

INTRODUCED: July 22, 2024

AN ORDINANCE No. 2024-199

To authorize the special use of the properties known as 3912 Hull Street Road and 3920 Hull Street Road for the purpose of a drive-up automated teller machine, upon certain terms and conditions. (8th District)

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 9 2024 AT 6 P.M.

WHEREAS, the owner of the properties known as 3912 Hull Street Road and 3920 Hull Street Road, which is situated in a B-3 General Business District, desires to use such properties for the purpose of a drive-up automated teller machine, which use, among other things, is not currently allowed by section 30-438.1, concerning permitted principal and accessory 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: SEP 9 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 properties known as 3912 Hull Street Road and 3920 Hull Street Road and identified as Tax Parcel Nos. C006-0154/044 and C006-0154/052, respectively, in the 2024 records of the City Assessor, being more particularly shown on a survey entitled “ALTA/NSPS Land Title Survey on 16.260 Acres of Land Located at the North West Intersection of Hull Street – US Route 360 and Belt Boulevard – State Route 161, City of Richmond, Virginia,” prepared by Balzer and Associates, Inc., dated September 9, 2016, and last revised February 7, 2017, 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 drive-up automated teller machine, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Construction Documents: McQuire Du Island ATM Refresh, 3920 Hull Street Road, Richmond, VA 23224,” prepared by James M. Hamill, and dated March 12, 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 a drive-up automated teller machine, substantially as shown on the Plans.

(b) Outdoor lighting shall be located, directed, or shielded so as not to shine directly on adjoining properties or to create a traffic hazard by means of glare or similarity to or confusion with traffic signals, warning lights or lighting on emergency vehicles.

(c) Signs for the Special Use shall be substantially as shown on the Plans.

§ 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 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.

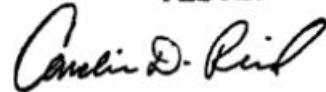
§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

APPROVED AS TO FORM:

CITY ATTORNEY'S OFFICE

A TRUE COPY:

TESTE:

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

City Clerk



City of Richmond

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

Master

File Number: Admin-2024-0540

File ID: Admin-2024-0540

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 2

Reference:

In Control: City Clerk Waiting Room

Department:

Cost:

File Created: 05/24/2024

Subject:

Final Action:

Title:

Internal Notes:

Code Sections:

Agenda Date: 07/22/2024

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Admin-2024-0540_3920 Hull Street Road_Supporting Documents.pdf, Admin-2024-0540 - AATF Ordinance

Enactment Number:

Contact:

Introduction Date:

Drafter: David.Watson@rva.gov

Effective Date:

Related Files:

Approval History

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

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File Admin-2024-0540

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: June 27, 2024

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (by request)
(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 properties known as 3912 Hull Street Road and 3920 Hull Street Road for the purpose of a drive-up automated teller machine, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit to allow for the installation of a drive-up automated teller machine. The property is in the B-3 General Business District where the proposed automated teller machine is not a permitted use. A Special Use Permit is therefore requested.

BACKGROUND: The property is in the Belt Center neighborhood located on the northeast corner of Hull Street Road and Belt Boulevard. The .50-acre property contains an 1,813 square foot structure.

The City's Richmond 300 Master Plan designated a future land use for the subject property as Destination Mixed-Use. This designation is defined as Key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements.

COMMUNITY ENGAGEMENT: The property is not within the boundaries of a neighborhood association. Community notification in the form of sign postings and property owner notifications will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

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 22, 2024

CITY COUNCIL PUBLIC HEARING DATE: September 9, 2024

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission September 3, 2024

AFFECTED AGENCIES: Office of Chief Administrative Officer
 Office Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Supporting documents

STAFF: Matthew J. Ebinger, Planning Supervisor - Land Use Administration 804-646-6308

David Watson, Senior Planner - Land Use Administration 804-646-1036



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: 3920 Hull Street Road Richmond, VA Date: 2/20/24
Parcel I.D. #: C0060154052 Fee: _____
Total area of affected site in acres: 120

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

Zoning

Current Zoning: _____

Richmond 300 Land Use Designation: _____

Proposed Use

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

Existing Use: Banking ATM, install new drive up ATM to last lane at existing branch

Is this property subject to any previous land use cases?

Yes ☐ No ☒ If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Joshua Hargrave

Company: Powerhouse
Mailing Address: _____
City: _____ State: _____ Zip Code: _____
Telephone: (817-294-8575) Fax: ()
Email: _____

Property Owner: Eagledale Realty LLC

If Business Entity, name and title of authorized signer: Jay D Stein

(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: 10689 N Pennsylvania St #100
City: Indianapolis State: IN Zip Code: 46280
Telephone: (480-949-9011) Fax: ()
Email: jdstein@sandordev.com

Property Owner Signature:  Jay D. Stein, CEO

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 Report:

The proposed drive up ATM that Wells Fargo is requesting to be added next to the existing drive up at 3920 Hull Street Road in the McGuire Circle shopping center, is expected to not only alleviate the amount of traffic to the existing, but also provide another drive up ATM option at the center. By adding this ATM in the remote location in the parking lot, the drive up ATM will not only potentially relieve any lines that will potentially build up from the walk up ATMs inside of the shopping stores in the center, but also attract Customers to the shopping center from the main roads. This is due to the visibility and proximity to the intersection of Hull Street and Belt Blvd. The existing drive up will also be refreshed and signage upgraded to help enhance and add to the appeal of the shopping center

The drive up ATM(s) with there signage will take up approximately 162 SF in the parking lot. Both drive up ATMs will include a concrete ATM pad with security light poles and lighting, a meter pedestal to bring in lighting, a clearance bar to identify the height requirements for vehicles, and drive lanes to que cars waiting to use the ATMs. Each drive lane is striped and easily identifiable to control traffic. Also the ATMs are located in the parking lot at a location far away enough from the Hull street entrance and Belt Blvd entrance to prevent traffic on the aforementioned streets to use the ATMs.

Addressing Possible Concerns:

1. **The proposed special use is designed to** prevent and reduce security risk at the ATMs. This is done with the installation of light poles, light fixtures, and the lighting installed on the canopies on the signage above the ATM. Also by “Piggy Backing” on the existing parking lot lights, this will add additional security lighting to the ATMs and a well lit area. From the lighting, we will be performing light surveys to confirm that we meet the AB244 ATM security lighting requirements and site lighting for Richmond, VA.
2. **The security cameras on the enclosure and in the ATM** reduces the chances of security issues and theft and is monitored 24 hrs a day with a DVR that records and sends feeds via wireless connection. It is also connected to a Command Center that has immediate response from the local Authorities.
3. **The seismic alarm on the ATM and safe** is tied to a immediate response system at the Wells Fargo Command Center and monitored 24 hrs a day. The ATM and signage will be also bolted down to the concrete pad with security bollards around it that deters Person(s) from vandalizing the Customers or equipment.

4. **The location of the ATM(s) in the parking lot** reduces congestion and bottlenecks while accessing, waiting, and using the ATMs from Hull Street and Belt Blvd. Both ATMs are approximately, 185 ft. from the closest entrance off Belt Blvd., 259ft. from the closest entrance off Hull St.; 216 ft. from the storefront connected to and including Domino's Pizza, and finally 102 ft. from Western Union.

