

INTRODUCED: April 8, 2024

AN ORDINANCE No. 2024-119

To authorize the special use of the property known as 3704 Lawson Street for the purpose of up to four two-family detached dwellings which may contain permanent supportive housing uses, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAY 13 2024 AT 6 P.M.

WHEREAS, the owner of the property known as 3704 Lawson Street, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of up to four two-family detached dwellings which may contain permanent supportive housing uses, which use, among other things, is not currently allowed by section 30-410.1, concerning permitted principal uses, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: MAY 13 2024 REJECTED: _____ STRICKEN: _____

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 3704 Lawson Street and identified as Tax Parcel No. S000-2905/010 in the 2024 records of the City Assessor, being more particularly shown on a survey entitled “Plat of Property Situated on the Southwest Corner of Lawson Street and E. 37th Street, City of Richmond, Virginia,” prepared by Steven B. Kent & Associates, PC, and dated September 10, 2020, 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 four two-family detached dwellings which may contain permanent supportive housing uses, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “3700-3706 Lawson St, Richmond, VA 23224,” prepared by ADO/Architecture Design Office, and dated July 12, 2023, and “3704 Lawson St., Mixed Used [sic] Development, City of Richmond, VA,” prepared by sekivsolutions, and dated November 3, 2023, 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 up to four two-family detached dwellings which may contain permanent supportive housing uses, substantially as shown on the Plans.

(b) No fewer than four on-site parking spaces shall be required for the Special Use, substantially as shown on the Plans.

(c) The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.

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

(e) Subject to the provisions of Chapter 30, Article VI, Division 15 of the Code of the City of Richmond (2020), as amended, all required supplemental materials that pertain to the permanent supportive housing uses shall be submitted at the time of application for a certificate of zoning compliance.

§ 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 new street trees along Lawson Street and East 37th 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.

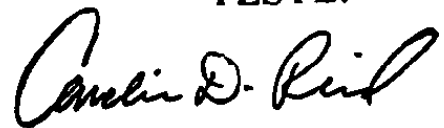
§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

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

APPROVED AS TO FORM:

CITY ATTORNEY'S OFFICE

**A TRUE COPY:
TESTE:**



City Clerk



City of Richmond

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

Master

File Number: Admin-2024-0031

File ID: Admin-2024-0031	Type: Request for Ordinance or Resolution	Status: Regular Agenda
Version: 1	Reference:	In Control: Planning Commission
Department: Richmond Dept of Planning & Development. Review	Cost:	File Created: 01/11/2024
Subject:	Final Action:	
Title:		

Internal Notes:

Code Sections:

Agenda Date: 04/08/2024

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Admin-2024-0031 - Application Documents,
Admin-2024-0031 - Ordinance AATF

Enactment Number:

Contact:

Introduction Date:

Drafter: jonathan.brown@richmondgov.com

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/19/2024	Matthew Ebinger	Approve	3/21/2024
1	2	3/19/2024	Kris Daniel-Thiem - FYI	Notified - FYI	
1	3	3/19/2024	Kevin Vonck	Approve	3/26/2024
1	4	3/19/2024	Alecia Blackwell - FYI	Notified - FYI	
1	5	3/20/2024	Sharon Ebert	Approve	3/21/2024
1	6	3/20/2024	Caitlin Sedano - FYI	Notified - FYI	
1	7	3/27/2024	Jeff Gray	Approve	3/22/2024
1	8	3/28/2024	Lincoln Saunders	Approve	3/29/2024
1	9	3/28/2024	Mayor Stoney	Approve	4/1/2024

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
-----------------------	---------------------	--------------	----------------	-----------------	------------------	-------------------------	----------------

Text of Legislative File Admin-2024-0031

City of Richmond
Intracity Correspondence

O&R Transmittal

DATE: March 19, 2024

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor

(This is no way reflects a recommendation on behalf of the Mayor)

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

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

RE: To authorize the special use of the property known as 3704 Lawson Street for the purpose of up to four two-family detached dwellings which may contain permanent supportive housing uses, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit for the purpose four, two-family detached, permanent supportive housing dwellings within an R-5 Single-Family Residential Zoning District. The proposed use is not currently permitted by section 30-410.1, concerning Permitted principal and accessory uses, of the Code of the City of Richmond, 2023. A Special Use Permit is there-fore required.

BACKGROUND: 3704 Lawson Street is currently an unimproved 15,840 sq. ft. (.36 acres) parcel of land. The property is located in the Swansboro West neighborhood, between 37th Street and the CSX Rail right-of-way. The City’s Richmond 300 Master Plan designates a future land use for the subject property as Community Mixed-Use which is defined as “Cluster of medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities and sometimes feature regional attractions.” Intensity: Buildings generally ranging from two to six stories, based on street widths and depending on the historic context and stepping down in height adjacent to

residential areas, as necessary. 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 R-5 Single-Family Residential Zoning District. Adjacent properties to the north, west, and northeast are located within the same M-1 District. To the east, the property is adjacent to a B-3 General Business District. The density of the proposed development, overall, is approximately 8 units upon .36 acres equaling 22 units per acre.

COMMUNITY ENGAGEMENT: The Swansboro West - Hull Street/Midlothian Civic Association was notified; additional public notification will take place upon adoption.

STRATEGIC INITIATIVES 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: April 8, 2024

CITY COUNCIL PUBLIC HEARING DATE: May 13, 2024

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, May 7, 2024

AFFECTED AGENCIES: Office of Chief Administrative Officer

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: 3704 Lawson Street Date: _____

Tax Map #: S0002905010 Fee: \$300

Total area of affected site in acres: 0.364

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

Zoning

Current Zoning: R-5

Existing Use: Vacant

Proposed Use

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

New construction of four (4) two-family detached dwellings

Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Will Gillette / Mark Baker

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: OBTAIN REAL ESTATE GROUP LLC

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: 3416 GARLAND AVE

City: RICHMOND State: VA Zip Code: 23222

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)

APPLICANT'S REPORT

May 26th, 2023

Revised: Feb 26th, 2024

Special Use Permit Request

3704 Lawson Street, Richmond, Virginia

Map Reference Numbers: S000-2905/010

Submitted to:

City of Richmond

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

Baker Development Resources

530 East Main Street, Suite 730

Richmond, Virginia 23219

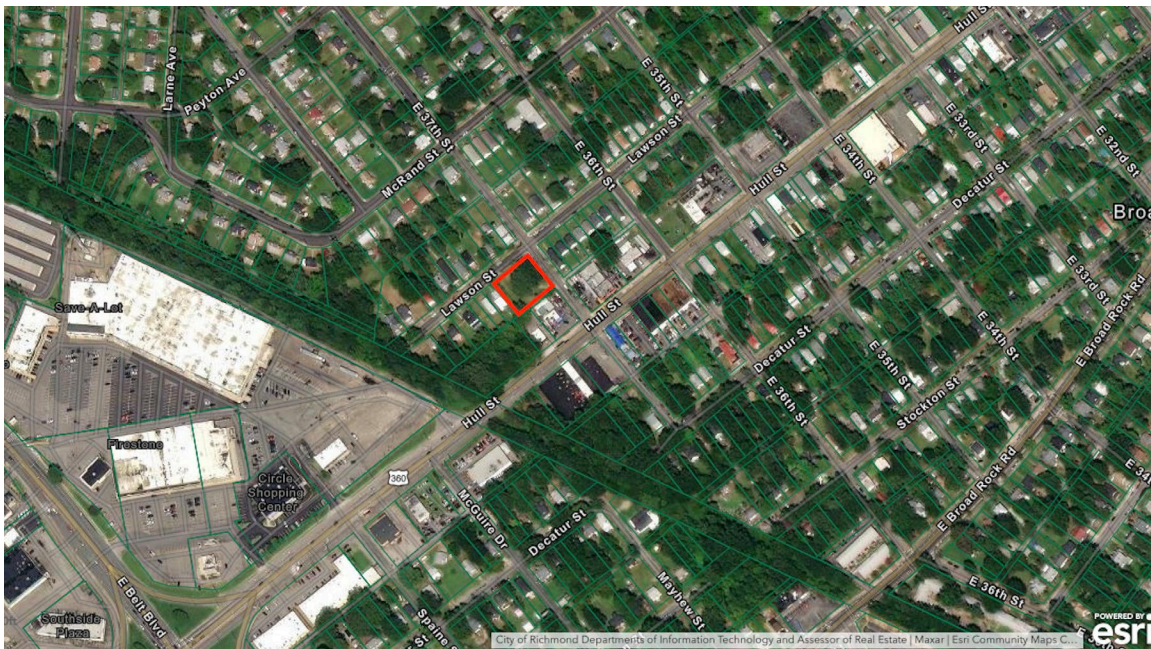
Introduction

The property owner is requesting a special use permit (the "SUP") for 3704 Lawson Street (the "Property"). The SUP will authorize the construction of four two-family detached dwellings on the currently vacant parcel. While the two-family use is a recommended use under the Richmond 300 Master Plan, it is not currently permitted by the underlying R-5 Single-Family Residential zoning district, and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located at the southern line of the intersections of Lawson and E 37th Streets and is referenced by the City Assessor as tax parcel S000-2905/010. The Property is roughly 132' wide by 120' in depth, contains approximately 15,840 square feet of lot area, and is currently vacant. Access is provided at the rear of the Property by means of an east-west alley.



The properties in the immediate vicinity are developed with a wide range of uses and building forms. To the south lies the Hull Street commercial corridor which is occupied with a mix of residential and commercial uses while to the north and east of the Property lie predominantly residential uses. The Southside Plaza shopping center is also located nearby to the south along Hull Street. Though many of the properties in the area have been developed, there are also still several vacant lots in the vicinity.

EXISTING ZONING

The Property and those to the north and west are zoned R-5 Single-Family Residential. To the south, including parcels immediately adjacent to the subject Property, are parcels zoned B-3 General Business along the Hull Street corridor. Also, to the south across the CSX right of way lie parcels zoned M-1 Light Industrial.

