

INTRODUCED: September 27, 2021

AN ORDINANCE No. 2021-278

To authorize the special use of the properties known as 6900 Patterson Avenue and 6904 Patterson Avenue for the purpose of (i) up to seven single-family attached dwellings; (ii) either one single family detached dwelling or offices, including business, professional and administrative offices, medical and dental offices and clinics, and studios of writers, designers and artists engaged in the graphic arts; and (iii) one common area, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: NOV 8 2021
AT 6 P.M.

WHEREAS, the owner of the properties known as 6900 Patterson Avenue and 6904 Patterson Avenue, which are situated in a R-4 Single-Family Residential District, desires to use such properties for the purpose of (i) up to seven single-family attached dwellings; (ii) either one single family detached dwelling or offices, including business, professional and administrative offices, medical and dental offices and clinics, and studios of writers, designers and artists engaged in the graphic arts; and (iii) one common area, which use, among other things, is not currently allowed by section 30-408.1 of the Code of the City of Richmond (2020), as amended; and

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: NOV 8 2021 REJECTED: _____ STRICKEN: _____

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 6900 Patterson Avenue and 6904 Patterson Avenue and identified as Tax Parcel Nos. W021-0100/010 and W021-0100/009, respectively, in the 2021 records of the City Assessor, being more particularly shown on a survey entitled “ALTA/NSPS Land Title Survey Showing Improvements to Tax Parcels W021-0100/010 & W021-0100/009, Being #6900 & #6904 Patterson Avenue, City of Richmond Virginia,” prepared by Shadrach & Associates LLC, and dated November 9, 2019, 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 (i) up to seven single-family attached dwellings; (ii) either one single family detached dwelling or offices, including business, professional and administrative offices, medical and dental offices and clinics, and studios of writers, designers and artists engaged in the graphic arts; and (iii) one common area, hereinafter referred to as “the Special Use,” substantially as shown on the survey entitled “ALTA/NSPS Land Title Survey Showing Improvements to Tax Parcels W021-0100/010 & W021-0100/009, Being #6900 & #6904 Patterson Avenue, City of Richmond Virginia,” prepared Shadrach & Associates LLC, and dated November 9, 2019, and the plans entitled “6900 Patterson,” prepared by Gradient, dated January 21, 2020, and last revised July 15, 2021, “Cite Design,” prepared by The Cite Design Office, and dated April 27, 2021, and “Patterson Row House, Richmond, Virginia,” prepared by

Yellow Room Incorporated, and dated March 17, 2021, 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 (i) up to seven single-family attached dwellings; (ii) either one single family detached dwelling or offices, including business, professional and administrative offices, medical and dental offices and clinics, and studios of writers, designers and artists engaged in the graphic arts; and (iii) one common area, substantially as shown on the Plans.

(b) Nine off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.

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

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

(e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(f) In addition to the signs permitted by the underlying zoning regulations, signs permitted by section 30-507.1 of the Code of the City of Richmond (2020), as amended, shall be permitted on the Property.

(g) Prior to the issuance of a certificate of occupancy for the Special Use, the subdivision of up to eight residential lots, and one commonly owned lot, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

§ 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 public right-of-way, including new street tree along Charles Street, new sidewalk along Charles Street, a new drive entrance to Charles Street, and five new on-street parking spaces along Charles 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 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, 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.

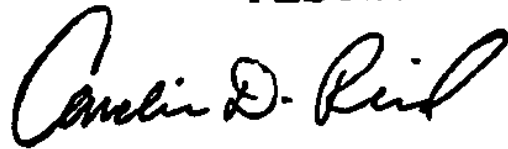
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute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

**A TRUE COPY:
TESTE:**

A handwritten signature in black ink, appearing to read "Carolin D. Reed". The signature is written in a cursive style with a large initial 'C'.

City Clerk



City of Richmond

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

Item Request File Number: PRE.2021.762

O & R Request

DATE: August 26, 2021

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Mayor, by Request)
(This is no way reflects a recommendation on behalf of the Mayor.)

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

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic
Development and Planning

FROM: Kevin J. Vonck, Acting Director, Department of Planning and
Development Review

RE: To authorize the special use of the properties known as 6900 and 6904 Patterson Avenue for the purpose of permitting up to seven single-family attached dwellings, one single-family detached dwelling, and common area, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the properties known as 6900 and 6904 Patterson Avenue for the purpose of permitting up to seven single-family attached dwellings, one single-family detached dwelling, and common area, upon certain terms and conditions.

REASON: The applicant is requesting a Special Use Permit which would allow for a single-family attached dwellings within an R-4 Single Family Residential District. The proposed use does not meet varied feature requirements within the R-4 district. A Special Use Permit is therefore required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its October 18, 2021, meeting.

BACKGROUND: The property is located in the Three Chopt neighborhood at the corner of Patterson Avenue and Charles Street. The properties are currently a 9,132 sq. ft (.21 acre) and a 12,009 sq. ft. (.27 acre) parcel of land, with a 2,042 sq. ft. single-family detached dwelling constructed, per tax assessment records, in 1947. The application calls for the two parcels to be subdivided into nine (9) individual lots with a common, open-space and off-street parking lot.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Community Mixed Use. This designation is defined as a "Cluster of medium density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities and sometimes feature regional attractions." (p. 58)

The current zoning for this property is R-4 (Single Family Residential). Adjacent properties to the east and south are located within the same R-4 Residential Zone. Properties to the north at the intersection of Patterson Avenue and Three Chopt Road are zoned B-2 Community Business District. The surrounding land uses include primarily residential with some commercial and institutional uses to the north and west of the property. The density of the properties, if constructed as proposed, would be approximately 17 units per acre.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$300 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: September 27, 2021

CITY COUNCIL PUBLIC HEARING DATE: November 8, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
October 18, 2021

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

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): 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: 6900 Patterson Ave. & 6904 Patterson Ave Date: 5/25/2021

Tax Map #: W02101000010 & -09 Fee: \$300.00

Total area of affected site in acres: 0.486 acres

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

Zoning

Current Zoning: R-4 Single Family

Existing Use: Office

Proposed Use

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

See the applicant's report enclosed.

Existing Use: subdivided residential and corner commercial

Proposed

Is this property subject to any previous land use cases?

Yes

No

[checked box]

[empty box]

If Yes, please list the Ordinance Number: 1986-199-188 on 6900 Patterson to authorize the property owner to convert the building into any non-medical office use. The residential looking home was converted into a office.