POC: Crystal Bell

Date: 4.16.24

NOTES CORRESPONDING TO SCHEDULE B – SECTION II*

FILE NUMBER: 16-12190

- EXCEPTIONS 1 THROUGH 10 CONTAIN NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 11 – VEPCO EASEMENT RECORDED IN DEED BOOK 190, PAGE 285 IS PLOTTED HEREON.
- EXCEPTION 12 – RESERVATION OF EASEMENT RECORDED IN DEED BOOK 340, PAGE 271 IS PLOTTED HEREON.
- EXCEPTION 13 – VEPCO EASEMENT RECORDED IN DEED BOOK 347, PAGE 261, UNKNOWN LOCATION, BUT AFFECTS THE SUBJECT PROPERTY.
- EXCEPTION 14 – VEPCO EASEMENT RECORDED IN DEED BOOK 347, PAGE 263 IS LOCATED OFF SITE, THEREFORE NOT PLOTTED HEREON.
- EXCEPTION 15 – VEPCO EASEMENT RECORDED IN DEED BOOK 355, PAGE 4, UNKNOWN LOCATION, THEREFORE NOT PLOTTED HEREON.
- EXCEPTION 16 – VEPCO EASEMENT RECORDED IN DEED BOOK 355, PAGE 7, UNKNOWN LOCATION, THEREFORE NOT PLOTTED HEREON.
- EXCEPTION 17 – VEPCO EASEMENT RECORDED IN DEED BOOK 374, PAGE 344 IS PLOTTED HEREON.
- EXCEPTION 18 – VEPCO EASEMENT RECORDED IN DEED BOOK 400, PAGE 512 IS PLOTTED HEREON.
- EXCEPTION 19 – EASEMENT GRANTED TO MCGUIRE CORPORATION RECORDED IN DEED BOOK 489, PAGE 409 IS PLOTTED HEREON.
- EXCEPTION 20 – EASEMENT RECORDED IN DEED BOOK 489, PAGE 412 IS PLOTTED HEREON.
- EXCEPTION 21 – EASEMENT RECORDED IN DEED BOOK 502, PAGE 137 IS PLOTTED HEREON.
- EXCEPTION 22 – VEPCO EASEMENT RECORDED IN DEED BOOK 511, PAGE 450 IS PLOTTED HEREON.
- EXCEPTION 23 – VEPCO EASEMENT RECORDED IN DEED BOOK 512, PAGE 205 IS PLOTTED HEREON.
- EXCEPTION 24 – EASEMENT RECORDED IN DEED BOOK 514, PAGE 176 IS PLOTTED HEREON, UNKNOWN WIDTH, RUNS ALONG THE RIGHT AND REAR OF PARCEL #C0060154044.
- EXCEPTION 25 – VEPCO EASEMENT RECORDED IN DEED BOOK 620, PAGE 68 IS PLOTTED HEREON.
- EXCEPTION 26 – EASEMENT RECORDED IN DEED BOOK 636, PAGE 481 IS PLOTTED HEREON.
- EXCEPTION 27 – TERMS, CONDITIONS AND RESTRICTION AS SET FORTH IN DEED RECORDED IN DEED BOOK 637, PAGE 485 CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 28 – C&P EASEMENT RECORDED IN DEED BOOK 653, PG 84 IS PLOTTED HEREON.
- EXCEPTION 29 – C&P EASEMENT RECORDED IN DEED BOOK 653, PAGE 87 IS PLOTTED HEREON.
- EXCEPTION 30 – EASEMENT RECORDED IN DEED BOOK 653, PAGE 102 IS PLOTTED HEREON.
- EXCEPTION 31 – EASEMENT RECORDED IN DEED BOOK 655, PAGE 198 IS PLOTTED HEREON.
- EXCEPTION 32 – EASEMENT GRANTED TO DAVIS DISTRIBUTING CORPORATION RECORDED IN DEED BOOK 656, PAGE 163 IS PLOTTED HEREON.
- EXCEPTION 33 – VEPCO EASEMENT RECORDED IN DEED BOOK 659, PAGE 309 IS PLOTTED HEREON.
- EXCEPTION 34 – AGREEMENT BETWEEN DAVIS DISTRIBUTING CORPORATION AND CHESTERFIELD COUNTY, RECORDED IN DEED BOOK 660, PAGE 198 CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 35 – EASEMENT RECORDED IN DEED BOOK 675, PAGE 297 IS PLOTTED HEREON.
- EXCEPTION 36 – C&P EASEMENT RECORDED IN DEED BOOK 676, PAGE 188, UNKNOWN LOCATION, THEREFORE NOT PLOTTED HEREON.
- EXCEPTION 37 – EASEMENT TO THE BOARD OF SUPERVISORS RECORDED IN DEED BOOK 676, PAGE 475 CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 38 – EASEMENT RECORDED IN DEED BOOK 677, PAGE 505 IS PLOTTED HEREON.
- EXCEPTION 39 – VEPCO EASEMENT RECORDED IN DEED BOOK 684, PAGE 342 CONTAINS NO FIELD EVIDENCE AND IS LOCATED OFFSITE.
- EXCEPTION 40 – VEPCO EASEMENT RECORDED IN DEED BOOK 684, PAGE 344, UNKNOWN LOCATION, THEREFORE NOT PLOTTED HEREON.
- EXCEPTION 41 – EASEMENT RECORDED IN DEED BOOK 717, PAGE 496 IS PLOTTED HEREON.
- EXCEPTION 42 – VEPCO EASEMENT RECORDED IN DEED BOOK 732, PAGE 415 IS PLOTTED HEREON.
- EXCEPTION 43 – VEPCO EASEMENT RECORDED IN DEED BOOK 763, PAGE 414 IS PLOTTED HEREON.
- EXCEPTION 44 – VEPCO EASEMENT RECORDED IN DEED BOOK 763, PAGE 416 IS PLOTTED HEREON.
- EXCEPTION 45 – VEPCO EASEMENT RECORDED IN DEED BOOK 765, PAGE 242 IS PLOTTED HEREON.
- EXCEPTION 46 – TERMS AND CONDITIONS AS SET FORTH IN THAT CERTAIN MEMORANDUM OF LEASE BY AND BETWEEN OLD DOMINION REAL ESTATE INVESTMENT TRUST, LESSOR, AND SILVER ENTERPRISES, INC., LESSEE, RECORDED IN DEED BOOK 471, PAGE 161 CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 47 – EASEMENT RECORDED IN DEED BOOK 476, PAGE 173 IS PLOTTED HEREON.
- EXCEPTION 48 – TERMS AND CONDITIONS AS SET FORTH IN THAT CERTAIN MEMORANDUM OF LEASE BY AND BETWEEN OLD DOMINION REAL ESTATE INVESTMENT TRUST, LESSOR, AND FAMILY DOLLAR STORES, LESSEE, RECORDED IN DEED BOOK 561, PAGE 804 CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 49 – TERMS AND CONDITIONS AS SET FORTH THAT CERTAIN LEASE BY AND BETWEEN MCGUIRE CORPORATION, LESSOR AND THE FIRESTONE TIRE & RUBBER COMPANY, LESSEE RECORDED IN DEED BOOK 780, PAGE 312 AND AMENDED BY AMENDED AND RESIATED EVIDENCE OF LEASE RECORDED IN INSTRUMENT NUMBER 03-044700, INGRESS AND EGRESS EASEMENT IS BLANKET IN NATURE AND AFFECTS THE SUBJECT PROPERTY. SEE INSTRUMENT FOR PARTICULARS.
- EXCEPTION 50 – SEWER EASEMENT RECORDED IN DEED BOOK 964, PAGE 200 IS PLOTTED HEREON.
- EXCEPTION 51 – INGRESS AND EGRESS EASEMENT RECORDED IN INSTRUMENT NUMBER 96-1767 IS PLOTTED HEREON.
- EXCEPTION 52 – SETBACK LINES, EASEMENTS AND RIGHTS OF WAY RECORDED IN PLAT BOOK 97, PAGE 21. SEE SURVEY FOR RELATED MATTERS.
- EXCEPTION 53 – DECLARATION OF EASEMENTS RECORDED IN INSTRUMENT NUMBER 97-10528, WATERLINE AND TRAFFIC CONTROL EASEMENTS ARE PLOTTED HEREON AND SHOWN IN PLAT BOOK 97, PAGE 21. INGRESS AND EGRESS EASEMENTS AND UTILITY EASEMENTS ARE BLANKET IN NATURE. SEE INSTRUMENT FOR PARTICULARS.
- EXCEPTION 54 – EASEMENTS GRANTED FOR THE BENEFIT OF LOT 2 IN DEED TO RITE AND OF VIRGINIA, INC., RECORDED AS INSTRUMENT NO. 97-10530 IS PLOTTED HEREON.
- EXCEPTION 55 – DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS RECORDED IN INSTRUMENT NUMBER 97-10532 IS PLOTTED HEREON.
- EXCEPTION 56 – SETBACK LINES, EASEMENTS AND RIGHTS OF WAY RECORDED IN INSTRUMENT NUMBER 13-20293 AND SHOWN ON PLATS RECORDED IN PLAT BOOK 13, PAGE 184AB ARE PLOTTED HEREON.
- EXCEPTION 57 – EASEMENTS AND RESTRICTIONS RECORDED IN INSTRUMENT NUMBER 13-21080, EASEMENTS ARE BLANKET IN NATURE AND AFFECTS THE SUBJECT PROPERTY. SEE INSTRUMENT FOR PARTICULARS.
- EXCEPTION 58 – PERPETUAL EASEMENT RECORDED IN INSTRUMENT NUMBER 14-10047, LEASE AREA AND ACCESS EASEMENT ARE PLOTTED HEREON.