TRANSPORTATION

The Property is located a one-minute walk from the 'Hull + 37th' which serves the #1 bus line and provides high-frequency service south along Hull Street and north to downtown Richmond. Hull Street is also described as a "Major Mixed-Use Street" which are described as carrying "high volumes of vehicles, pedestrians, and bicycles" and "ideal locations for transit routes and transit stops."

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Community Mixed-Use" for the Property. The Master Plan describes this land use designation as "medium-density, walkable commercial and residential uses." Varying "building size [and] density" are described for this area with buildings ranging from two to six stories being recommended. Residential and institutional uses are specifically contemplated for this land use classification.

The Property is also located at the edge of the Southside Plaza National/Regional Priority Growth Node which is described as being "where the City is encouraging the most significant growth in population and development over the next 20 years."

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to "Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options."
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to "Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers."
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to "Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city."
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to "Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance."
- Page 159 (Thriving Environment Chapter) Objective 15.1 to "Reduce air pollution related to transportation."

- a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards.”

Proposal

PROJECT SUMMARY

The applicant is proposing to construct four two-family detached dwellings on the currently vacant parcel.

PURPOSE OF REQUEST

The Property owner is proposing to construct four new two-family detached dwellings. While the two-family use is a recommended use under the Richmond 300 Master Plan, it is not currently permitted by the underlying R-5 Single-Family Residential zoning district, and therefore, a SUP is required.

PROJECT DETAILS

The applicant is proposing to occupy the building as either a two-family detached dwelling or as permanent supportive housing as defined by the City of Richmond Code of Ordinances. The proposed two-family dwellings would each be 25' in width, 80 feet in depth, and two stories in height in roughly 3,504 square feet of finished floor area. The individual units would be configured as flats with the first floor containing three bedrooms and a kitchen living area. The second unit would consist of the second floor and would contain four bedrooms and a kitchen and living area. The units, which are compatible with the two-family use as described by the underlying zoning, have been designed to meet the needs of Serenity Counseling Services of Virginia, a licensed provider of mental and behavioral health services in Virginia.

The new dwellings would be clad in quality building materials including cementitious lap siding in order to ensure durability. A full-width front porch would engage the street and provide usable outdoor living space. One off-street parking space is provided for each unit.

In exchange for the SUP, the intent of this request is to ensure the development of high-quality infill dwellings. The overall project will be appropriately dense and efficient as contemplated by the Richmond 300 Master Plan. At the same time, it will remain respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP will guarantee a higher quality development and better neighborhood compatibility than might otherwise be guaranteed with a by right development.

Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed special use permit for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation on the existing street will create no congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The special use permit will not adversely affect the above referenced City services. To the contrary, the proposal will provide positive fiscal (tax) benefits that will enhance the City's ability to provide these services to the proposed development.

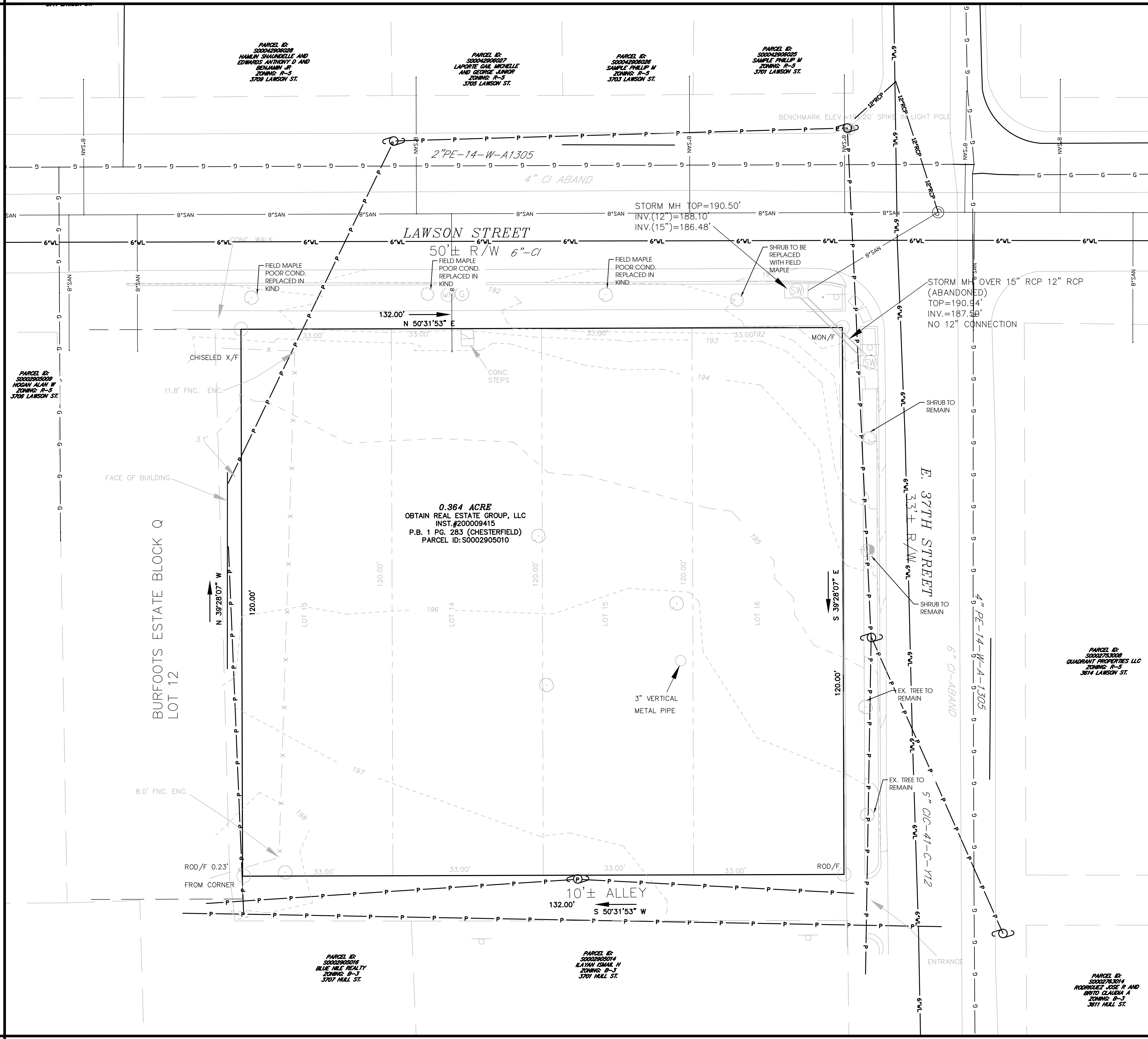
- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary we are enthusiastically seeking approval for the construction of the proposed two-family dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high-quality, infill residential development. The request offers compatibility with the City's Master Plan in terms of use. The proposed development would provide assistance and support to vulnerable

Richmonders and its location adjacent to high-frequency transit would allow residents convenient and consistent access to the City. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.



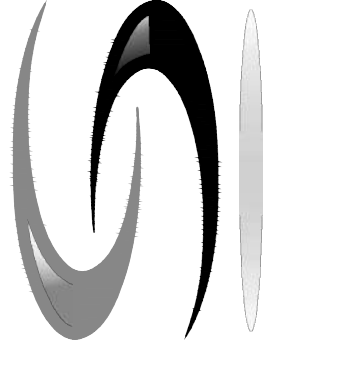
DEMOLITION NOTES:

1. A PRE-CONSTRUCTION CONFERENCE IS MANDATORY BEFORE ANY WORK IS DONE AT THE SITE. ARRANGE A MEETING WITH THE CONTRACTOR, OWNER, ENGINEER AND THE CITY INSPECTOR (OR AUTHORIZED REPRESENTATIVE). THE OWNER MUST GIVE THE CITY INSPECTOR 48 HOURS NOTIFICATION TO SCHEDULE AN ON-SITE PRE-CONSTRUCTION MEETING.
2. POST PERMITS ON SITE.
3. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND ALL UTILITY PROVIDERS INCLUDING BUT NOT LIMITED TO CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES (GAS, SEWER AND WATER), DOMINION ENERGY, AND CABLE, DATA, AND TELEPHONE PROVIDERS TO DISCONNECT ALL UTILITY SERVICES AT THE PROJECT SITE. ALL UTILITY DISCONNECTS ARE TO BE IN CONFORMANCE WITH CITY OF RICHMOND AND UTILITY PROVIDER STANDARDS.
4. REMOVE EXISTING SANITARY SEWER LATERALS TO REMAIN UP TO THE PROPERTY LINE AND INSTALL CLEANOUTS AT THE PROPERTY LINE FOR FUTURE TIE IN. BACKFILL ANY LATERAL TRENCHES WITH #57 STONE. REMOVE/ABANDON SEWER LATERALS TO BE REMOVED IN ACCORDANCE WITH DPU STANDARDS.
5. REMOVE ALL EXISTING WATER SERVICE LINES UP TO THE PROPERTY LINE. BACKFILL ANY WATER SERVICE LINES WITH #57 STONE. COORDINATE WITH CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES FOR REMOVAL OF METER BOX AND SERVICE IN RIGHT OF WAY.
6. DUST PRODUCING OPERATIONS SHALL BE WETTED DOWN TO THE EXTENT NECESSARY TO CONTROL THE DUST.
7. DEMOLITION SHALL INCLUDE COMPLETE BUILDING DEMOLITION INCLUDING BUT NOT LIMITED TO: FOOTINGS AND FOUNDATIONS, EXTERIOR IMPROVEMENTS SUCH AS SCREEN WALLS AND FENCING, STORAGE RACKS, DEBRIS, TRASH, AND CONSTRUCTION REMNANTS.
8. ANY UNDERGROUND TANKS ARE TO BE EXCAVATED AND REMOVED IN ACCORDANCE WITH ALL APPLICABLE ENVIRONMENTAL STANDARDS AND BACKFILLED WITH #57 STONE. THIS DEMOLITION PLAN IS AN ATTEMPT TO IDENTIFY ITEMS THAT ARE TO BE REMOVED BY THE CONTRACTOR BASED ON FIELD OBTAINED SURVEY INFORMATION AND SITE OBSERVATIONS. ITEMS THAT ARE NOT SPECIFICALLY IDENTIFIED ON THE PLAN BUT THAT EXIST ON THE SITE AND MUST BE REMOVED FOR FUTURE CONSTRUCTION ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
9. SITE IS TO BE LEFT CLEAN AND FREE OF CONSTRUCTION ACTIVITY OPERATIONS, VOIDS WHERE BUILDINGS WERE REMOVED ARE TO BE BACKFILLED WITH #57 STONE BY CONTRACTOR TO ESTABLISH A NON-EROSIVE GROUND COVER CONDITION.
10. ALLEY MUST BE CONSTRUCTED TO CITY OF RICHMOND STANDARDS TO ALLOW THIS SITE TO HAVE PROPER TRASH PICKUP AND THE POTENTIAL FOR OFF-STREET PARKING.
11. SIDEWALK ALONG LAWSON ST. SHALL BE REPLACED WITH 5' WIDE SIDEWALK ACROSS PROPERTY FRONTAGE.
- 12.
- 13.