Applicant/Contact Person: Lory Markham

Company: Markham Planning

Mailing Address: 23 W. Broad Street, Suite 304

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 248-2561 Fax: ()

Email: lory@markhamplanning.com

Property Owner: CJR LLC

If Business Entity, name and title of authorized signee: Rob Lanphear

(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: 526 N Artur Ashe Blvd

City: Richmond State: VA Zip Code: 23220

Telephone: () Fax: ()

Email: rob@pivot-dev.com

Property Owner Signature: [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)



February 19, 2020

Mark Olinger, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
mark.olinger@richmondgov.com

Re: 6900 Patterson Avenue Request for Special Use Permit

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Special Use Permit application for the two parcels located at 6900 & 6904 Patterson Avenue. With this application the developer, Pivot Development, is petitioning City Council for a SUP to allow for greater density in the R-4 District. This would grant the development of (9) nine new construction rowhomes. This application follows a preliminary meeting with your office on February 4, 2020.

Existing Site Conditions



MARKHAM PLANNING
23 West Broad Street #304 · Richmond, Virginia 23220
(804) 248-2561

The properties W0210100010 and W0210100009 are located at the northwest corner of Patterson Avenue and Charles Street intersection in the Far West Planning District. The subject site is a block from the intersection of Patterson and Three Chopt Road. Charles Street is a two-way thoroughfare running through a Henrico subdivision (mostly two-story home) to meet Monument Avenue. Traffic joining Patterson from Charles must stop.

The 6900 parcel is currently improved with a 2-story building and side addition fronting on Patterson Avenue. A surface parking is located in the rear. The remainder of this parcel and 6904 Patterson are unimproved. Together both properties have a land area of 21,954 square feet or 0.504 acres per the ALTA survey enclosed.

The building serves as the office (C01) of the Virginia Asphalt Association (owner occupied) and per the City Assessor's Office was built in 1942. This entity is currently the owner of both parcels. This building will *not* be demolished and will remain as office use upon transfer of the properties to the developer. They are happy to relocate elsewhere. For intensity context, the building currently supports four employees and is limited to standard business hours.

A concrete sidewalk extends for the full length of the front of the property on Patterson Avenue. A pedestrian ramp is positioned towards Patterson on the corner of Charles Street. A hydrant is located here as well.

Current Zoning

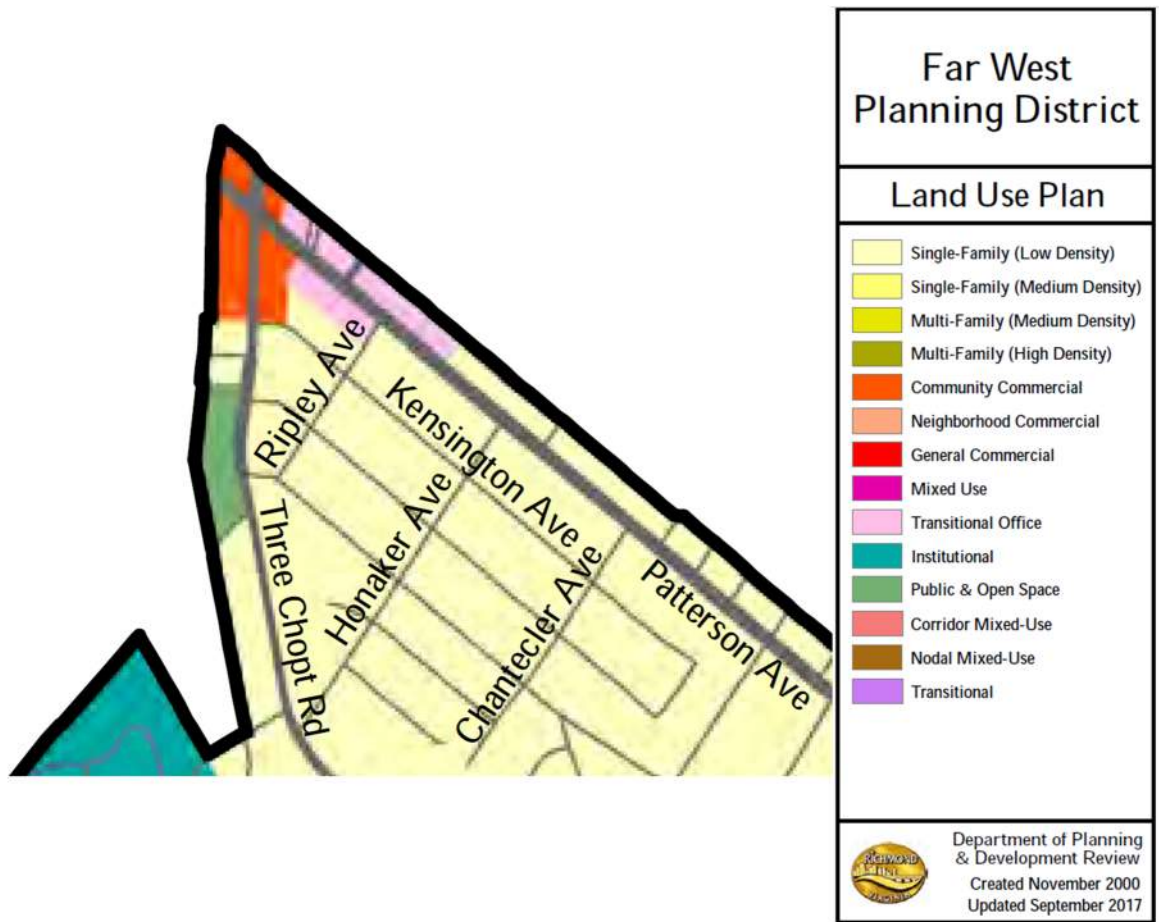
The properties are currently zoned R-4 Residential (Single Family), which allows for single family detached dwellings, institutional, community and worship facilities and other primary uses.