CURRENT SURVEY READING:

EXCEPTION 59 – MATTERS AS SHOWN ON BALZER SURVEY, JOB No. 55160018.00 DATED SEPTEMBER 9, 2016, LAST REVISED FEBRUARY 7, 2017. SEE SURVEY FOR RELATED MATTERS.

GENERAL NOTES

CURRENT OWNER:

EAGLEDALE REALTY LLC
PARCEL #C0060154038
3800, 3818 HULL STREET ROAD AND 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445 BELT BOULEVARD
PARCEL #C0060154044
3900, 3902, 3904, 3906, 3908, 3910, 3912, 3914, 3916 HULL STREET ROAD AND 525, 527 BELT BOULEVARD
PARCEL #C0060154052
3920 HULL STREET ROAD
INSTRUMENT #16-23763

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No. 16-12190, EFFECTIVE JANUARY 12, 2017, AND DOUBLE CIRCLED NUMBERS CORRESPOND TO EXCEPTIONS AS LISTED IN SCHEDULE B – SECTION II THEREIN.
- THE SUBJECT PARCEL IS WITHIN F.E.M.A. DEFINED FLOOD ZONE "X" PER COMMUNITY PANEL No. 51012900380, DATED APRIL 2, 2009.
- EXISTING VISIBLE UTILITIES AND SUBSURFACE UTILITIES, MARKED BY MISS UTILITY, ACROSS THE SUBJECT PROPERTY ARE SHOWN HEREON. NOT ALL SUBSURFACE FEATURES MAY BE SHOWN HEREON.
- THERE ARE NO PARTY WALLS BETWEEN THE SUBJECT PROPERTY AND ADJOINING PROPERTIES.
- THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT TIME OF SURVEY.
- TO THE BEST OF MY KNOWLEDGE, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT TIME OF SURVEY.
- NO WETLAND DELINEATION MARKERS OBSERVED AT TIME OF SURVEY.
- THE SITE HAS DIRECT ACCESS TO HULL STREET ROAD, A PUBLIC RIGHT OF WAY AND TO BELT BOULEVARD, A PUBLIC RIGHT OF WAY.

- ZONING: B-3 (PARCEL #C0060154044)

F=0'
S=0', 10' IF ABUTTING A "R" OR "RO" DISTRICT
R=0', 20' IF ABUTTING OR ACROSS AN ALLEY FROM A "R" OR "RO" DISTRICT
*SEC. 114-438.3.1. – FLOOR AREA AND USABLE OPEN SPACE.
IN THE B-3 GENERAL BUSINESS DISTRICT, THE FOLLOWING FLOOR AREA AND USABLE OPEN SPACE RATIOS SHALL BE APPLICABLE TO DWELING USES AND SHELTERS, OTHER THAN DWELLING UNITS CONTAINED WITHIN THE SAME BUILDING AS OTHER PERMITTED PRINCIPAL USES (SEE SECTION 114-1220):
(1) FLOOR AREA RATIO. THE FLOOR AREA RATIO SHALL NOT EXCEED 2.0.
(2) USABLE OPEN SPACE RATIO. A USABLE OPEN SPACE RATIO OF NOT LESS THAN 0.25 SHALL BE PROVIDED.

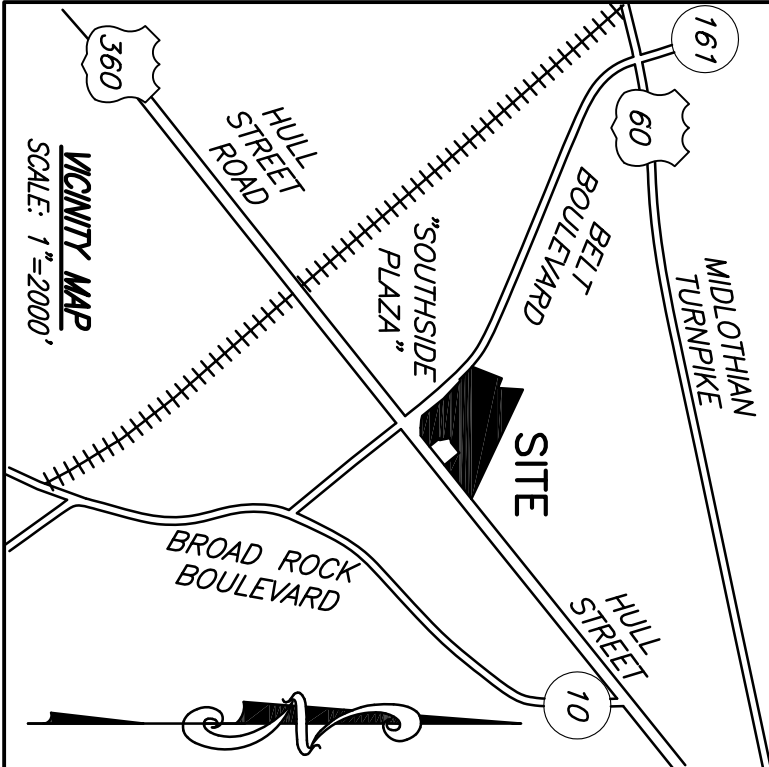
*SEC. 114-438.5. – HEIGHT
NO BUILDING OR STRUCTURE SHALL EXCEED 35 FEET IN HEIGHT IN THE B-3 GENERAL BUSINESS DISTRICT, PROVIDED THAT ADDITIONAL HEIGHT, NOT TO EXCEED A TOTAL HEIGHT OF 60 FEET, SHALL BE PERMITTED WHEN ALL YARDS EXCEED THE MINIMUM REQUIRED BY NOT LESS THAN ONE FOOT FOR EACH ONE FOOT OF BUILDING HEIGHT IN EXCESS OF 35 FEET AND PROVIDED, FURTHER, THAT NO ADDITIONAL HEIGHT SHALL BE PERMITTED ON A TRANSITIONAL SITE.