ADDITIONAL DEMOLITION NOTES FOR POD

1. THE NOTES ABOVE ARE AS PROVIDED HEREIN AS REFERENCE AND SHOULD BE COMPLETED VIA THE DEMOLITION PERMIT. CONTRACTOR FOR BUILDING CONSTRUCTION MUST CONFIRM THE DEMOLITION AS NOTED ABOVE AND ON THIS PLAN HAS BEEN COMPLETED TO THEIR SATISFACTION SUCH THAT BUILDING CONSTRUCTION CAN COMMENCE. ANY ITEMS NOT DEMOLISHED SHALL BE IDENTIFIED TO THE OWNER IMMEDIATELY FOR THE COORDINATION OF THEIR REMOVAL.

seki solutions
 OPTIMIZING YOUR DEVELOPMENT WORLD
 14207 POND CHASE PLACE | MIDLOTHIAN, VA | 23113
 TELEPHONE NO. 804.938.8864 | www.sekivolutions.com



DATE : NOVEMBER 3, 2023

REVISION BLOCK	
DATE	DESCRIPTION

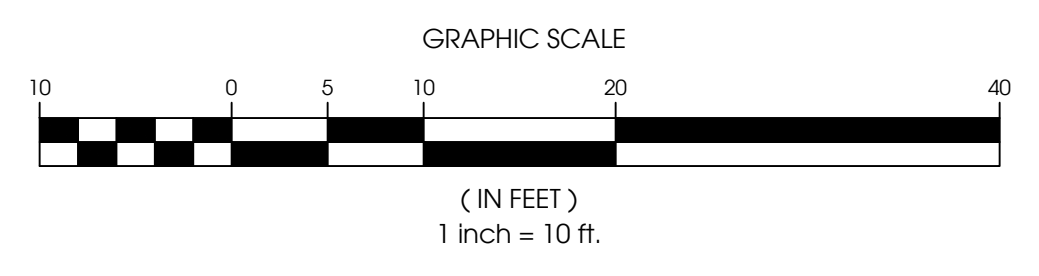
OBTAIN REAL ESTATE GROUP, LLC
 3416 GARLAND AVE
 RICHMOND, VA 23222
 ATTN: LEROY CHILES
 EMAIL: LEROYCHILES@MSN.COM
 PHONE: 804.931.1726

**3704 LAWSON ST.
 MIXED USED
 DEVELOPMENT**

CITY OF RICHMOND, VA

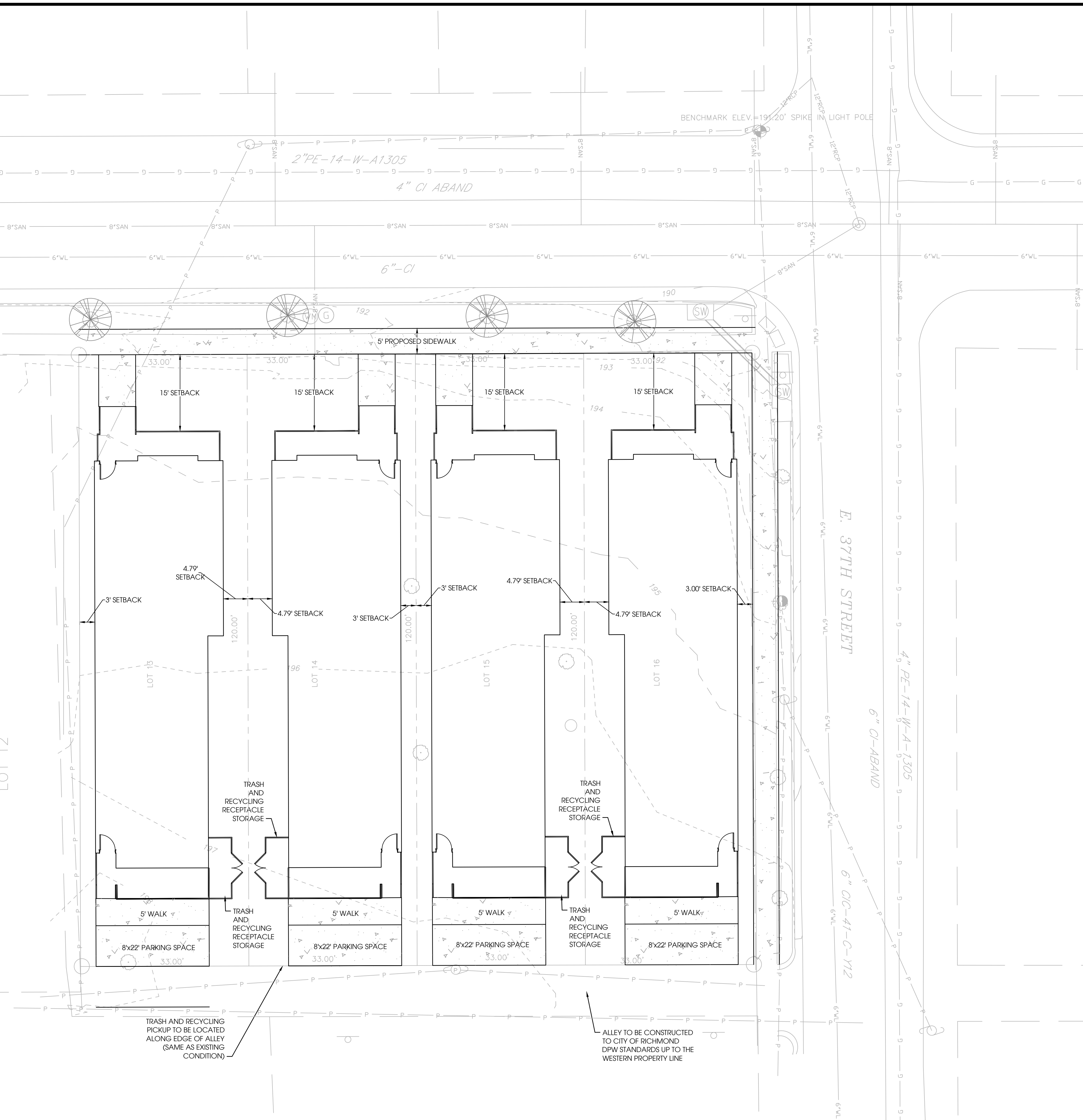
**EXISTING
 CONDITIONS AND
 DEMOLITION PLAN**

SHEET NO.
C-101



SCALE : AS SHOWN PROJECT NO. : 10709 PROJECT MANAGER : KEITH STANLEY QUALITY ASSURANCE : STIG OWENS

BURFOOTS ESTATE BLOCK Q
LOT 12



UTILITY NOTES AND MATERIAL SPECIFICATIONS

- GENERAL**
- CONTRACTOR MUST FIELD VERIFY THE ELEVATION AND LOCATION OF ALL EXISTING MANHOLES, GAS LINES, AND OTHER UTILITY LINES PRIOR TO CONSTRUCTION
 - SANITARY SEWER LATERAL AND MAIN EXTENSION IS TO BE INSTALLED BY THE CONTRACTOR. CONTRACTOR MUST APPLY FOR A WORK IN STREET PERMIT TO PERFORM INSTALLATION.
 - WATER SERVICE FROM THE MAIN UP TO AND INCLUDING THE METER BOX IS TO BE INSTALLED BY THE CITY OF RICHMOND. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING SERVICE FROM THE METER BOX TO THE BUILDING AS SHOWN ON PLAN IF THE EXISTING LATERAL DOES NOT MEET CURRENT DPU DIAMETER STANDARDS (MINIMUM 6") OR THE APPLICABLE PLUMBING CODE REQUIREMENTS. THE INSTALLATION OF A NEW LATERAL WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER
 - ALLEY MUST BE CONSTRUCTED TO CITY OF RICHMOND STANDARDS TO ALLOW THIS SITE TO HAVE PROPER TRASH PICKUP AND THE POTENTIAL FOR OFF-STREET PARKING.
 - SIDEWALK ALONG LAWSON ST. SHALL BE REPLACED WITH 5' WIDE SIDEWALK ACROSS PROPERTY FRONTAGE.
 - CONTRACTOR TO REPLACE ANY MISSING TREES.