Per the current zoning ordinance:

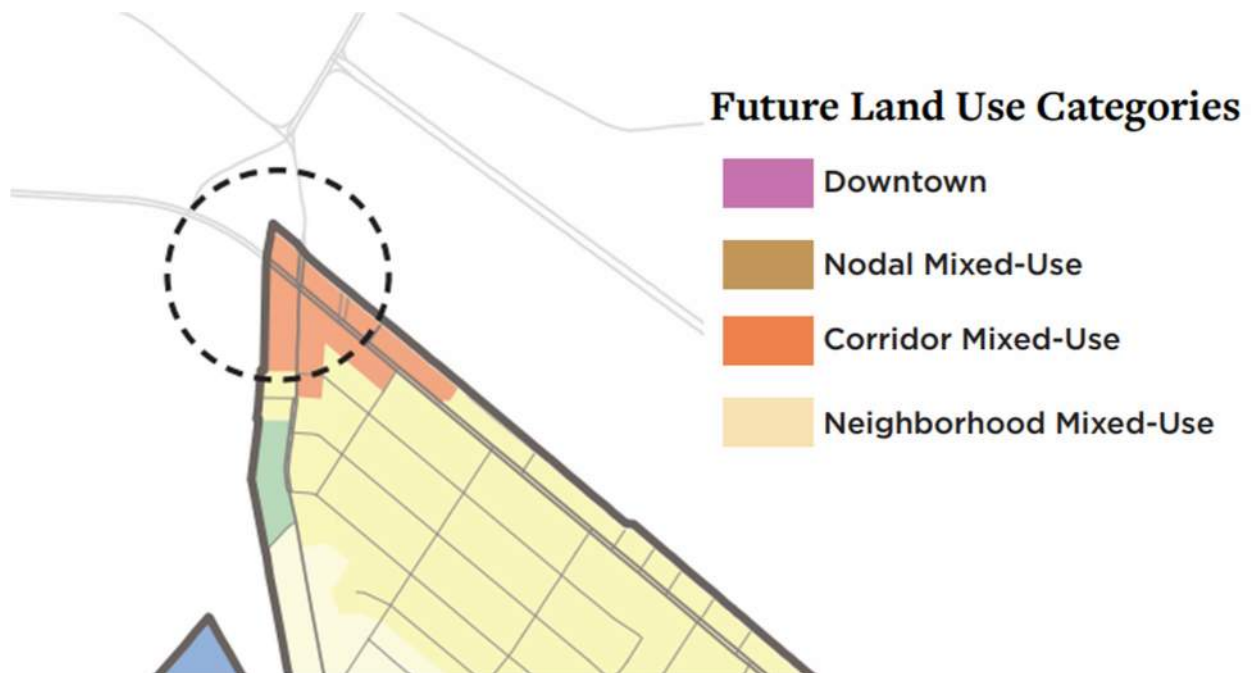
- Lots cannot be less than 7,500 square feet in area, with a width of not less than 60 feet.
- Front yards must be a minimum of 25 feet; side and rear yards must be at least 6 feet.
- Lot coverage cannot be greater than 30 percent.
- Height shall not exceed 35 feet.

Master Plan for Future Land Use

The 2000 Richmond Master Plan labels these parcels as Transitional Office Use for future land use planning. The intended purpose of this use is to serve as a separation between residential and commercial uses. Scale and intensity vary. Typical zoning classifications for this category are RO-1 and RO-2 Residential-Office District. The latter allows for single-family attached dwellings in a series.



The drafted Richmond 300 Master Plan, which is in the process for approval in 2020, designates these parcels and the surrounding Patterson/Three Chopt Areas as Corridor Mixed-Use which calls for medium density, with buildings ranging from 2 to 10 stories. Single-family attached is designated as a secondary use for this Future Land Use category.



Proposal

Should this SUP be granted, a subdivision of these (2) parcels into (11) fee simple lots will follow. The existing corner building will remain on one of these subdivided lots. The common area will also be deeded as a separate lot. The subdivision application will include detailed construction plans.

The developer is proposing the new construction of (9) two-story dwellings as (3) three attached series. Each home's façade will be offset from its neighbor, allowing for variation in front yard and back yard depths.

In keeping with the existing zoning requirements for the lots, 25-foot setbacks are proposed along Patterson and 6-foot setbacks are proposed for the sides. Building height should conform to the existing zoning of a 35-foot maximum.

Three homes will front on Patterson. Two of these will have separate sidewalks which will meet the existing sidewalk. Trees and landscaping are proposed in front of these homes to soften the landscape along Patterson. The remaining homes will front on a new or long courtyard running from Patterson to asphalt parking in the rear. A tree and landscaping are proposed at the medial point here within. This area will also serve as a common utility corridor.

The rear of the property will be improved with a drive aisle and (9) dedicated parking spaces. An ADA loading area is included. Access to parking will be off Charles Street. These spaces will abut to a sidewalk. Trees and vegetation will break up the hardscape here and act as a transition to the homes. This area will be illuminated with low lying bollards lights. (8) long-term bicycle parking spaces will be dedicated along the sidewalk as well. A corralled trash collection area will be in the rear corner of the property at the end of the drive aisle. Both the mews and parking area will be recorded as a separate lot and maintained by the homeowner's association with a deeded declaration.

In addition, (3) parallel street parking spaces will be dedicated on Patterson Avenue and marked as such. Another (5) parallel spaces are proposed on Charles Street as well. Spaces will be separated with a tree bump out in the middle. In total, the development will have (17) dedicated parking spots. It should also be noted that the subject site is located 350 feet from the nearest public transit stop on the opposite side of Patterson.

Currently plantings exist as a privacy screen between the subject site and 901 Register Parkway. These will remain as much as possible. A fence is proposed between these properties (on the west side of 6904 Patterson) as well.

Neighborhood Communication

Andreas Addison, who represents this voter district, expressed support for these preliminary plans shared December 18th, 2019.

The proposed request for a special use permit was presented to Barrett Clark, President of the Westhampton Civic Association, on January 6, 2020. The developer will be sending the WCA the plans enclosed for their further review and comments. The Association has yet to vote on the nature of the request and to provide a letter of support.

The developer met with Rick Kastelberg owner of the adjacent property located at 901 Register Parkway on January 22nd, 2020. In this meeting, Rick expressed approval of the development. A letter of support has been requested.

All other surrounding properties are office uses along Patterson Avenue. The property abutting in the rear is within the limits of Henrico County.

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 be 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 Special Use Permit. 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

Enclosure: application form, fee payment, existing survey, conceptual plans

- cc: Matthew Ebinger, Secretary to the City Planning Commission
The Honorable Andreas D. Addison
Rob Lanphear, Pivot Development
James Hill, Fultz & Singh Architects
Claire Shirley, Gradient PC
Gabi Syska, Markham Planning



MARKHAM PLANNING

23 WEST BROAD STREET #304 · RICHMOND, VIRGINIA 23220

April 28, 2021

Jonathan Brown, Senior Planner
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
jonathan.brown@richmondgov.com

Re: 6900 Patterson Avenue SUP-069929-2020 Response Letter (2nd Submission)

Dear Mr. Brown,

On behalf of the development and design team of 6900 Patterson Avenue, please accept this response letter with the formal submission of the revised plans for the Special Use Permit application first submitted on February 19, 2020. The latest review comments received by the following city agencies have been addressed accordingly in this second submittal.