ZONING: M-1 (C0060154038)

F=0'
S=0', 25', IF ABUTTING OR ACROSS AN ALLEY FROM A "R" OR "RO" DISTRICT
R=0', 25', IF ABUTTING OR ACROSS AN ALLEY FROM A "R" OR "RO" DISTRICT
*SEC. 114-452.4. – HEIGHT.
IN THE M-1 LIGHT INDUSTRIAL DISTRICT, NO BUILDING OR STRUCTURE SHALL EXCEED 45 FEET IN HEIGHT, PROVIDED THAT ADDITIONAL HEIGHT SHALL BE PERMITTED, EXCEPT FOR SIGN STRUCTURES, WHEN ALL PORTIONS OF A BUILDING OR STRUCTURE OVER 45 FEET IN HEIGHT ARE SET BACK FROM SIDE AND REAR LOT LINES A MINIMUM OF ONE FOOT FOR EACH TWO FEET IN HEIGHT IN EXCESS OF 45 FEET AND PROVIDED, FURTHER, THAT NO PORTION OF A BUILDING OR STRUCTURE SHALL PENETRATE AN INCLINED PLANE ORIGINATING AT THE CENTERLINE OF AN ABUTTING STREET AND EXTENDING OVER THE LOT AT AN INCLINATION OF ONE FOOT HORIZONTAL FOR EACH THREE FEET VERTICAL.

*PER CITY OF RICHMOND ZONING ORDINANCE, SUPPLEMENT 11, DATED: 02/23/2015

- TABULATION OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY:
639 REGULAR SPACES
5 LOADING BAYS
11 HANDICAP SPACES
655 TOTAL SPACES



LEGAL DESCRIPTION (PER TITLE COMMITMENT)

THE FOLLOWING LAND SITUATED IN THE CITY OF RICHMOND, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS:

ALL OF LOT 1, LOT 3 AND PARCEL 1 OF LOT 4 AS SHOWN ON THE SUBDIVISION PLAT OF "CIRCLE SHOPPING CENTER, CITY OF RICHMOND, VIRGINIA", PREPARED BY BALZER & ASSOCIATES, INC., DATED APRIL 28, 1997 AND RECORDED MAY 16, 1997 IN PLAT BOOK 97, PAGE 21, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA, AS AMENDED BY THE SUBDIVISION OF LOT 4 CIRCLE SHOPPING CENTER, RICHMOND, VIRGINIA, PREPARED BY COASTAL CONSULTANTS PC, DATED MAY 9, 2012 AND RECORDED SEPTEMBER 4, 2013 AS INSTRUMENT 13-20293 WITH PLATS 13-1844B.

BEING A PORTION OF THE SAME PROPERTY CONVERTED TO CIRCLE REALTY, LLC FROM UNITED DOMINION REALTY TRUST, INC. BY DEED RECORDED JULY 12, 1996 AS INSTRUMENT NO. 96-14336, IN THE CIRCUIT COURT CLERK'S OFFICE, RICHMOND, VIRGINIA, AND BY QUITCLAIM DEED RECORDED IMMEDIATELY THEREAFTER AS INSTRUMENT NO. 97-14337, AND BEING THE SAME PROPERTY CONVERTED TO EAGLEDALE REALTY LLC, BY DEED FROM CIRCLE REALTY LLC RECORDED DECEMBER 6, 2016 AS INSTRUMENT 160023763.

THE PARCEL SHOWN HEREON IS THE SAME AS DESCRIBED IN THE TITLE COMMITMENT.

SURVEYOR'S CERTIFICATION

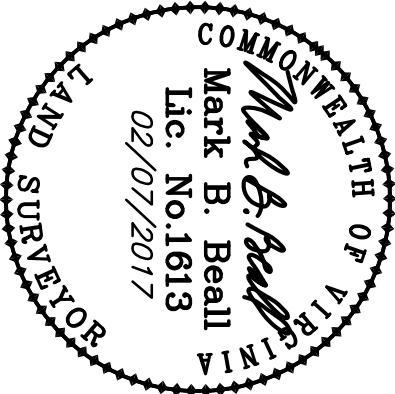
TO: EAGLEDALE REALTY LLC, AN INDIANA LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY AND PNC BANK, NATIONAL ASSOCIATION.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(f), 7(f), 8, 9, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE "A" THEREOF.

THE FIELD WORK WAS COMPLETED ON OCTOBER 7, 2016.

Mark B. Beall
DATE 02/07/2017

MARK B. BEALL
Lic. No.: 1613
MBEALL@BALZER.CC



REFLECTING TOLERANCE
WWW.BALZER.CC

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1208 Corporate Circle
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FAX: 540/772-8050
448 Peppers Ferry Road
Charlottesville, Virginia 24073
Phone: 540/248-9221
FAX: 540/248-9221

1661 Commerce Road
Virginia, Virginia 24402
Phone: 540/248-9220
FAX: 540/248-9221
128 W. Market St., Suite 103
Harrisonburg, Virginia 22801
Phone: 540/433-1909

ALTA/NSPS LAND TITLE SURVEY ON 16.260
ACRES OF LAND LOCATED AT THE NORTH
WEST INTERSECTION OF HULL STREET - US ROUTE
360 AND BELT BOULEVARD - STATE ROUTE 161
CITY OF RICHMOND, VIRGINIA

DRAWN BY: BOH
DESIGNED BY: CWF
CHECKED BY: CWF
DATE: 09/09/2016
REVISIONS:
01/24/2017
-NEW TITLE COMMITMENT
01/26/2017
-REUSE PER LENDER
COMMENTS
02/07/2017
-NEW TITLE COMMITMENT
SCALE: AS SHOWN
SHEET NO.
1 OF 2
JOB NO.
55160018.00
DEPT. 55

SYMBOL LEGEND

	AIR PUMP
	BOLLARD
	CAMERA
	CLEANOUT (CO)
	COMMITMENT EXCEPTION No.
	DOWNSPOUT
	FIRE HYDRANT (FH)
	GAS METER
	GAS VALVE (GV)
	GUY WIRE
	HANDICAP PARKING
	HVAC
	LIGHT POLE (LT/POLE)
	PARKING SPACES
	POWER METER (PM)
	POWER TRANSFORMER
	SEWER MANHOLE (MH)
	SIGN POST (SIGN)
	STORM INLET (DI)
	STORM MANHOLE
	TELEPHONE PEDESTAL
	UTILITY POLE
	WALL LIGHT
	WATER VALVE (WV)
	WATER METER (WM)

CORNER LEGEND

- MONUMENT FOUND AS NOTED
- CORNER FOUND AS NOTED
- CORNER TO BE SET

LINE TYPE LEGEND

	TV	CABLE TELEVISION LINE (U/G)
	X	FENCE
	G	GAS LINE (U/G)
	OHP	OVERHEAD POWER
	OHUTL	OVERHEAD UTILITIES
	P	POWER LINE (U/G)
	T	TELECOMMUNICATION LINE (U/G)
		WATERLINE

CURVE TABLE

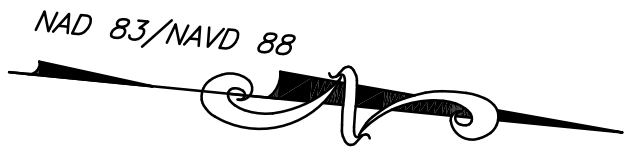
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	814.78'	162.16'	112°41'1.99"	N46°23'32"W	161.89'	81.35'