- PUBLIC UTILITIES**
- ALL UTILITIES WITHIN PUBLIC RIGHT OF WAY ARE TO BE INSTALLED PER THE LATEST EDITION OF THE CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES AND DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS
 - THE CONTRACTOR MUST USE A MECHANICAL HOLE CUTTER WHEN TAPPING THE EXISTING SEWER MANHOLE AND THAT AN APPROVED SADDLE SHALL BE USED TO MAKE THE CONNECTION
 - SANITARY SEWER IN THE RIGHT OF WAY IS TO BE CONSTRUCTED OF EITHER CL51 DUCTILE IRON OR SDR-26 PVC
 - WATER MAIN INSTALLATIONS 3" AND LARGER ARE TO BE DUCTILE IRON OF THE THICKNESS CLASS PER THE BELOW TABLE:

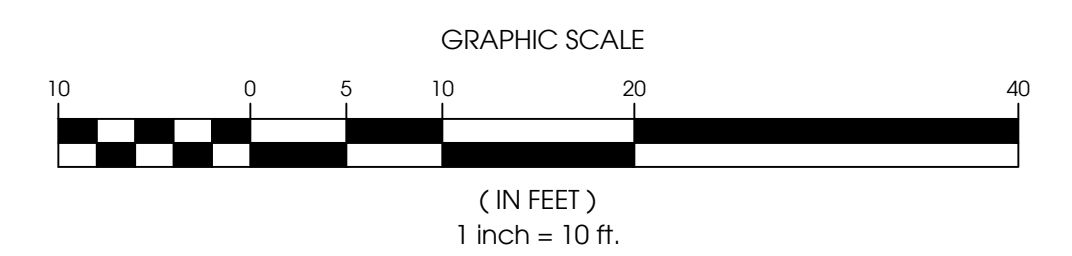
PIPE SIZE	THICKNESS CLASS
3"	51
4"	53
6"	54
8"	54
12"+	52

- WATER SERVICES 2" AND UNDER ARE TYPE K SOFT COPPER FOR BELOW GROUND INSTALLATION AND TYPE L HARD COPPER ABOVE GROUND. MATERIAL SHALL MEET ASTM B 88

- PRIVATE UTILITIES (I.E. ON PRIVATE PROPERTY AND/OR BEHIND THE METER BOX)**
- ALL SEWER FITTINGS AND PIPING MUST COMPLY WITH THE 2018 VERSION OF THE INTERNATIONAL PLUMBING CODE
 - ALL PRIVATE SEWER PIPE IS TO BE SCHEDULE 40 PVC COMPLYING WITH ASTM STANDARD D-2665
 - ALL PRIVATE SEWER FITTINGS ARE TO BE PVC COMPLYING WITH ASTM STANDARD D-3034
 - ALL PRIVATE WATERLINE FITTINGS AND PIPING MUST COMPLY WITH 2018 VERSION OF THE INTERNATIONAL PLUMBING CODE
 - ALL PRIVATE WATERLINE PIPE IS TO BE SCHEDULE 40 PVC COMPLYING WITH ASTM STANDARD D-1785
 - ALL PRIVATE WATERLINE FITTINGS ARE TO BE PVC COMPLYING WITH ASTM STANDARD D-2464

WATER AND FIRE SERVICE CONFIGURATION NOTE
(TO BE INSTALLED BY THE CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES)

- 8"x4" TAPPING SLEEVE AND VALVE
- ±20 LF 4" DI PIPE
- 2EA - 4"x4" MJ TEE
- 2EA - 4" GATE VALVE AND BOX
- 2EA - 4" MJ PLUG TAPPED 2"
- ±15 LF 2" COPPER PIPE
- 1EA - 1.5" WATER METER AND BOX -
- 1EA - 4" DETECTOR CHECK AND VAULT



sektivolutions
OPTIMIZING YOUR DEVELOPMENT WORLD
14207 POND CHASE PLACE | MIDLOTHIAN, VA | 23113
TELEPHONE NO. 804.938.8864 | www.sektivolutions.com

PROJECT NO. : 10709
SCALE : AS SHOWN
PROJECT MANAGER : KEITH STANLEY
QUALITY ASSURANCE : STIG OWENS

DATE : NOVEMBER 3, 2023

REVISION BLOCK	
DATE	DESCRIPTION

OBTAIN REAL ESTATE GROUP, LLC
3416 GARLAND AVE
RICHMOND, VA 23222
ATTN: LEROY CHILES
EMAIL: LEROYCHILES@MSN.COM
PHONE: 804.931.1726

**3704 LAWSON ST.
MIXED USED
DEVELOPMENT**

CITY OF RICHMOND, VA

**LAYOUT AND
UTILITY PLAN**

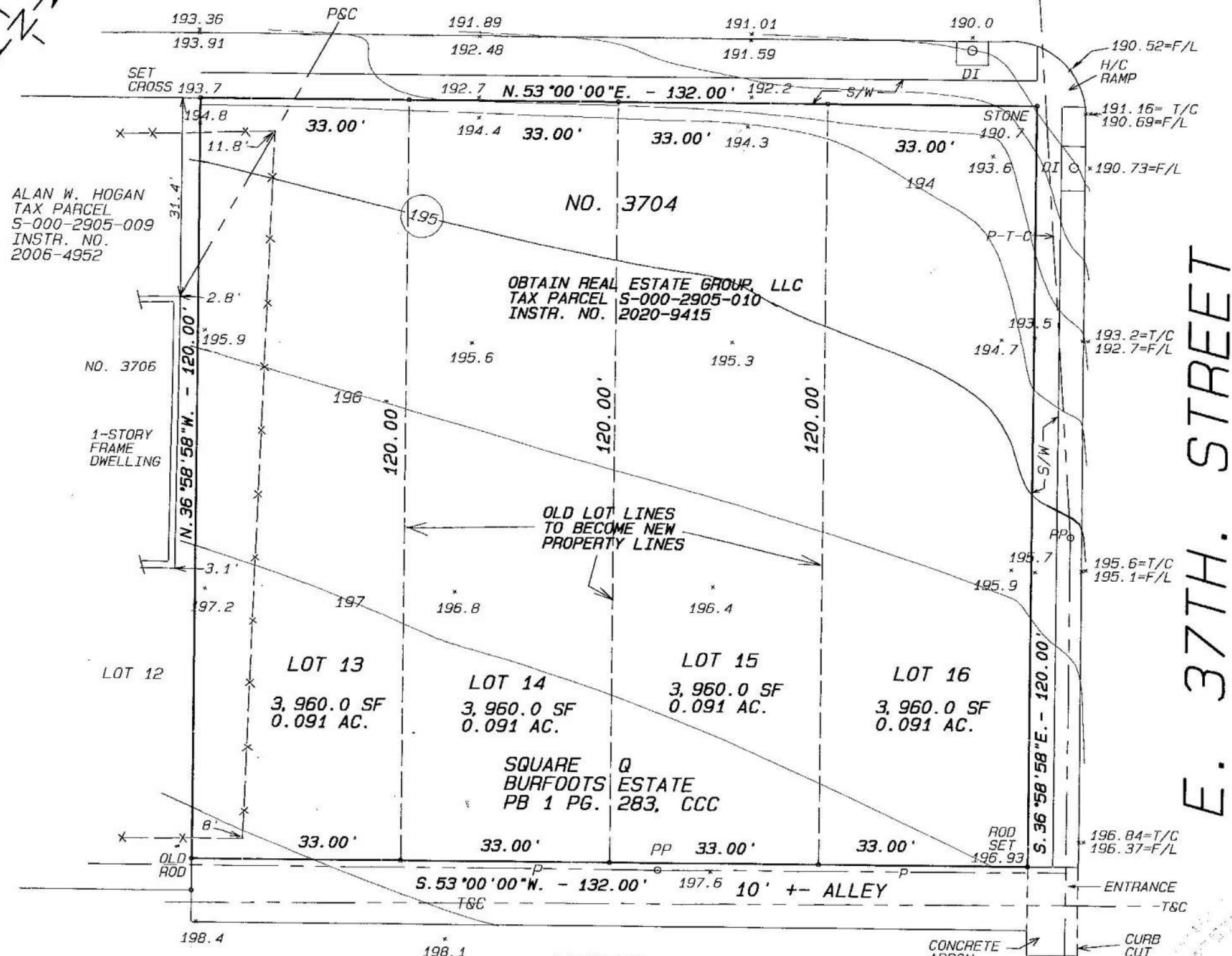
SHEET NO.
C-104

LAWSON STREET

SEWER
MH
TOP=190.73
⊙

NOTES

1. ELEVATIONS/CONTOURS SHOWN BASED ON TOP OF MANHOLE ELEVATION OF 190.73 TAKEN FROM CITY OF RICHMOND SEWER UTILITY MAP.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

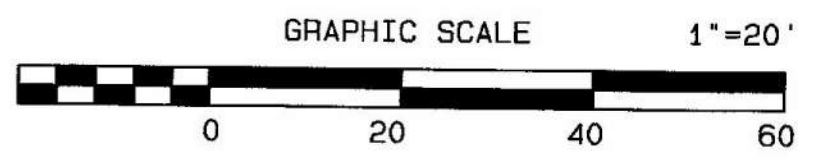


CERTIFICATION

THIS IS TO CERTIFY THAT WE MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON. THAT ALL IMPROVEMENTS AND VISIBLE EASEMENTS ARE SHOWN HEREON. THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES, OR FROM SUBJECT PREMISES, OTHER THAN SHOWN HEREON.

SBK
STEVEN B. KENT - LAND SURVEYOR
REGISTRATION NO. 1686
COMMONWEALTH OF VIRGINIA

PLAT OF PROPERTY SITUATED
ON THE SOUTHWEST CORNER
OF LAWSON STREET AND
E. 37 TH. STREET
CITY OF RICHMOND, VIRGINIA
SEPT. 10, 2020 SCALE: 1"=20'



9-10-2020

STEVEN B. KENT & ASSOCIATES, PC
LAND SURVEYORS
1521 BROOK ROAD
RICHMOND, VIRGINIA 23220
OFF. 804.643.6113
email: stevenkent85@verizon.net



PROJECT DESCRIPTION

NEW CONSTRUCTION, FOUR IDENTICAL DUPLEX BUILDINGS. PROJECT REQUIRES SPECIAL USE PERMISSION AND PROPERTY RECONFIGURATION.