The internal townhome building has been removed and replaced with additional community green space and common services pavilion area. The overall design pattern of the plan remains intact with a reduction in density from nine (9) new townhome lots to seven (7) townhome lots; three (3) fronting Patterson Avenue and four (4) fronting Charles Street. In total, the property would be subdivided into one (1) lot for the existing structure, seven (7) lots for the new townhomes and one (1) common area lot to include open space and parking.

The following updated sheets are enclosed:

C3.1 Site Layout Plan
SK1 Conceptual Floor Plan
SK2, SK3, SK4, SK5, SK6 Building Elevations
SK8 Common area pavilion
L 100 Landscape Plan

Jonathan Brown \ Land Use Administration \ jonathan.brown@richmondgov.com

1. Remove “cladding study A” and provide front, side, and rear elevations based upon “cladding study B” of submitted concepts, with materials and dimensions labeled.
See SK2, SK3, SK4, SK5 and SK6. Elevations with materials and dimensions have been added.
2. Provide walkways from sidewalk to the three units on along Charles Street.
See C3.1. Revised as such. Walkways have been added to connect to the rear of each of these homes.
3. Show, if planned, fencing type, height, and location.
See C3.1. Fencing locations and details have been added. See SK8. Conceptual plans for the common area pavilion have been added.
4. Show where individual/shared waste and recycling cans will be sited.
See C3.1 and SK8. A common area pavilion has been added to include shared waste and recycling cans. Conceptual plans for the pavilion have been included.
5. Provide floor-plans showing rear access.
See SK1.
6. Provide more detailed landscape plan and additional screening of parking area.
See C3.1 and L100

Doug Mawby \ Traffic Engineering \ doug.mawby@richmondgov.com
Eddie Coggins \ ROW Management \ eddie.coggins@richmondgov.com

1. Civil plan required for addition of on street parking. **Noted, See C3.1**
2. Minimum 5ft. Sidewalk required along Charles St.
A 4.86-foot wide sidewalk has been added along the property’s length on Charles Street, connecting to the existing sidewalk along Patterson Avenue. See C3.1
3. CG-9D entrance over that sidewalk into the parking lot. **See C3.1. Revised as such.**

Surani Olsen \ Water Resources \ surani.olsen@richmondgov.com

Under Review.

We understand an in-depth review will occur when detailed site construction plans are submitted with subsequent Final Subdivision Plat and Land Disturbance Permit applications.

George Woodall \ Building Plan Review \ george.woodall@richmondgov.com

Approved. **Thank you.**

No building code comments based on the plans submitted. Additional or revised plans may result in comments.

Scott Yates \ Public Utilities \ charles.yates@richmondgov.com

Approved. **Thank you.**

Existing 5/8" domestic water meter at # 6900.

Will Shoup \ Urban Forestry \ will.shoup@richmondgov.com

Approved. **Thank you.**

There are 4 tree sites along Patterson Ave and 2 sites along Charles Street. These sites currently do not have trees present but in the future these sites will be planted. These sites must be maintained and left open for future plantings. The attached plans are somewhat vague on the Charles Street side with development. The Patterson Ave contains a tree lawn which will need to be left in place.

Captain Earl Dyer \ Fire Department \ earl.dyer@richmondgov.com

Approved. **Thank you.**

No comments at this time, we reserve the right to comment or change approval if plans change.

Thank you for your time and attention to this Special Use Permit. Please feel free to contact me [at lory@markhamplanning.com](mailto:lory@markhamplanning.com) or (804)248-2561 if you have any questions or require additional materials to draft an ordinance for introduction at City Council.

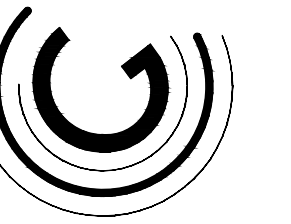
Thank you,

A handwritten signature in black ink, appearing to read "Lory Markham", enclosed in a thin black rectangular border.

Lory Markham

Enclosures

cc: Rob Lanphear, Pivot Development
Claire Shirley, Gradient, PC
Scott Gordon, Yellow Room Architects