*Per Plat: 13-184, C1 Length=162.73'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S85°00'41"W	26.54'
L2	S85°10'09"E	129.40'
L3	N76°42'19"W	44.14'
L4	S79°45'11"W	17.11'
L5	N40°43'26"W	23.18'
L6	S67°56'49"E	102.24'
L7	N10°14'56"W	146.12'
L8	N79°55'05"E	120.00'
L9	S39°13'27"E	97.00'
L10	S50°46'33"W	9.00'
L11	S39°13'27"E	20.00'
L12	N39°13'29"W	131.33'
L13	N79°30'49"E	19.47'
L14	N11°18'10"W	110.48'
L15	N78°41'50"E	51.65'
L16	N50°46'31"E	135.56'
L17	S39°13'29"E	196.00'

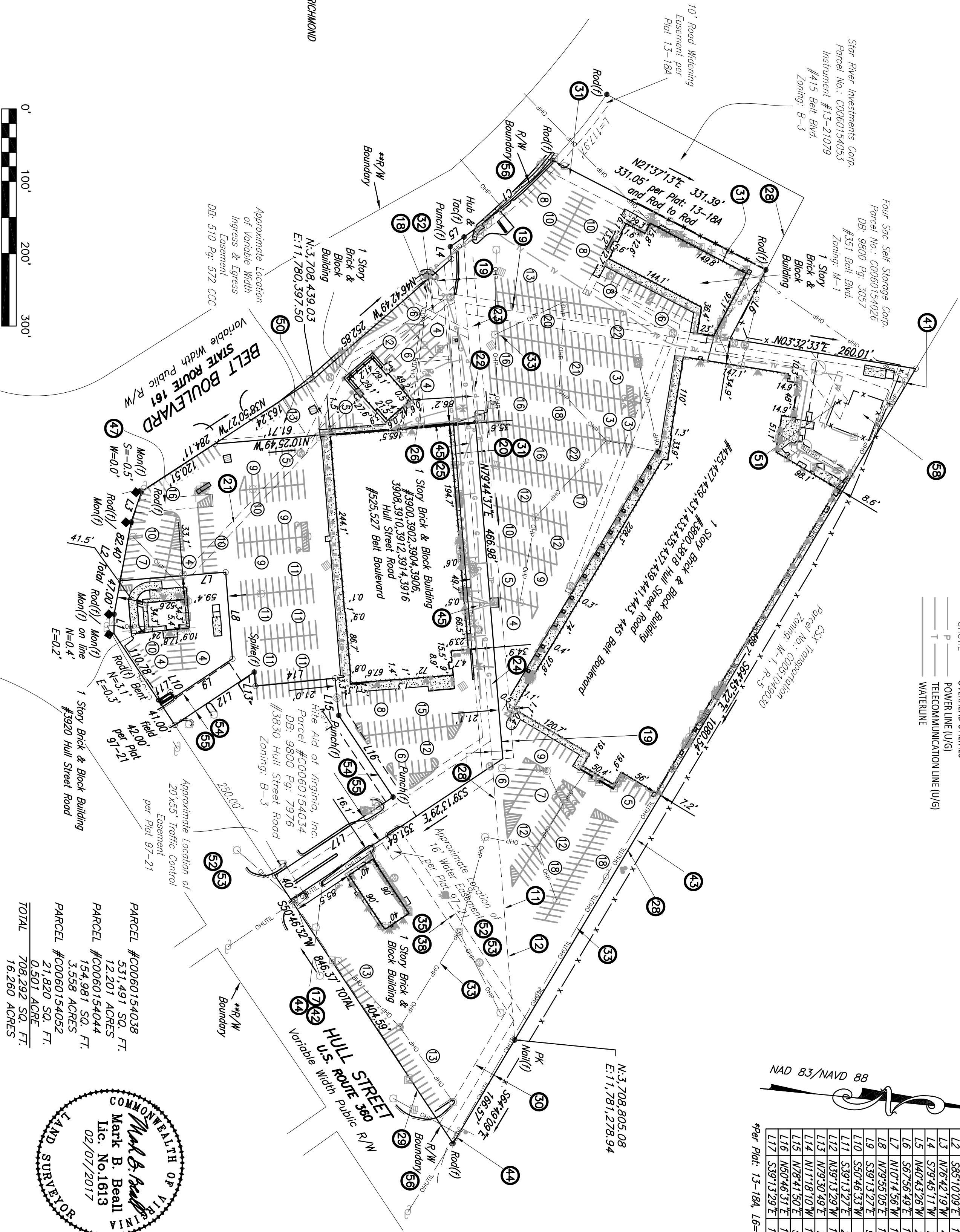
*Per Plat: 13-184, L6=107.40'



TEXT LEGEND

(SQ. FT.) SQUARE FEET
(C&G) CONCRETE CURB AND GUTTER
(CONC.) CONCRETE
(P.O.C.) POINT OF COMMENCEMENT
(P.O.B.) POINT OF BEGINNING
(BLDG.) BUILDING
(R/W) RIGHT OF WAY
(ESMT.) EASEMENT
(C/L) CENTERLINE
(EXTD.) EXTENDED
(MON) MONUMENT
(D.B.) DEED BOOK
(PG.) PAGE
(U/G) UNDERGROUND
(EP) EDGE OF PAVEMENT
(PWR) POWER

** R/W BOUNDARY OPPOSITE OF SITE IS APPROXIMATE LOCATION PER THE CITY OF RICHMOND GIS PARCEL VIEWER AND NOT SURVEIED.



PARCEL #C0060154038	531,491 SQ. FT.
PARCEL #C0060154044	12,201 ACRES
PARCEL #C0060154052	154,981 SQ. FT.
PARCEL #C0060154052	3,358 ACRES
PARCEL #C0060154052	21,820 SQ. FT.
0.501 ACRE	
708,292 SQ. FT.	
TOTAL	16,260 ACRES



ALTA/NSPS LAND TITLE SURVEY ON 16.260 ACRES OF LAND LOCATED AT THE NORTH WEST INTERSECTION OF HULL STREET - US ROUTE 360 AND BELT BOULEVARD - STATE ROUTE 161
CITY OF RICHMOND, VIRGINIA

DRAWN BY: BCH
DESIGNED BY: CWF
CHECKED BY: CWF
DATE: 09/09/2016
REVISIONS:
01/24/2017 -NEW TITLE COMMITMENT
01/26/2017 -REUSE PER LENDER COMMENTS
02/07/2017 -NEW TITLE COMMITMENT
SCALE: 1"=100'
SHEET NO.
2 OF 2
JOB NO.
55160018.00
DEPT. 55

BAITZ
AND ASSOCIATES, INC.
REFLECTING TRANSMISSION
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ENGINEERS • SURVEYORS
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1561 Commerce Road
Virginia, Virginia 24402
Phone: 540/248-3220
FAX: 540/248-3221
128 W Market St, Suite 103
Harrisonburg, Virginia 22801
Phone: 540/433-1908

