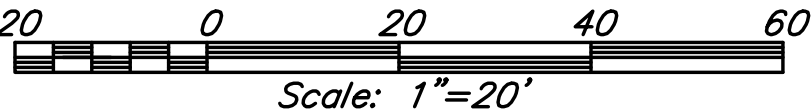
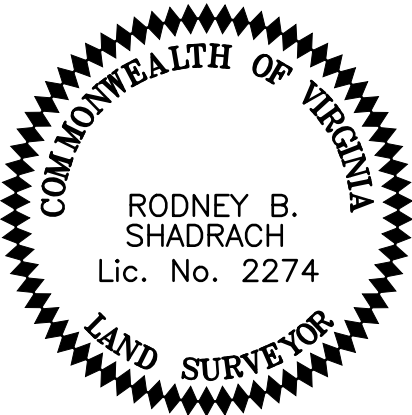
Notes:

1. Land use: Single Family Attached Residential
2. Zoning: B-4 (Central Business District)
3. Setbacks:
Front: None
Side: None
Rear: None
4. Address:
#610 Decatur Street
5. Parcel Number:
S000-0110/003
6. Water: Public - City of Richmond, VA
7. Sewer: Public - City of Richmond, VA
8. Drainage: Curb & Gutter
9. Public Utilities: Underground
10. Owner: Decatur Affair, LLC
11. Areas: Site Total: 42,672 square feet, 0.9796 Acres
In Lots: 31,841 square feet, 0.7310 Acres
In Common Areas: 10,831 square feet, 0.2486 Acres
12. Number of Lots: 40
Minimum Lot: 680 square feet
Average Lot: 796 square feet
Maximum Lot: 996 square feet
13. Property within the limits of this subdivision is not located in a Special Flood Hazard Area, per Map No. 510129-0039-E effective date July 16, 2014, but is located partially in Zone (X) Area with Reduced Flood Risk due to Levee & partially within Zone (X) Shaded 0.2% Annual Chance Flood Hazard, Area of 1% Annual chance of flood with depth less than one foot or with drainage areas of less than one square mile, as determined by National Flood Insurance Program, Federal Emergency Management Agency, Department of Housing and Urban Development.
14. Property within the limits of this subdivision does not contain wetlands.
15. Property within the limits of this subdivision is not located in Chesapeake Bay Preservation Areas. Neither RPA nor RMA boundaries exist on the property.
16. The property embraced within the limits of this subdivision is subject to a Declaration of Covenants, Conditions, and Restrictions recorded simultaneously with this plat.
17. 5/8" Iron rods to be set at all perimeter property and lot corners.
18. Horizontal Datum based upon NAD '83.

Surveyor's Certificate

To the best of my knowledge and belief all of the requirements as set forth in the ordinance for approving plats of subdivisions for recordation in the City of Richmond, Virginia, have been complied with. This plat represents and is based upon a field survey made under my supervision and direction. All monuments will be set within a year of recordation.

Rodney B. Shadrach, L.S.
Shadrach & Associates, LLC



Vicinity Map - Scale: 1"= 2000'

Source of Title

The property embraced within the limits of this is the same property conveyed to Decatur Affair, LLC from the following source:

By deed from Brulyn Corporation, a Virginia corporation, Bruce J. Ackman, Paul Ackman, Lynn J. Ackman a/k/a Lynn A. Burris, and Amy R. Ackman a/k/a Amy A. Goel dated December 2, 2021 and recorded December 7, 2021, in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia as Instrument No. 2021-34433.

