

AMENDED AND RESTATED PROFFERED CONDITIONS

- Applicants:** Richmond Redevelopment And Housing Authority (“RRHA”) and Club 533, a Virginia corporation
- Property:** 25 Vacant parcels on N. 2nd Street and one parcel at 700 N. 3rd Street, Richmond, Virginia (collectively, the parcels shall be hereinafter referred to as the “Subject Property”)
- Project Name:** Jackson Place and Club 533
- Case No:** RZON-030930-2018
- Rezoning Request:** Conditional Rezoning from RF-53 Multifamily Residential to B-7 Mixed Use Business District
- Date:** May 24, 2018

RRHA and Club 533 (the property owners) pursuant to the Code of Virginia (1950 as amended) and the Zoning Ordinance of the City of Richmond, for themselves and their successors or assigns, proffer and agree the Subject Property will be developed according to the following proffers if, and only if, the rezoning request submitted herewith is granted with only those conditions agreed to by the owners. In the event this request is denied or approved with conditions not agreed to by the owners, the proffers shall immediately be null and void and of no further force or effect.

1. Prohibited Uses.

- a. The following uses shall not be permitted on the Subject Property:
- b. Auto service centers;
- c. Building materials and contractors’ sales and storage yards;
- d. Dry-cleaning or laundering establishments, except as accessory to other permitted uses (i.e., facilities that are part of a hotel);
- e. Funeral homes;
- f. Laundromats, except as accessory to multifamily housing and not prohibiting dry-cleaning pickup stations;
- g. Marinas;
- h. Breweries, excluding a microbrewery accessory to a restaurant;
- i. Manufacturing uses of under 15,000 square feet of area excluding small scale accessory manufacturing/warehousing/distribution establishments such as a coffee house that roasts coffee beans on premises and distributes roasted coffee beans therefrom;

- j. Wholesale, warehouse and distribution establishments excluding small scale accessory manufacturing/warehousing/distribution establishments such as a coffee house that roasts coffee beans on premises and distributes roasted coffee beans therefrom; and
- k. Uses permitted in the M-1 and M-2 districts and not otherwise listed as permitted uses in the B-7 Zoning District.

2. Compatibility.

Any development on the Property shall be generally contextual with buildings in the Jackson Ward neighborhood and its historical architecture and materials.

The developer of the Property shall be responsible for notifying in writing, of the submission of a site plan, to the last known President on file with the City Planning Department, of the Historic Jackson Ward Association, prior to or no later than fourteen (14) days after filing the plan. The developer shall provide a copy of the notification letter to the Planning Department.

SIGNATURES APPEAR ON FOLLOWING PAGES

**Signature Page to Amended and Restated Proffers for Conditional Rezoning Application
for Richmond Redevelopment and Housing Authority and Club 533, A Virginia
Corporation, dated May 24, 2018. Case No: RZON-030930-2018**

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY,
a political subdivision of the Commonwealth of Virginia

By: 

Name: Orlando Artze

Title: Interim Chief Executive Officer

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CLUB 533, a Virginia corporation

By: Carlton L. Boisseau, Jr. 5.29.18

Name: Carlton L. Boisseau, Jr.

Title: President

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