PROJECT DIRECTORY

PROJECT OWNERSHIP

EAGLEDALE REALTY LLC
10689 NORTH PENNSYLVANIA
SUITE #100
INDIANAPOLIS, IN 46280

PROJECT MANAGEMENT

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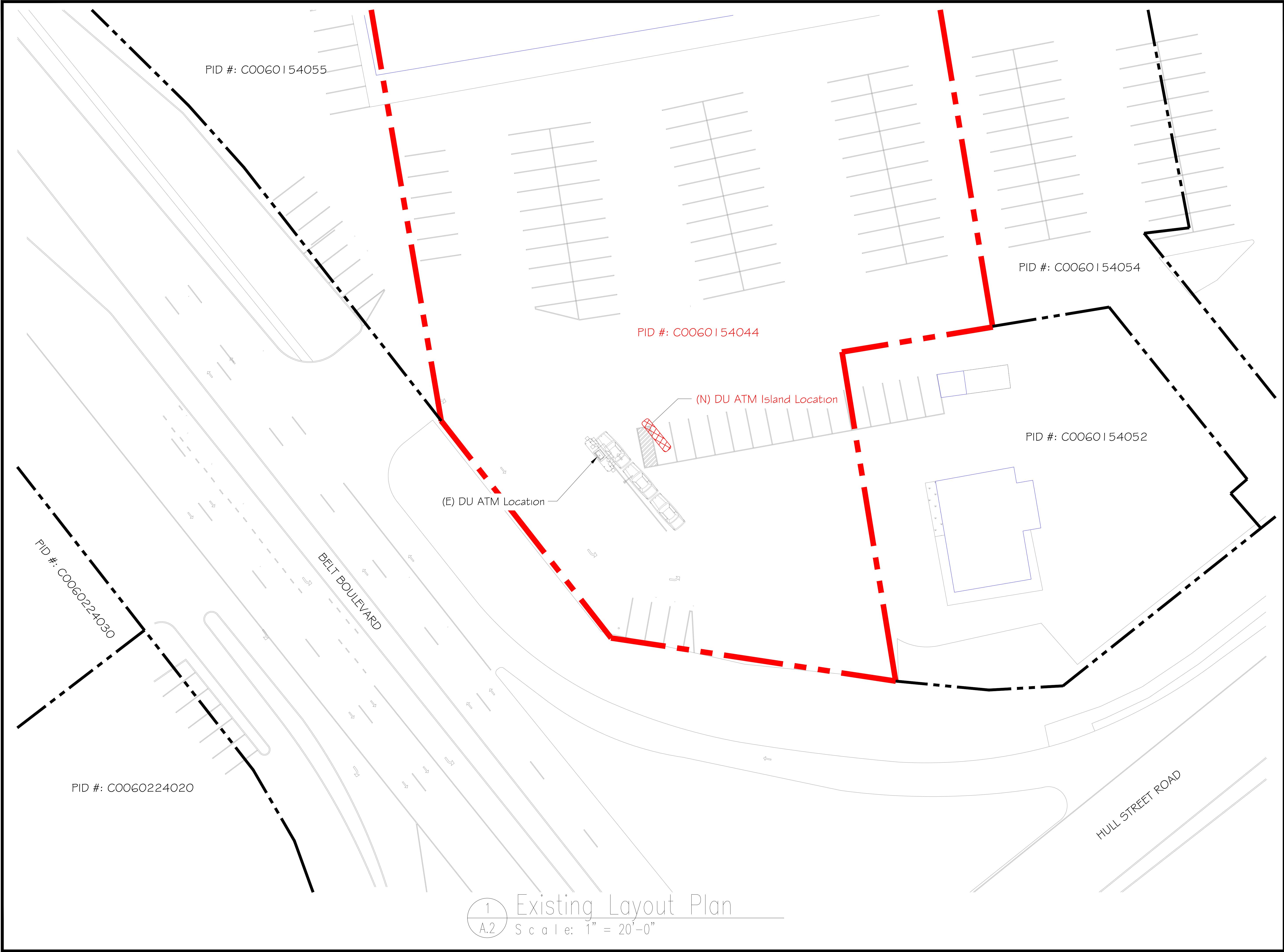
The Wells Fargo logo, consisting of the words "WELLS" and "FARGO" stacked vertically in a yellow, serif, all-caps font, centered on a solid red background.

McQUIRE
DU ISLAND ATM REFRESH
3920 HULL STREET ROAD
RICHMOND, VA 23224



McQUIRE
3920 HULL STREET ROAD
RICHMOND, VA 23224

DRAWING INDEX		BUILDING CODES	SCOPE OF WORK
A.0	COVER SHEET	<ul style="list-style-type: none">2021 VIRGINIA CONSTRUCTION CODE2017 NATIONAL ELECTRICAL CODE <p>BUILDING CONSTRUCTION TYPE; 2B UNPROTECTED NON-COMBUSTIBLE</p>	<ul style="list-style-type: none">SEAL COAT EXISTING ASPHALT IN ATM AREAFORM AND FOUR NEW CONCRETE ISLANDELECTRICAL CONDUIT FROM EXISTING METER BASEINSTALL NEW DN490 DU ATMINSTALL NEW WF4000 BOL DU KIOSKINSTALL NEW 4" BOLLARD X4INSTALL NEW LIGHT POLEINSTALL NEW LED LIGHT STANDARD x3INSTALL NEW VHDPAINT NEW PARKING LOT STRIPINGCLEAN UP ATM AREA.
A.1	SITE PLAN		
A.2	PLANS AND ELEVATION		
A.3	DETAILS		

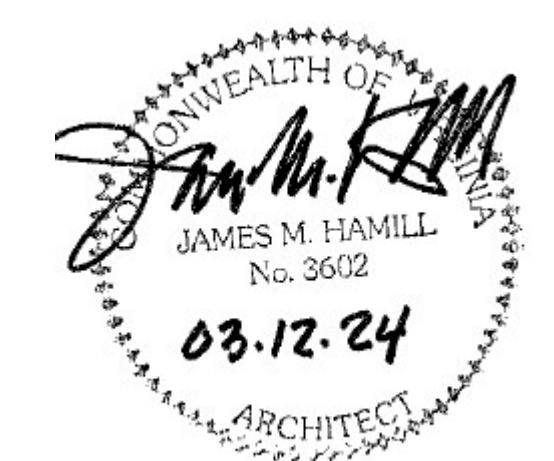


1 Existing Layout Plan
A.2 Scale: 1" = 20'-0"



122 LAFAYETTE AVENUE
LAUREL, MD 20707
P: 301-776-2577
F: 301-776-1273

James M. Hamill
ARCHITECT
580 Decker Drive
Suite 170
Irving, Texas 75062
Phone 972/714.0420
Fax 972/714.0282