GRADIENT
1406 Laburnum Park Blvd
Richmond, VA 23227
804.399.0500



REVISIONS	DESCRIPTION	PER CITY SUP COMMENTS
DATE	07.15.21	

Richmond, Virginia

6900 PATTERSON

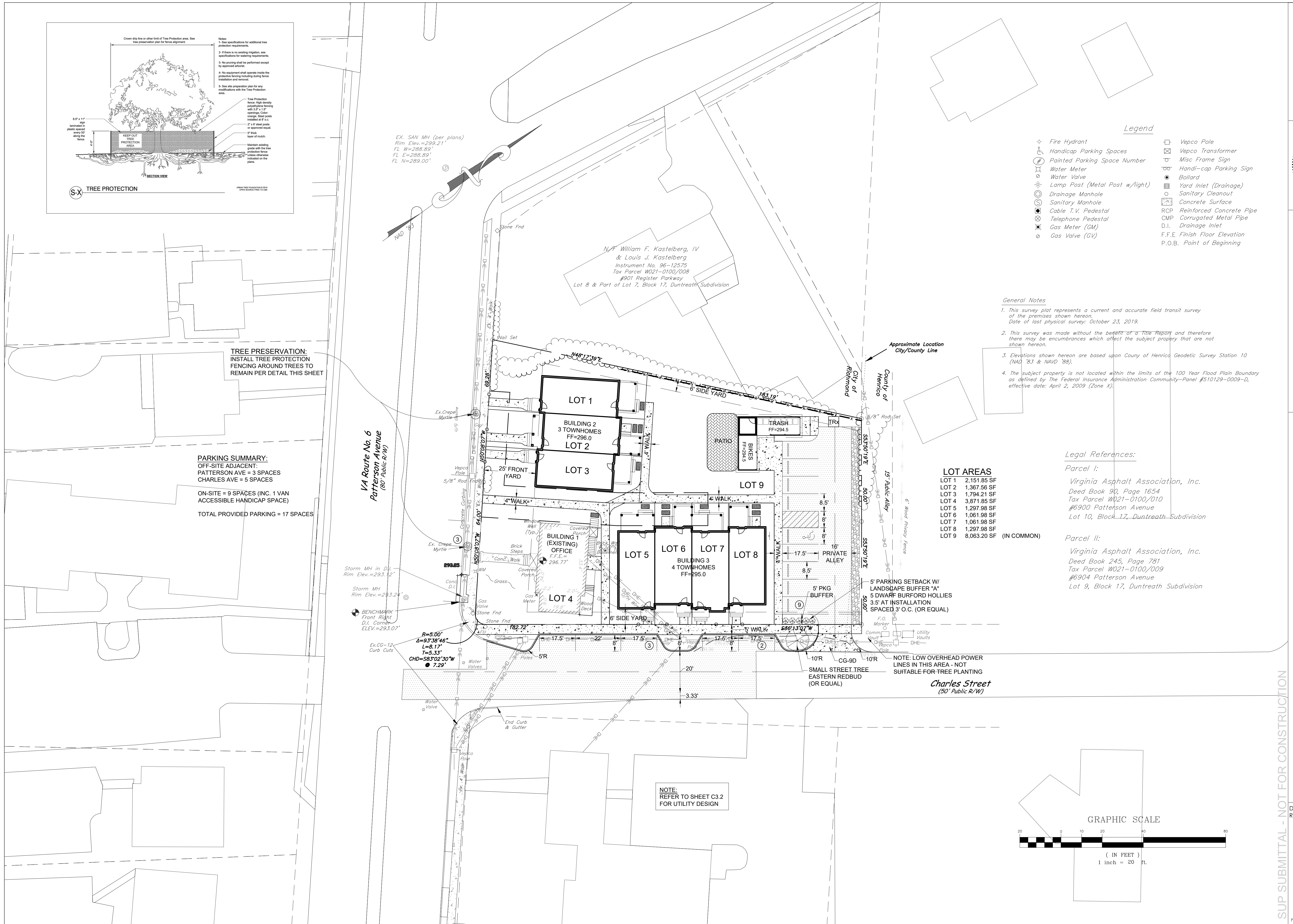
6900 Patterson Avenue

DATE: 01.21.2020
REV 02: 07.15.2021

SITE LAYOUT PLAN

C3.1

Project Number: 2001 © Gradient 2021



03-17-2021

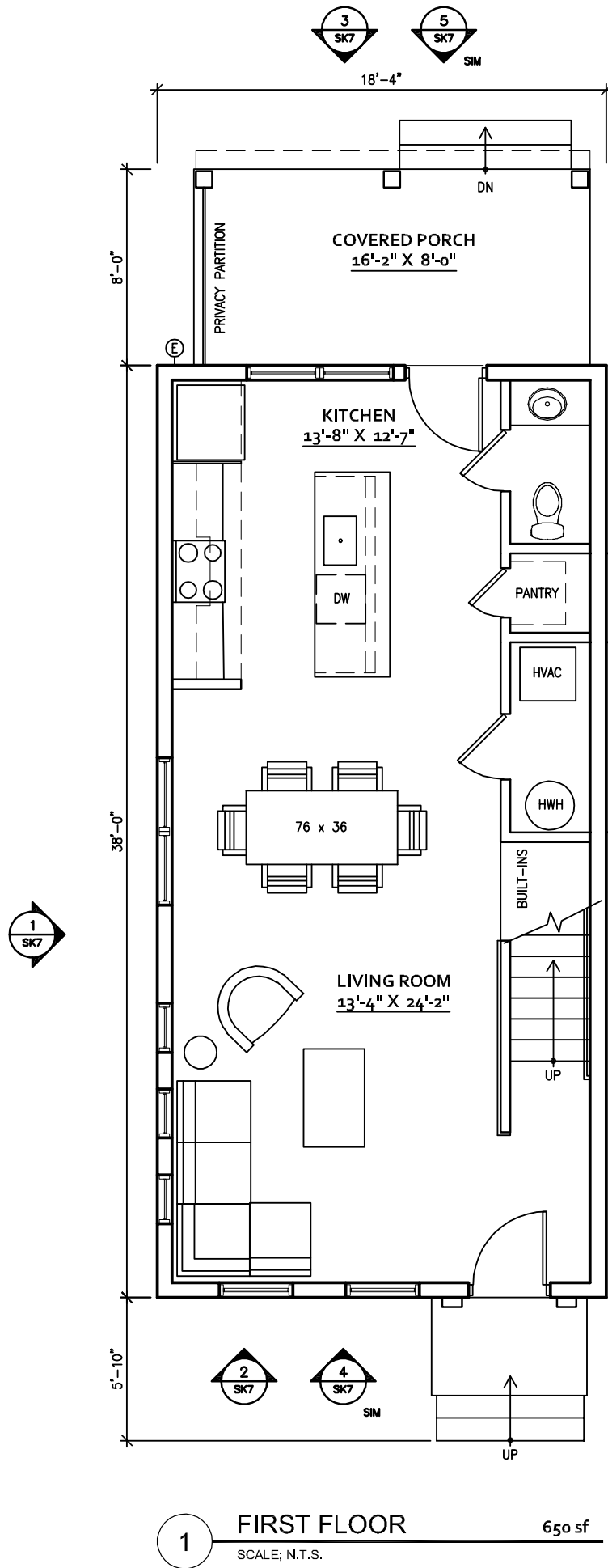


2731 WEST GRACE STREET
RICHMOND, VIRGINIA
888-501-9526

Patterson Row House Richmond, Virginia

SK1

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03-17-2021



2731 WEST GRACE STREET
RICHMOND, VIRGINIA
888-501-9526

Patterson Row House
Richmond, Virginia

FOUR UNIT
ELEVATION

SK2



1 EAST ELEVATION AT CHARLES STREET
SCALE: 1/4"=1'-0"

03-17-2021



2731 WEST GRACE STREET
RICHMOND, VIRGINIA
888-501-9526

Patterson Row House
Richmond, Virginia

FOUR UNIT
ELEVATION

SK3



1 WEST ELEVATION AT CHARLES STREET
SCALE: 1/4"=1'-0"

03-17-2021



2731 WEST GRACE STREET
RICHMOND, VIRGINIA
888-501-9526

Patterson Row House
Richmond, Virginia

THREE UNIT
ELEVATION

SK4



1 NORTH ELEVATION AT PATTERSON AVE
SCALE: 1/4"=1'-0"

03-17-2021



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RICHMOND, VIRGINIA
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Patterson Row House
Richmond, Virginia

THREE UNIT
ELEVATION

SK5

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1 SOUTH ELEVATION AT PATTERSON AVE
SCALE: 1/4"=1'-0"

03-17-2021



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Patterson Row House
Richmond, Virginia