Rodney B. Shadrach, L.S.
Shadrach & Associates, LLC

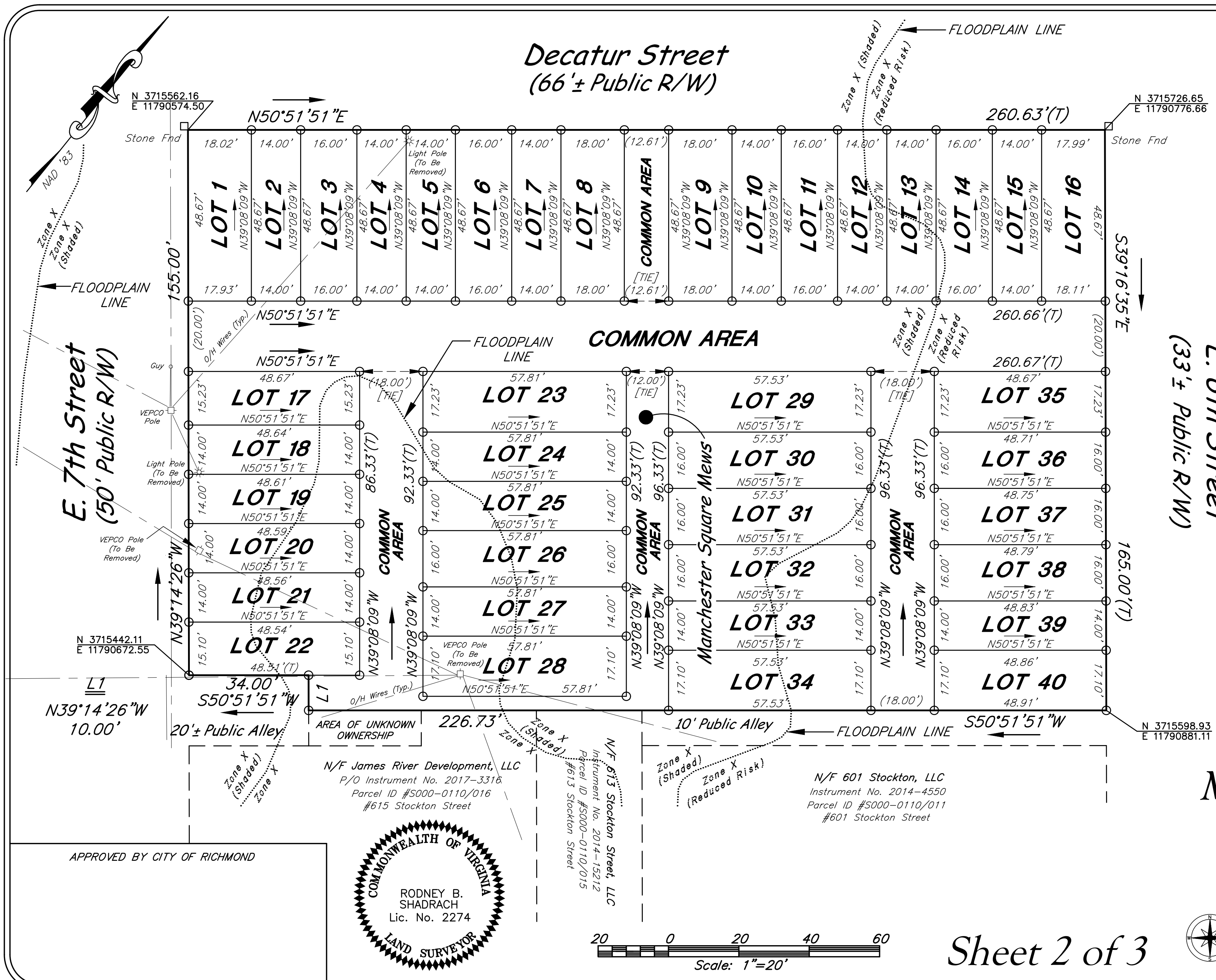
Manchester Square
Section 1

City of Richmond, Virginia
Date: April 5, 2024 Scale: 1"=20'



Shadrach & Associates LLC
LAND SURVEYING
430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236
Phone: (804)379-9300 • Fax: (804)379-9301