CODE INFORMATION [TYPICAL FOR EACH]

APPLICABLE CODES:	2018 VIRGINIA RESIDENTIAL CODE (VRC)
CONSTRUCTION TYPE:	5-B
USE GROUP:	R-5
FIRE SUPPRESSION:	N/A

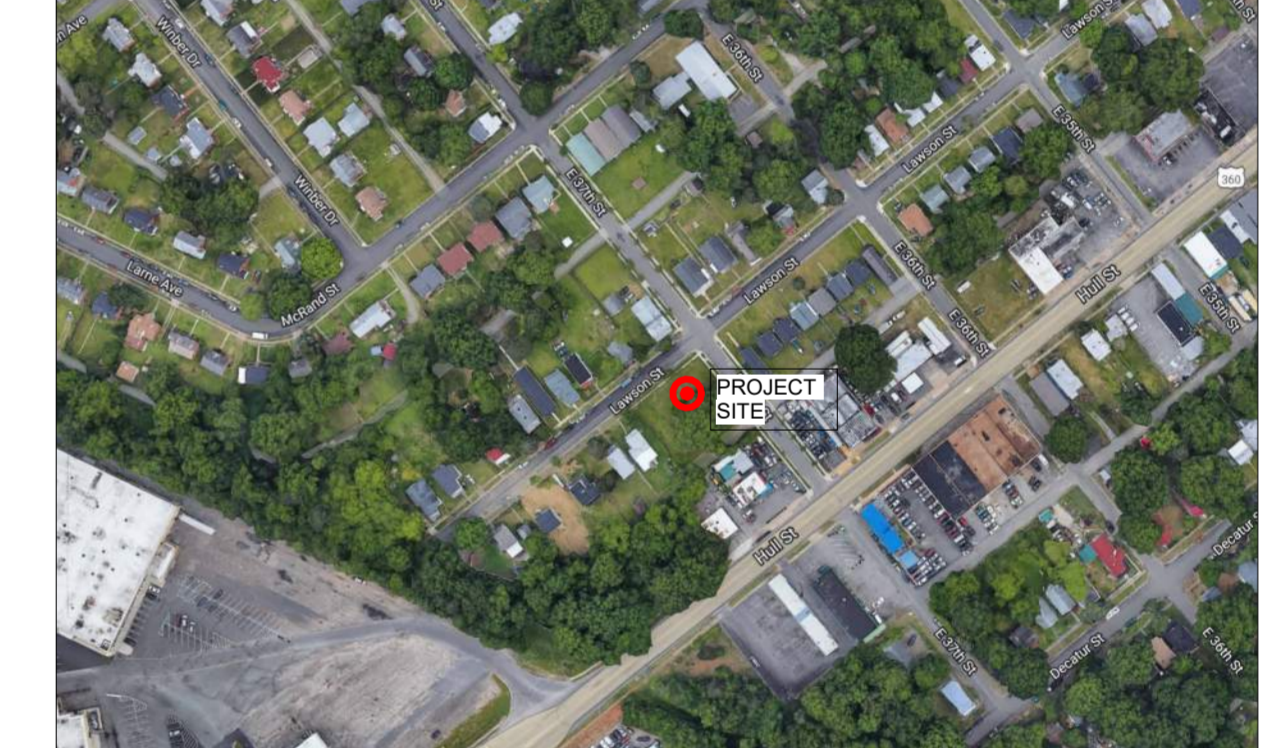
ALLOWABLE BUILDING AREAS:			
LEVEL	USE GROUP	ACTUAL AREA (SF)	ALLOWABLE AREA (SF) [PER VCC TABLE 508.2]
1ST LEVEL	R-5	1,752 SF	1,752 SF
2ND LEVEL	R-5	1,752 SF	1,752 SF

ALLOWABLE BUILDING HEIGHTS:			
ALLOWABLE # OF STORIES ABOVE GRADE [VCC TABLE 504.4]	ACTUAL # OF STORIES ABOVE GRADE	ALLOWABLE BLDG HEIGHT (FT) [VCC TABLE 504.3]	ACTUAL BUILDING HEIGHT (FT) [ABOVE GRADE PLANE]
XX	2	29'	±29'

ZONING INFORMATION [TYPICAL FOR EACH]

ZONING DISTRICT:	R-5 [REQUIRES SPECIAL USE PERMISSION]		
ECONOMIC ZONES:	N/A		
PARCEL AREA:	15,840 SF		
REQUIRED YARDS:	FRONT	REAR	SIDE
ALLOWED:	25'	5'	5'
ACTUAL:	15' [SUP]	13' [SUP]	8' [SUP]
	ALLOWED	ACTUAL	
LOT COVERAGE:	35% [PER ZONING DISTRICT]		44% [SUP]
LOT WIDTH:	50' [PER ZONING DISTRICT]		33' [SUP]
BUILDING HEIGHT:	35'		29'
PARKING SPACES:	PER ZONING [RICHMOND - ARTICLE VIII] PER RESIDENCE		

VICINITY MAP



DRAWING INDEX

SHEET #	SHEET NAME	PERMIT SET
0	TITLE SHEET	X
3.5 ARCH		
A100	SITE PLAN	X
A101	FLOOR PLANS	X
A201	EXTERIOR ELEVATIONS	X
A301	EXTERIOR PERSPECTIVES	X
A302	EXTERIOR PERSPECTIVES	X

SHEET COUNT: 6

OWNER REVIEW DRAWINGS
07.12.2023

NOT FOR CONSTRUCTION

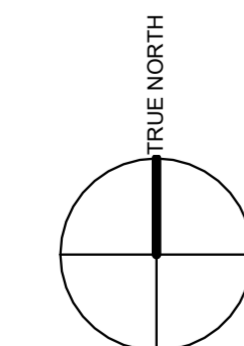
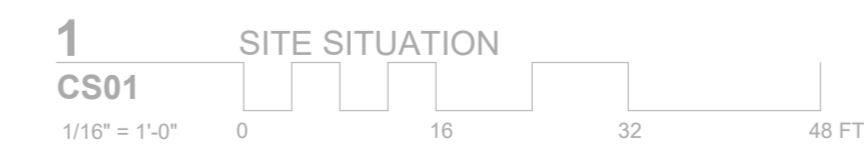
ARCHITECT:
ADO/ Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804 343 1212

3700-3706 LAWSON ST

RICHMOND, VA 23224
TITLE SHEET

PROJECT NUMBER
21-1704

CS01



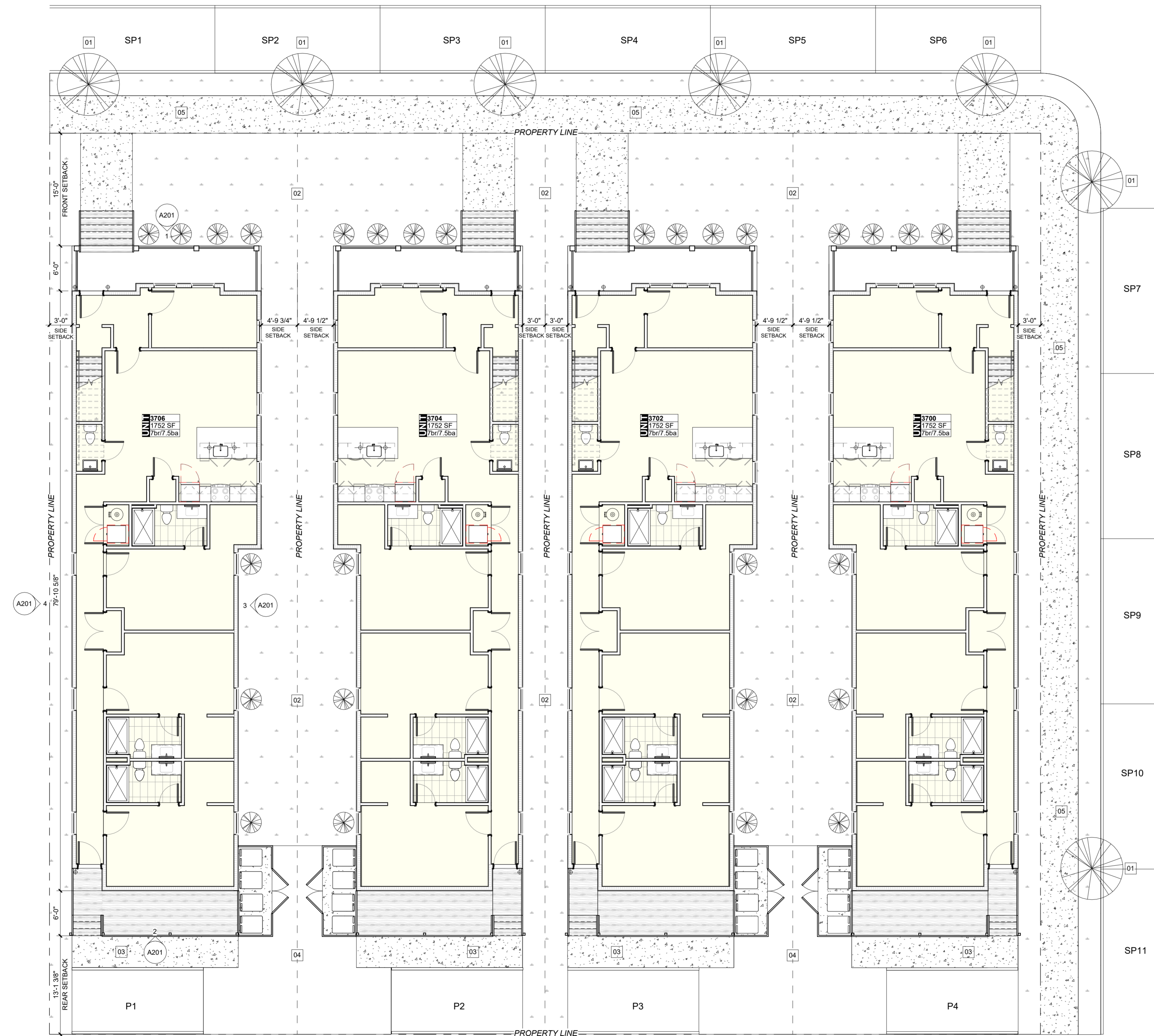
LAWSON STREET

KEYNOTES - SITE PLAN

NOTE #	NOTE TEXT
01	NEW OR EXISTING TREE IN EXISTING TREE WELL
02	SEEDED LANDSCAPE
03	PAVED WALKWAY
04	GRAVEL PARKING
05	5' WALK IN ROW