TRIPICAL CORNER
UNIT ELEVATION

SK6



03-17-2021

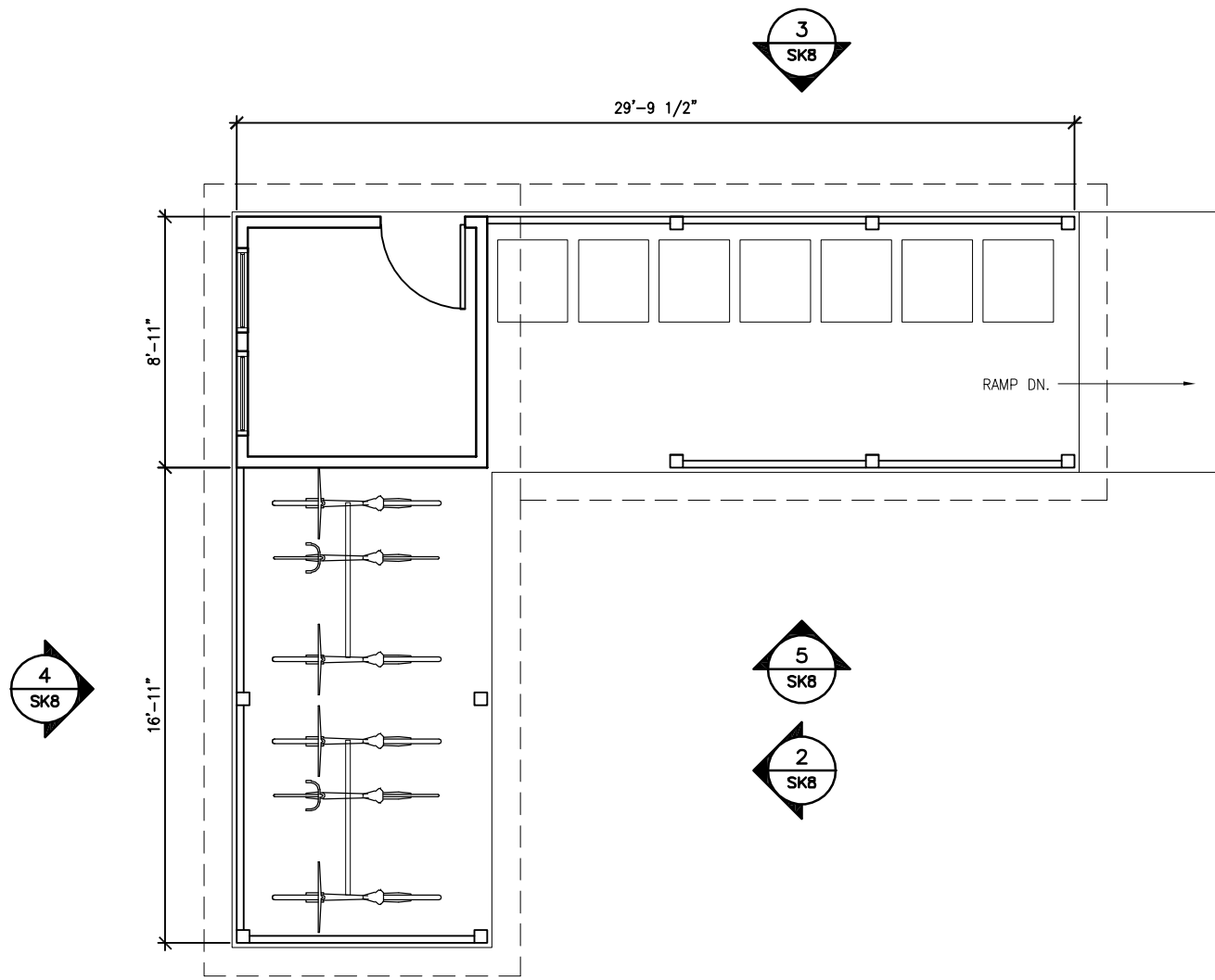


2731 WEST GRACE STREET
RICHMOND, VIRGINIA
888-501-9526

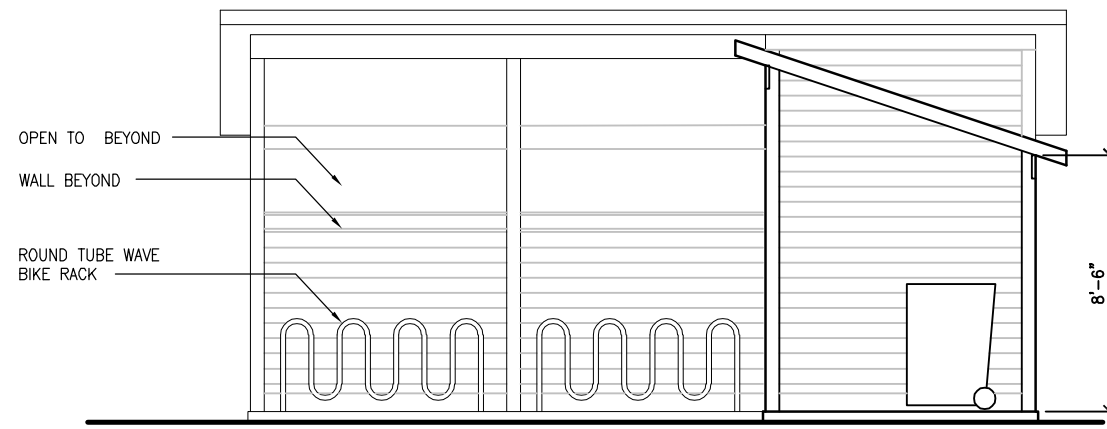
Patterson Row House
Richmond, Virginia

BIKE AND TRASH
PAVILION

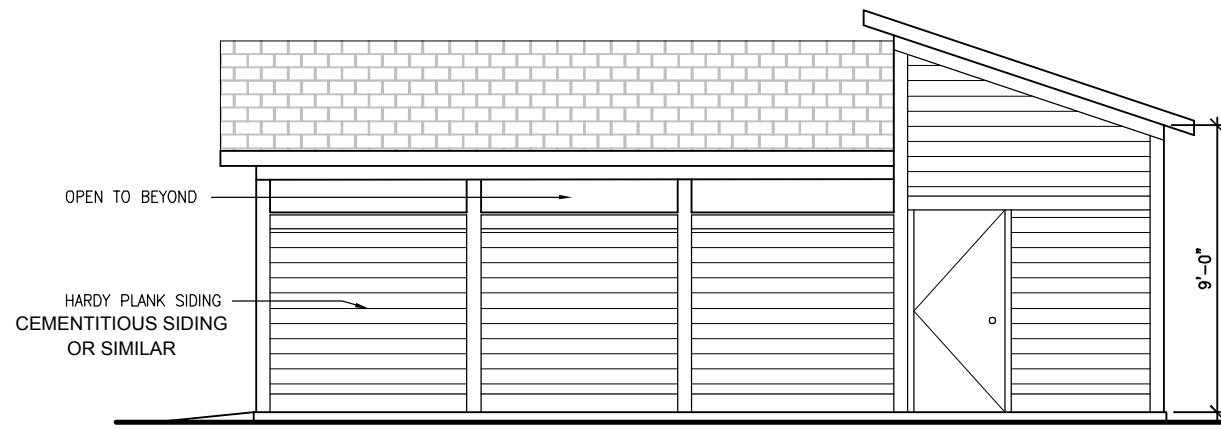
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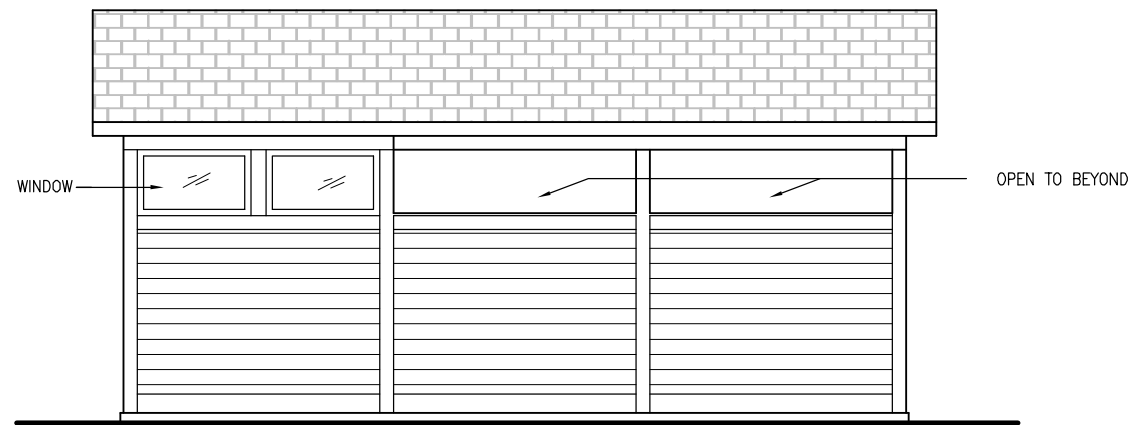
1 BIKE AND TRASH PAVILION
SCALE: N.T.S.



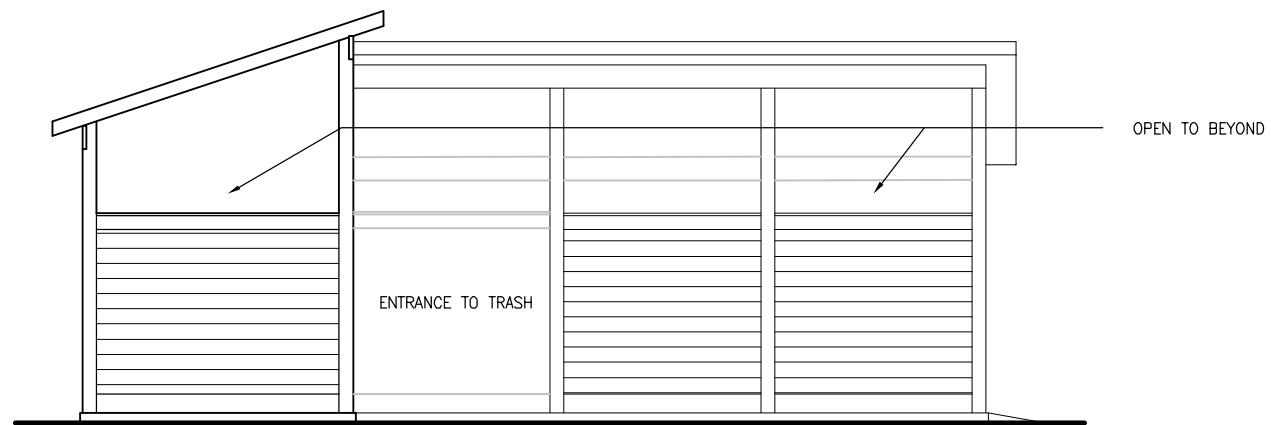
2 ELEVATION
SCALE: N.T.S.



3 ELEVATION
SCALE: N.T.S.



4 ELEVATION
SCALE: N.T.S.



5 ELEVATION
SCALE: N.T.S.

Legal Description

Parcel I – 6900 Patterson Avenue

ALL that certain lot, piece or parcel of land, with all improvements thereon, known as 6900 Patterson Avenue, lying and being partly in the City of Richmond, Virginia and partly in Henrico County, Virginia, being more particularly described on a certain plat of survey dated June 11, 1986 by Bodie Taylor and Puryear, Inc., Engineers and Surveyors, entitled "Survey and Map Showing improvements thereon of part of Lot 10, Block 17, Duntreath in the City of Richmond, Virginia", a copy of which is attached to and made a part of a Deed recorded in Deed Book 90, page 1654 in the City of Richmond and Deed Book 2022, page 654 in the County of Henrico, reference to which is hereby made for a more particular description of the land.

BEING the same real estate conveyed to Virginia Asphalt Association, Inc. by deed from Hazel R. Parrish, widow, dated August 12, 1986, recorded August 20, 1986 in the Clerk's Office, Circuit Court, City of Richmond, Virginia in Deed Book 90, page 1654 and also recorded on September 2, 1986 in the Clerk's Office, Circuit Court, Henrico County, Virginia in Deed Book 2022, page 652.