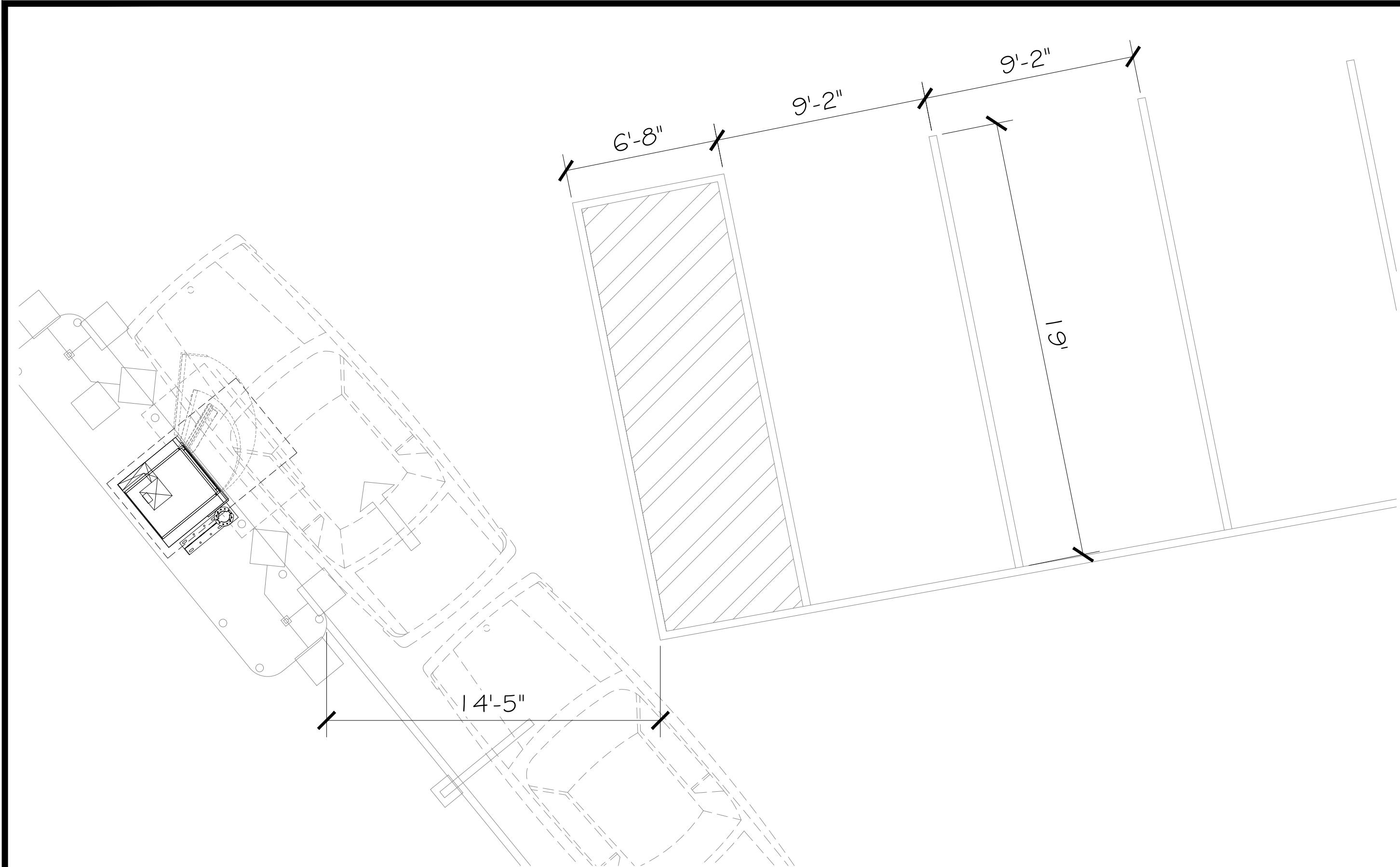
PLANS

McQUIRE
3920 HULL STREET ROAD
RICHMOND, VA 23224

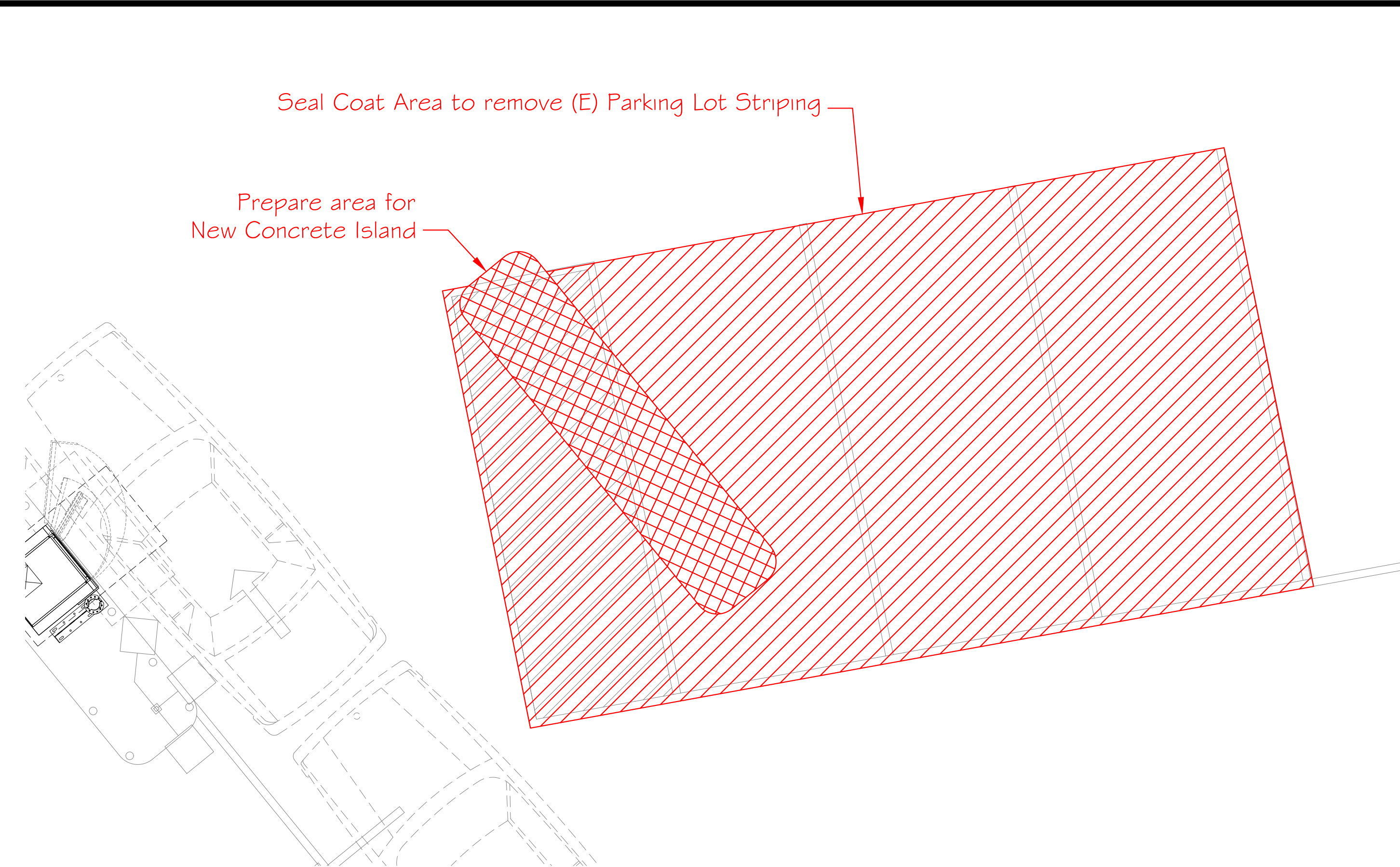
No.	Date	Revision	By

PROJECT:	CAPACITY ADD
DATE:	3/12/2024
SCALE:	1" = 20'-0"
DRAWN BY:	BPL
CHECKED BY:	BPL
COPYRIGHT:	POWERHOUSE 2024
ATM NUMBER:	