Sheet 1 of 3



LOT AREA TABLE		
LOT	SQ. FT.	ACRES
LOT 1	875	0.0201
LOT 2	681	0.0156
LOT 3	779	0.0179
LOT 4	681	0.0156
LOT 5	681	0.0156
LOT 6	779	0.0179
LOT 7	681	0.0156
LOT 8	876	0.0201
LOT 9	876	0.0201
LOT 10	681	0.0156
LOT 11	779	0.0179
LOT 12	681	0.0156
LOT 13	681	0.0156
LOT 14	779	0.0179
LOT 15	681	0.0156
LOT 16	878	0.0202
LOT 17	741	0.0170
LOT 18	681	0.0156
LOT 19	680	0.0156
LOT 20	680	0.0156
LOT 21	680	0.0156
LOT 22	733	0.0168
LOT 23	996	0.0229
LOT 24	809	0.0186
LOT 25	809	0.0186
LOT 26	925	0.0212
LOT 27	809	0.0186
LOT 28	989	0.0227
LOT 29	991	0.0228
LOT 30	920	0.0211
LOT 31	920	0.0211
LOT 32	920	0.0211
LOT 33	805	0.0185
LOT 34	984	0.0226
LOT 35	839	0.0193
LOT 36	780	0.0179
LOT 37	780	0.0179
LOT 38	781	0.0179
LOT 39	684	0.0157
LOT 40	836	0.0192

Manchester Square
Section 1

City of Richmond, Virginia
Date: April 5, 2024 Scale: 1"=20'