Area Schedule (Gross Building)

#	Area
3700	
Level 1	1752 SF
Level 2	1752 SF
Total:	3,504 SF
3702	
Level 1	1752 SF
Level 2	1752 SF
Total:	3,504 SF
3704	
Level 1	1752 SF
Level 2	1752 SF
Total:	3,504 SF
3706	
Level 1	1752 SF
Level 2	1752 SF
Total:	3,504 SF



E. 37TH STREET

OWNER REVIEW DRAWINGS
07.12.2023

NOT FOR CONSTRUCTION

ARCHITECT:
ad ADO/ Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804 343 1212

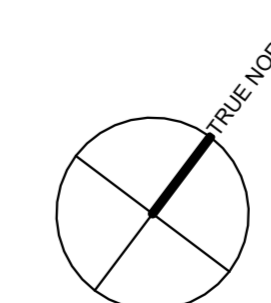
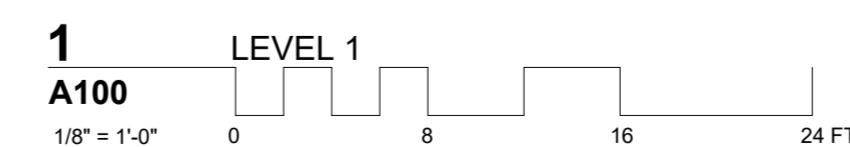
3700-3706 LAWSON ST

RICHMOND, VA 23224
SITE PLAN

PROJECT
NUMBER
21-1704

A100

10' ALLEY



**TYPICAL ENLARGED
PLAN SHEET NOTES**

ROOM INFORMATION

KITCHEN	ROOM NAME
01/A801/F101	FINISH NUMBER
	REFERENCE

PARTITION ASSEMBLIES:

RATED TYPE	NON-RATED TYPE
	REFERENCE TO PARTITION ASSEMBLY NUMBER - REFER TO SHEETS A001-A002
	1-HOUR FIRE PARTITION
	2-HOUR FIRE PARTITION

DOORS & WINDOWS:

NEW DOORS ARE TAGGED IN EITHER OVERALL OR ENLARGED PLANS

	REFERENCE TO DOOR NUMBER - REFER TO SCHEDULE ON SHEET A701
	REFERENCE TO DOOR TYPE - REFER TO SCHEDULE ON SHEET A701

NON-RATED WINDOW

	REFERENCE TO WINDOW NUMBER - REFER TO SCHEDULE ON SHEETS A702-03
--	--

CEILING:

	HEIGHT OF FINISH CEILING ABOVE FINISH FLOORING
	CEILING MATERIAL SPECIFICATION INDEX
	NOTE / ADDITIONAL INFORMATION

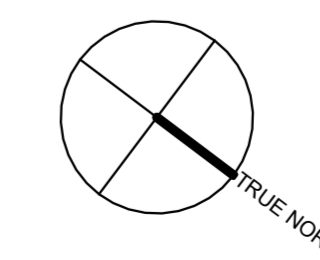
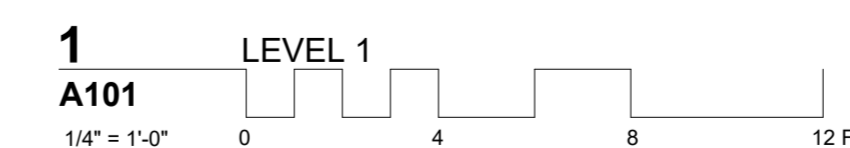
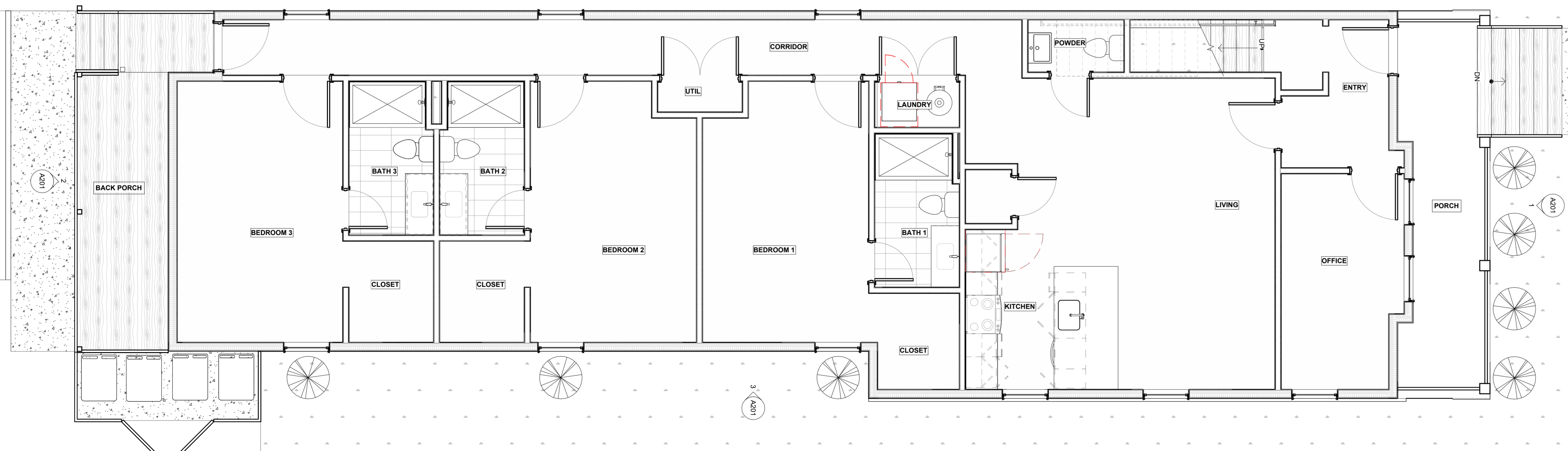
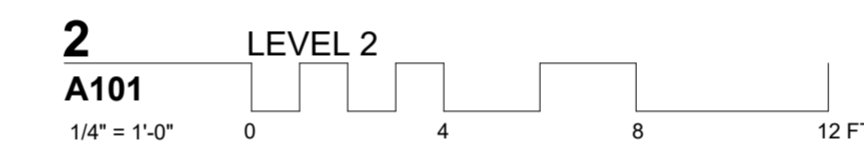
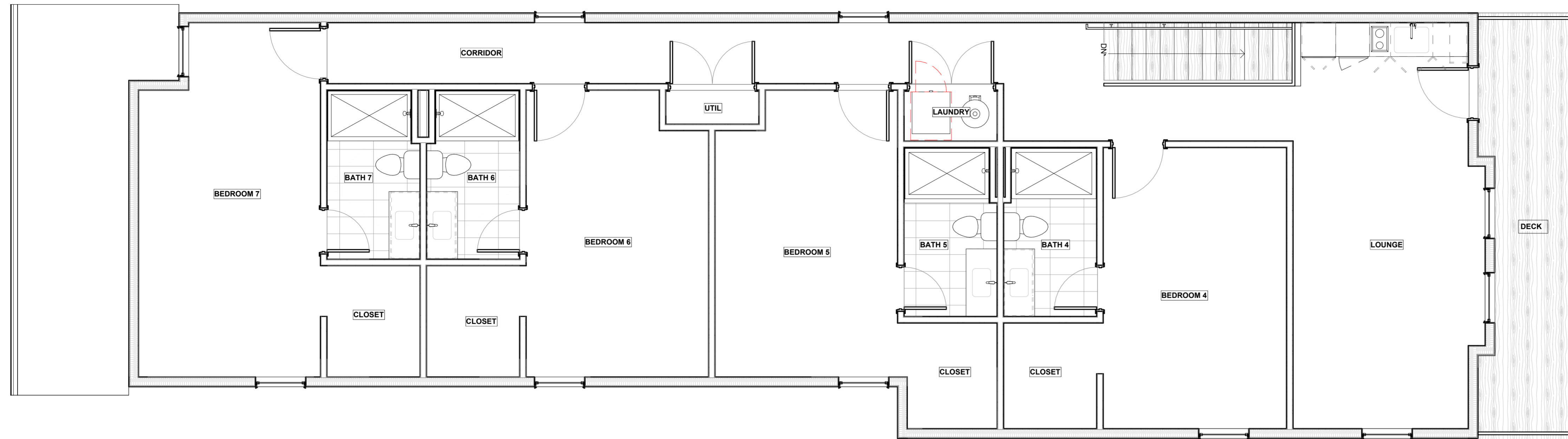
**OWNER REVIEW DRAWINGS
07.12.2023**

NOT FOR CONSTRUCTION

DIMENSIONS:

- 1/ DIMENSIONS PROVIDED WITHIN INTERIOR SPACES ARE TO FACE OF WALL STUD LION AND DESCRIBE CLEAR OPENINGS AT CORRIDORS. COORDINATE FRAMING WITH FINISH WALL SHEATHING THICKNESS INCLUDING, WHERE SPECIFIED, RC CHANNEL AND OTHER WALL ASSEMBLY COMPONENTS.
- 2/ UNLESS DIMENSIONED OTHERWISE, INTERIOR DOORS IN CLOSE PROXIMITY TO A PERPENDICULAR WALL ON THE HINGE SIDE ARE TO MAINTAIN 4" CLEAR FROM JAMB TO ADJACENT PERPENDICULAR WALL SURFACE. COORDINATE THIS DIMENSION WITH DOOR SURROUND TRIM.
- 3/ UNLESS DIMENSIONED OTHERWISE, CLOSET DOORS (SINGLE AND DOUBLE TYPES) ARE TO BE CENTERED WITHIN THE CLOSET THEY SERVE.
- 4/ DOOR SIZES PROVIDED AND WINDOWS DIMENSIONED ARE NOMINAL. COORDINATE ROUGH FRAMING OPENING SIZES WITH WINDOW AND DOOR MANUFACTURER/INSTALLERS REQUIREMENTS AND CLEARANCES.
- 5/ COORDINATE FRAMED CHASES AND FURRED WALLS WITH PLUMBING FIXTURES AND APPLIANCES ASSOCIATED WITH THEM. PARTICULARLY AT TUB/ SHOWER ENCLOSURES. COORDINATE FRAMING WITH OWNER'S SELECTED ITEMS.
- 6/ PROVIDE WOOD BLOCKING IN 2x4 FRAMING AT ALL BUILT-IN CABINETS LOCATIONS, REQUIRED GRAB BAR LOCATIONS, CLOSET SHELVING, AND WALL-MOUNTED TV LOCATIONS.