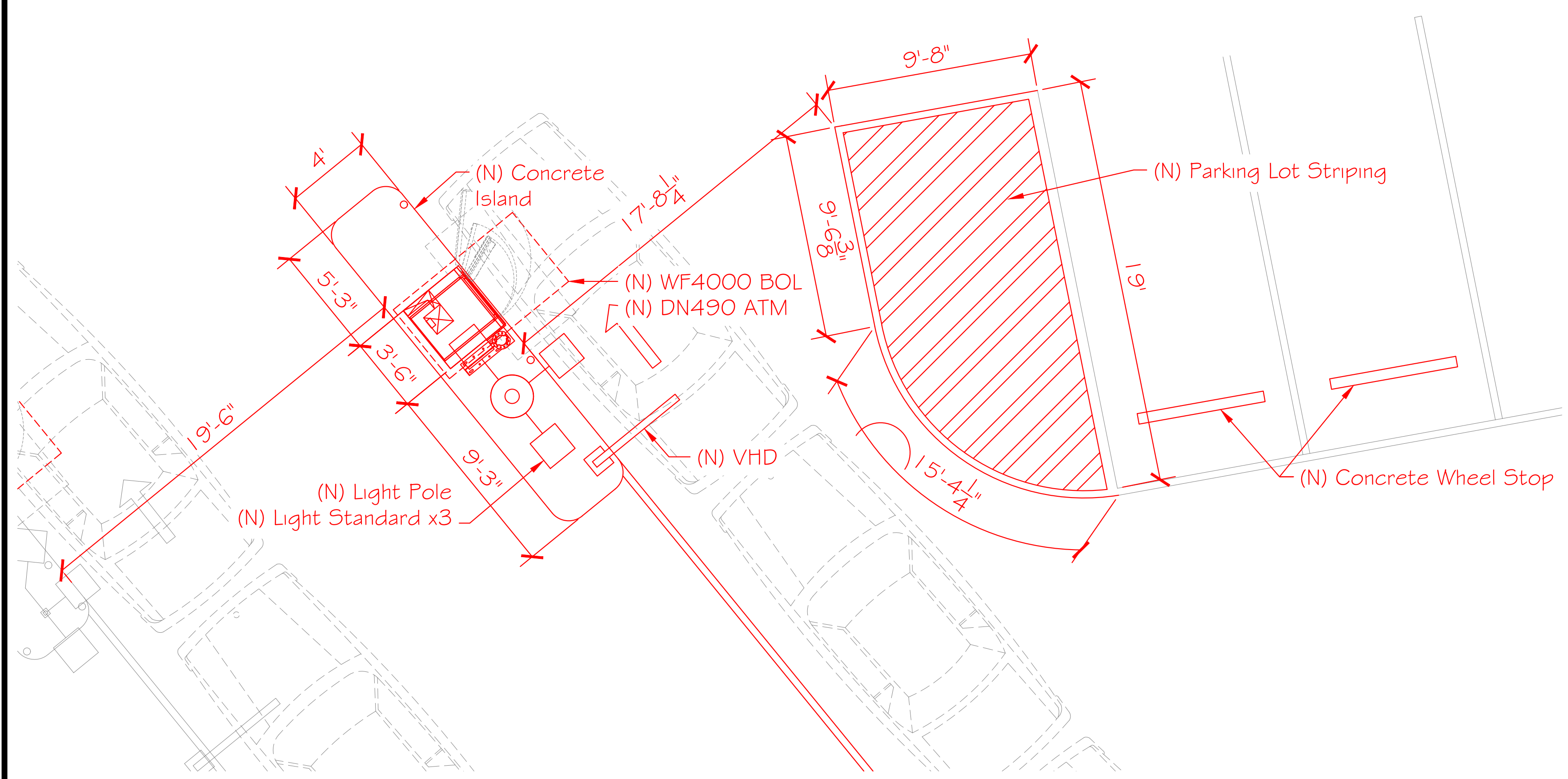
T8829



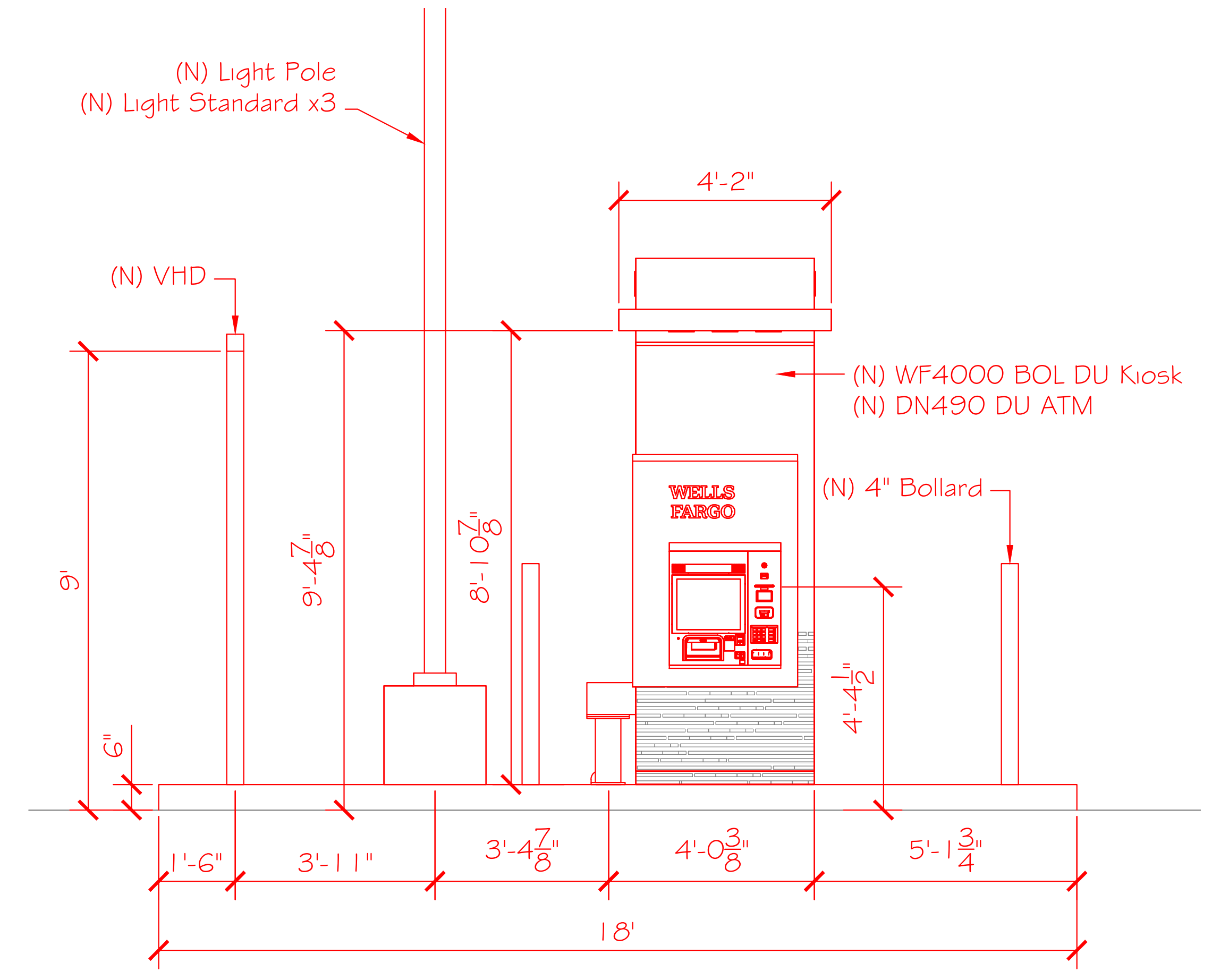
1 Existing Layout Plan
A.2 Scale: 3/8" = 1'-0"



2 Demolition Plan
A.2 Scale: 3/8" = 1'-0"



3 Proposed Layout Plan
A.2 Scale: 3/8" = 1'-0"



4 Proposed Elevation
A.2 Scale: 1/2" = 1'-0"



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PLANS

McQUIRE
3920 HULL STREET ROAD
RICHMOND, VA 23224

No.	Date	Revision	By

PROJECT:	CAPACITY ADD
DATE:	3/12/2024
SCALE:	VARIES
DRAWN BY:	BPL
CHECKED BY:	BPL
COPYRIGHT:	POWERHOUSE 2024
ATM NUMBER:	

T8829
A - 3
SHEET 4 OF 5



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

Special Use Permit

LOCATION: 3920 Hull Street Road

APPLICANT: Eagledale Realty LLC

COUNCIL DISTRICT: 8

PROPOSAL: To authorize the special use of the property known as 3920 Hull Street Road for the purpose of an automated teller machine, upon certain terms and conditions.

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