Shadrach & Associates LLC

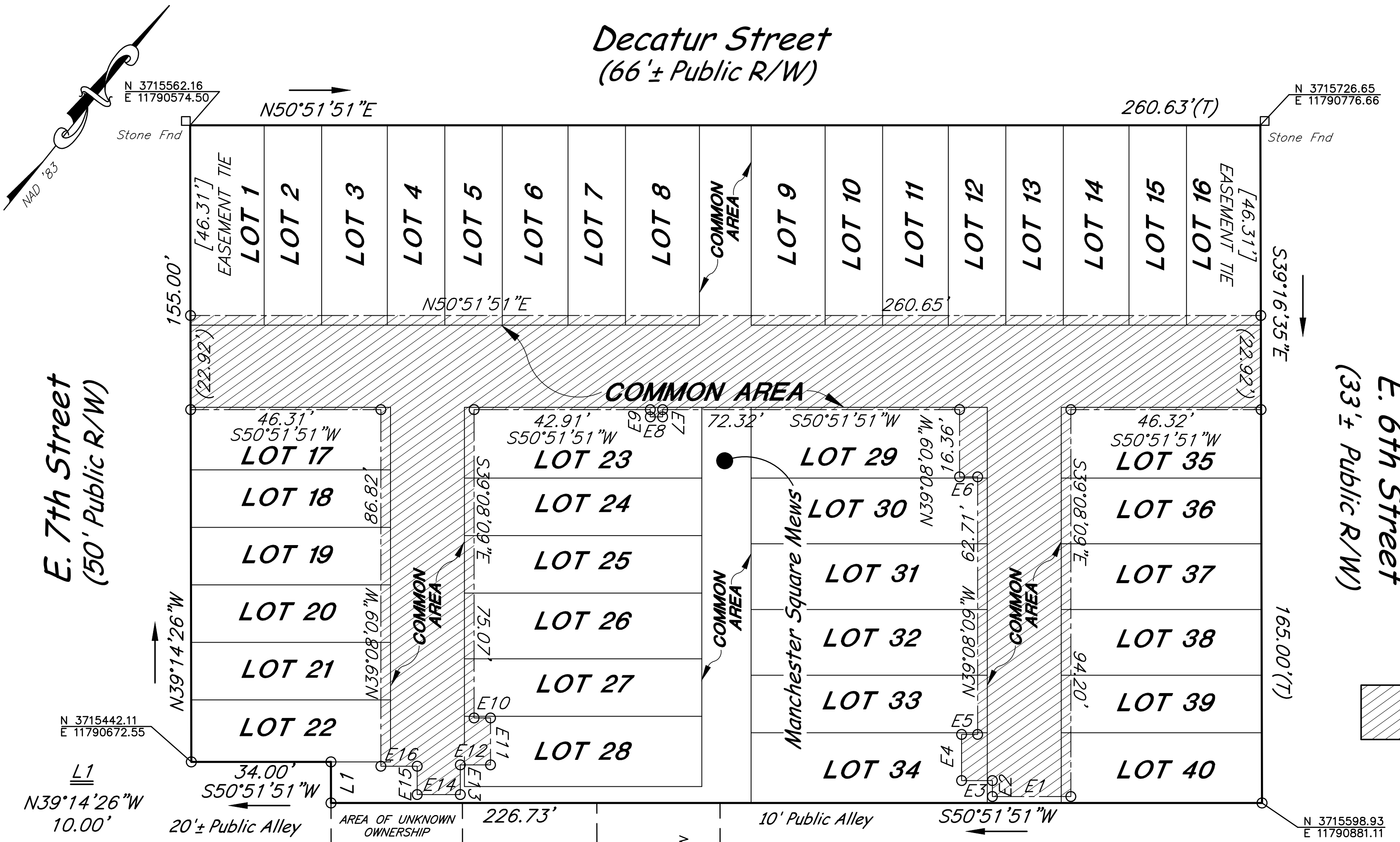
LAND SURVEYING

430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236
Phone: (804)379-9300 • Fax: (804)379-9301

Decatur Street
(66'± Public R/W)

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	S50°51'51"W	19.10'
E2	N39°08'09"W	3.88'
E3	S50°51'51"W	7.51'
E4	N39°08'09"W	11.24'
E5	N50°51'51"E	3.91'
E6	N39°08'09"W	10.70'
E7	S39°08'09"E	1.77'
E8	S50°51'51"W	3.00'
E9	N39°08'09"W	1.77'
E10	N50°51'51"E	4.00'
E11	S39°08'09"E	11.43'
E12	S50°51'51"W	7.35'
E13	S39°08'09"E	7.23'
E14	S50°51'51"W	10.51'
E15	N39°08'09"W	6.91'
E16	S50°51'51"W	8.85'



VARIABLE WIDTH EASEMENT
FOR PUBLIC UTILITIES &
ACCESS BY CITY FORCES
10,307 Sq. Ft.

E. 7th Street
(50'± Public R/W)

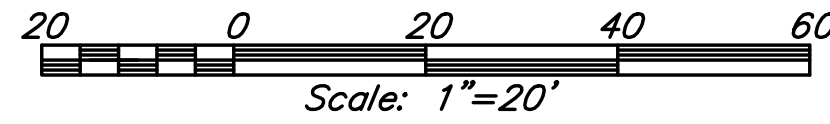
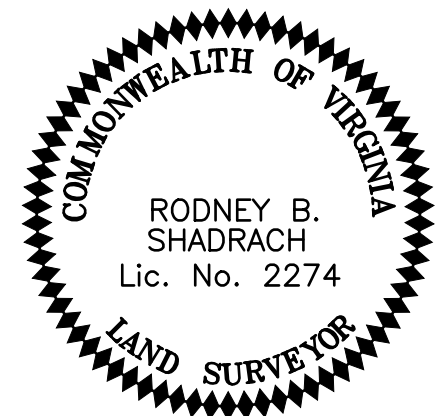
E. 6th Street
(33'± Public R/W)

N/F James River Development, LLC
P/O Instrument No. 2017-3316
Parcel ID #S000-0110/016
#615 Stockton Street

N/F 601 Stockton, LLC
Instrument No. 2014-4550
Parcel ID #S000-0110/011
#601 Stockton Street

N/F 613 Stockton Street, LLC
Instrument No. 2014-15212
Parcel ID #S000-0110/015
#613 Stockton Street

APPROVED BY CITY OF RICHMOND



Manchester Square
Section 1

City of Richmond, Virginia
Date: April 5, 2024 Scale: 1"=20'

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

Special Use Permit

LOCATION: 600 Decatur Street

APPLICANT: Markham Planning

COUNCIL DISTRICT: 6

PROPOSAL: To authorize the special use of the property known as 600 Decatur Street, for the purpose of up to 40 single-family attached, upon certain terms and conditions

*For questions, please contact David Watson
at 804-646-1036 or David.Watson@RVA.gov*