ARCHITECT:
ADO/ Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
904 343 1212



3700-3706 LAWSON ST

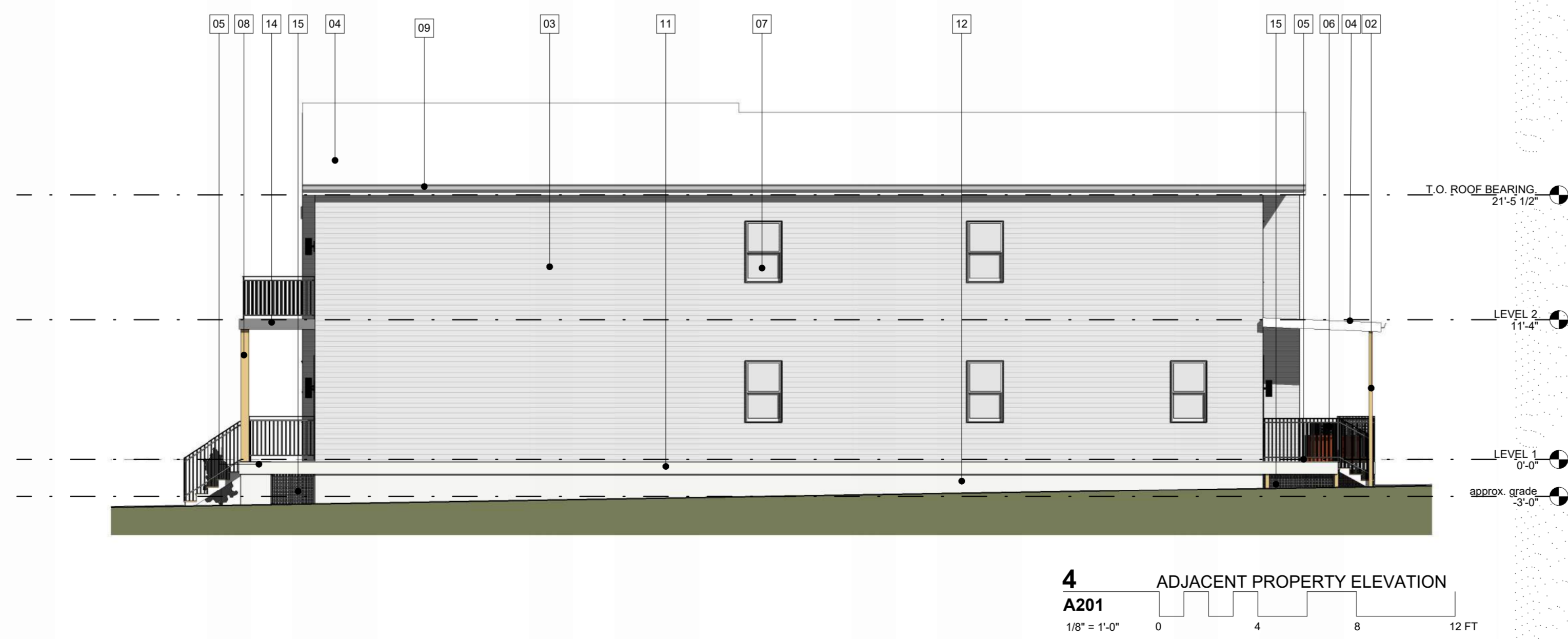
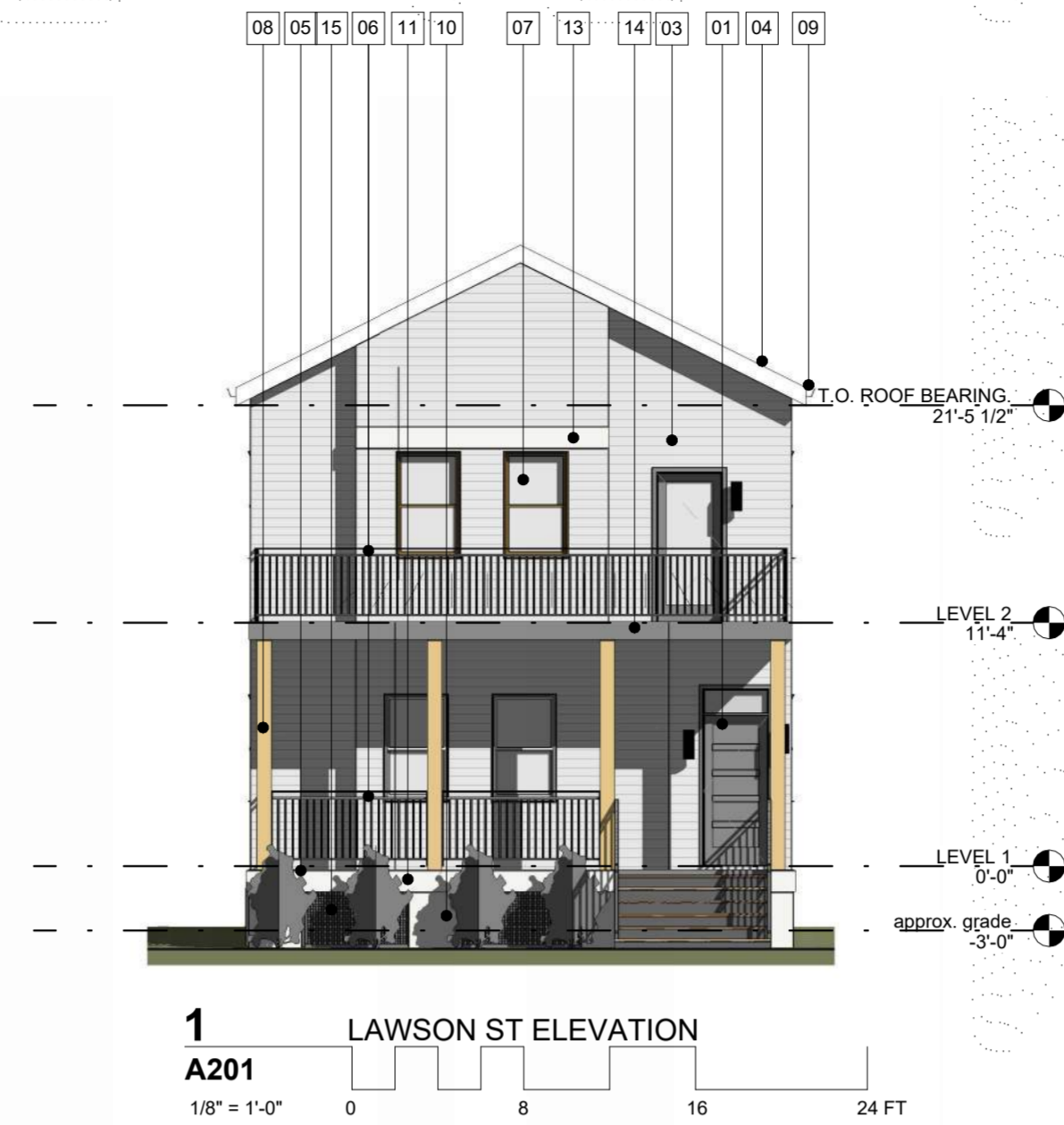
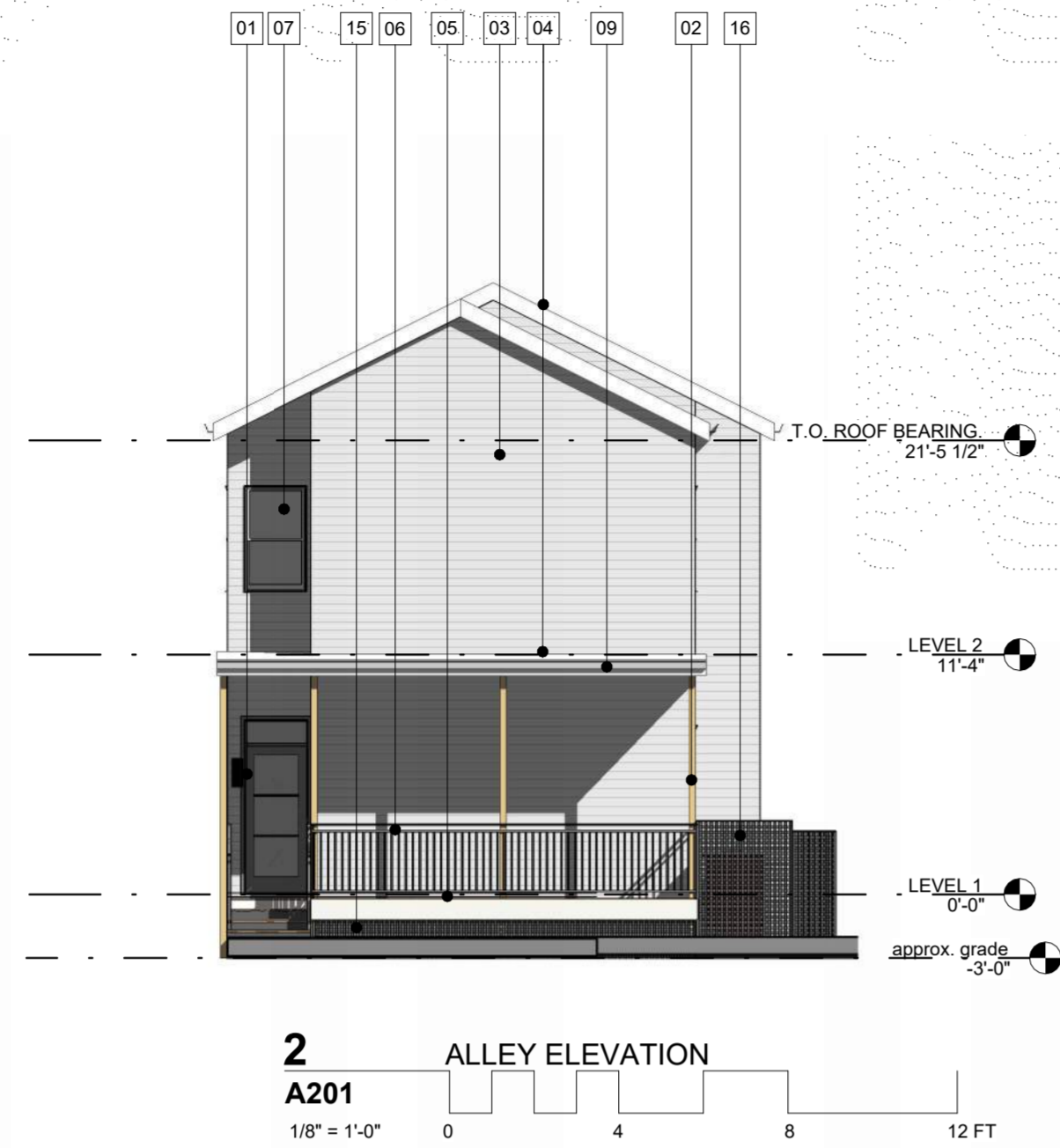
RICHMOND, VA 23224
FLOOR PLANS

PROJECT NUMBER
21-1704

A101

KEYNOTES - BUILDING ELEVATIONS

NOTE #	NOTE TEXT
01	UNIT ENTRY DOOR WITH TRANSOM
02	TREATED 4X4 POST COLUMN
03	HORIZONTAL LAP SIDING, COLOR TBD
04	DIMENSIONAL SHINGLE ROOF
05	TREATED WOOD PORCH STRUCTURE W/ COMPOSITE DECKING
06	PAINTED STEEL RAILING, COLOR TBD
07	COMPOSITE DOUBLE HUNG WINDOW
08	PAINTED WOOD OR COMPOSITE TRIMMED COLUMN
09	PREFINISHED METAL GUTTER AND DOWNSPOUTS, COLOR TBD
10	PARGED MASONRY PIER
11	CONTINUOUS COMPOSITE SILL BOARD AND PORCH FASCIA
12	PARGED MASONRY FOUNDATION
13	DECORATIVE COMPOSITE TRIM
14	COMPOSITE DECK OR WOOD STRUCTURE TO MATCH PORCH AND STAIRS
15	TREATED WOOD LATTICE
16	6" TREATED WOOD FENCING, COLOR TBD



OWNER REVIEW DRAWINGS
07.12.2023

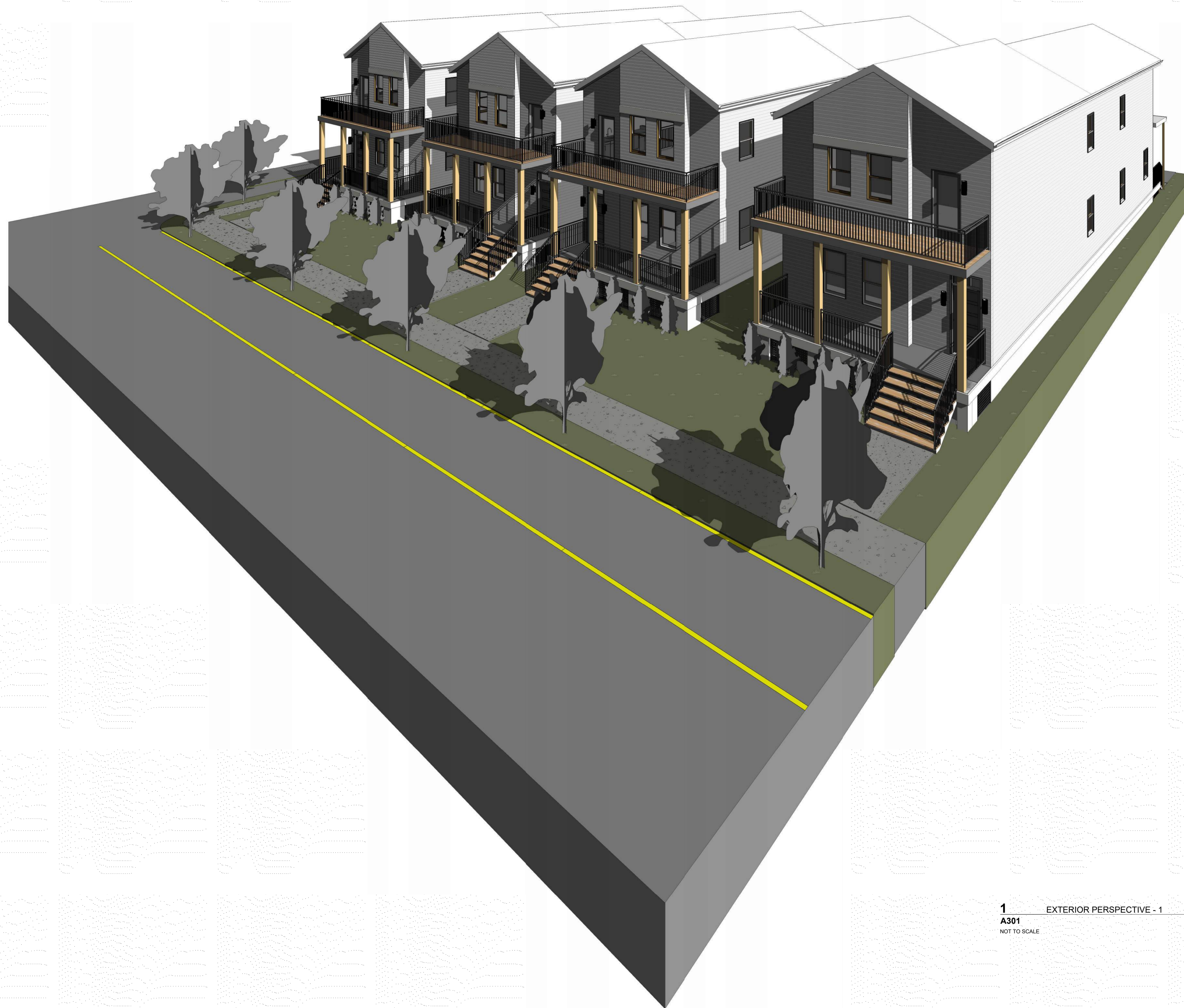
NOT FOR CONSTRUCTION

ARCHITECT:
ad ADO/ Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804 343 1212

3700-3706 LAWSON ST
RICHMOND, VA 23224
EXTERIOR ELEVATIONS

PROJECT NUMBER
21-1704

A201



OWNER REVIEW DRAWINGS
07.12.2023

NOT FOR CONSTRUCTION

ARCHITECT:
ad ADO/ Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804 343 1212

3700-3706 LAWSON ST

RICHMOND, VA 23224
EXTERIOR PERSPECTIVES

PROJECT
NUMBER
21-1704

A301

1 EXTERIOR PERSPECTIVE - 1
A301
NOT TO SCALE



OWNER REVIEW DRAWINGS
07.12.2023

NOT FOR CONSTRUCTION

ad ARCHITECT:
ADO/ Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804 343 1212

3700-3706 LAWSON ST

RICHMOND, VA 23224
EXTERIOR PERSPECTIVES

1 EXTERIOR PERSPECTIVE - 2
A302
NOT TO SCALE

PROJECT
NUMBER
21-1704

A302



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

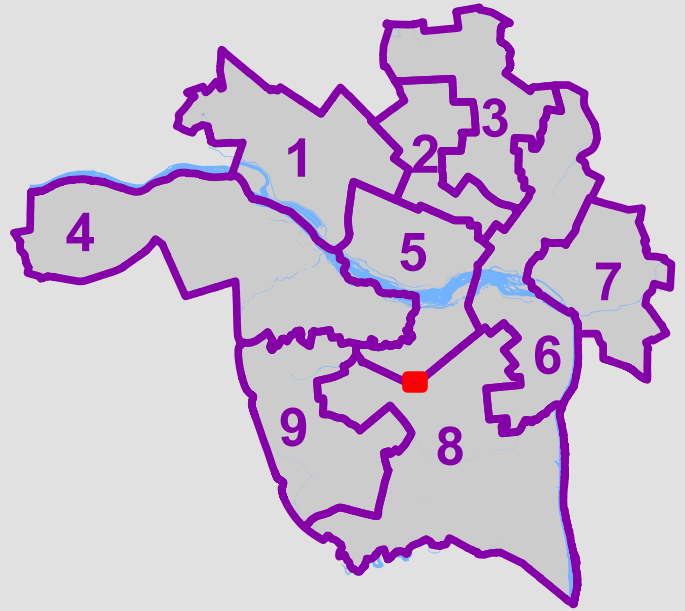
Special Use Permit

LOCATION: 3704 Lawson Street

APPLICANT: Baker Development Resources

COUNCIL DISTRICT: 1

PROPOSAL: To authorize the special use of the property known as 3704 Lawson Street for the purpose of four, two-family detached, permanent supportive housing dwellings, upon certain terms and conditions.



For questions, please contact Matthew Ebinger at 804-646-5789 or matthew.ebinger@rva.gov