Parcel II – 6904 Patterson Avenue

ALL that certain lot or parcel of land lying and being in the City of Richmond, Virginia, situated on the northern line of Patterson Avenue between Charles Street and Register Parkway, designated as Lot No. 9, in Block 17, in Subdivision "B" on the Plan of Duntreath, plat of which is recorded in Plat Book 11, page 40, Clerk's Office, Circuit Court of Henrico County, Virginia, less and except that portion of land approximately 16 feet wide along and fronting on Patterson Avenue acquired by the City of Richmond, Virginia, by condemnation, described as follows:

BEGINNING on the northern line of Patterson Avenue at a point marked by a rod, 69.53 feet west of the western line of Charles Street; thence running westwardly along and fronting on the northern line of Patterson Avenue 69.28 feet to a point marked by a rod; thence in a northerly direction 183.19 feet to a point marked by a rod; thence running eastwardly along and fronting on the southern line of an alley 50 feet to a point marked by a rod; thence in a southerly direction 184.59 feet to the point and place of beginning; all as more particularly shown on a Plat of Survey of the Remaining Portion of Lot 9, Block 17, Duntreath, made by A. G. Harocopos and Associates, dated July 26, 1990, a copy of which is attached to and made a part of deed recorded in the Clerk's Office, Circuit Court, City of Richmond, Virginia in Deed Book 245, page 781.

BEING the same real estate conveyed to Virginia Asphalt Association, Inc. by deed from Raffaele Bucci and Lidia B. Bucci, his wife and Bambina Bucci, widow, dated August 7, 1990, recorded August 24, 1990 in the Clerk's Office, Circuit Court, City of Richmond, Virginia in Deed Book 245, page 781.

ALSO BEING FURTHER DESCRIBED AS

PARCEL I:

BEGINNING at the point of intersection of the northern boundary of the right of way line of Patterson Avenue and the western boundary of the right of way line of Charles Street, thence proceeding along the northern boundary of the right of way line of Patterson Avenue in a northwesterly direction N 50°08'07" W 64.00 feet to a point;

Thence leaving the northern boundary of the right of way line of Patterson Avenue and proceeding in a northeasterly direction N 42°11'02" E 184.59 feet to a point on the southern boundary of the right of way line of a 15' Public Alley; Thence proceeding along the southern boundary of the right of way line of the 15' Public Alley in a southeasterly direction S 53°50'19" E 50.00 feet to a point on the western boundary of the right of way line of Charles Street;

Thence proceeding along the western boundary of the right of way line of Charles Street in a southwesterly direction the following two (2) courses and distances:

- 1) S 36°13'07" W 182.72 feet to a point;
- 2) Thence along a curve to the right having a radius of 5.00 feet, a delta angle of 93°38'46" and an arc length of 8.17 feet to a point, said point being the Point and Place of Beginning of Parcel I, containing 0.255 Acres, more or less.

Parcel II:

BEGINNING at the point of intersection of the northern boundary of the right of way line of Patterson Avenue and the western boundary of the right of way line of Charles Street, thence proceeding along the northern boundary of the right of way line of Patterson Avenue in a northwesterly direction N 50°08'07" W 64.00 feet to a point; said point being the Actual Point and Place of Beginning of Parcel II;

Thence continuing along the northern boundary of the right of way line of Patterson Avenue in a northwesterly direction N 50°08'07" W 69.28 feet to a point; Thence leaving the northern boundary of the right of way line of Patterson Avenue and proceeding in a northeasterly direction N 48°17'39" E 183.19 feet to a point on the southern boundary of the right of way line of a 15' Public Alley; Thence proceeding along the southern boundary of the right of way line of the 15' Public Alley in a southeasterly direction S 53°50'19" E 50.00 feet to a point; Thence leaving the southern boundary of the right of way line of the 15' Public Alley and proceeding in a southwesterly direction S 42°11'02" W 184.59 feet to a point, said point being the Point and Place of Beginning of Parcel II, containing 0.249 Acres, more or less.

BEING the same properties described in Title Commitment issued by Fidelity National Title Insurance Company dated October 15, 2019 (Commitment No. (J)-CJR.Patterson).

Flood Certification

I have examined the Flood Insurance Rate Map for the City of Richmond, Virginia, Community Panel No. 510129-0009-D, effective April 2, 2009, and hereby certify to the best of my professional knowledge and belief that the property is not located in a Special Flood Hazard Area, but is located in Zone (X) as determined by National Flood Insurance Program, Federal Emergency Management Agency, Department of Housing and Urban Development.

Fidelity National Title Insurance Company
Schedule B – PART II Commitment No. (J)-CJR.Patterson

(Referenced by corresponding number in Commitment)

- 9 Terms, provisions, restrictions, conditions, easements, liens, assessments, developer rights, options, rights of first refusal and reservations contained in instrument recorded in Deed Book 221B, page 7, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry of source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. Does not affect. Instrument refers to properties along Franklin Street.
- 10 Easement granted to Virginia Electric and Power Company dated December 15, 1916, Henrico County, Virginia in Deed Book 209-A, page 330 for light and power line along Patterson Avenue, Charles Street and along rear property lot line. Does not affect due to widening of Patterson Avenue and other lines are within public right of ways of adjoining street and alley.
- 11 Agreement with Board of Supervisors of Henrico County, Virginia dated May 10, 1954, recorded in Deed Book 686, page 374 for establishment of a water system and operation thereof. Affects the subject property is not a plottable item.
- 12 Plat of survey made by Charles P. Taylor, CLS. dated June 11, 1986 recorded in Deed Book 2022, page 6454 (Henrico County) and in Deed Book 90, page 1657 (City of Richmond) Parcel I shows:
 - a) fences do not coincide with lot line and extend into Charles Street
 - b) street lights on eastern portion of lot with power lines running therefrom
 - c) alley abuts rear lot line
 Remaining matters plotted and shown hereon.
- 13 Plat of survey made by A. G. Harocopos & Associates, dated July 26, 1970 recorded in Deed Book 245, page 781 shows:
 - a) alley abuts rear lot line
 Alley shown hereon.

Notes

1. This survey plat represents a current and accurate field transit survey of the premises shown hereon. Date of last physical survey: October 23, 2019.
2. All streets shown hereon are public.
3. There were no delineated wetlands observed on site.
4. The legal description (does) form a mathematically closed figure with no gaps, gores or overlaps.
5. There was no evidence of cemeteries at the time of the survey.
6. There was no observed evidence of current earth moving, building construction or building additions.
7. Surveyor is not aware of any proposed changes in the street right of way and observed no evidence of recent street or sidewalk construction or repairs.
8. There was no observed evidence of the site use as a solid waste dump, sump or sanitary landfill.
9. Parcel I has direct vehicular access from Charles Street. Parcel II does not have direct vehicular access.
10. The subject properties are the same property as described in Title Commitment issued by Fidelity National Title Insurance Company with an effective date of October 15, 2019 (Commitment No. (J)-CJR.Patterson) and are the same properties as described therein.
11. Observed utilities are plotted and shown hereon – Subsurface utility delineation was not performed.

Surveyor's Certificate

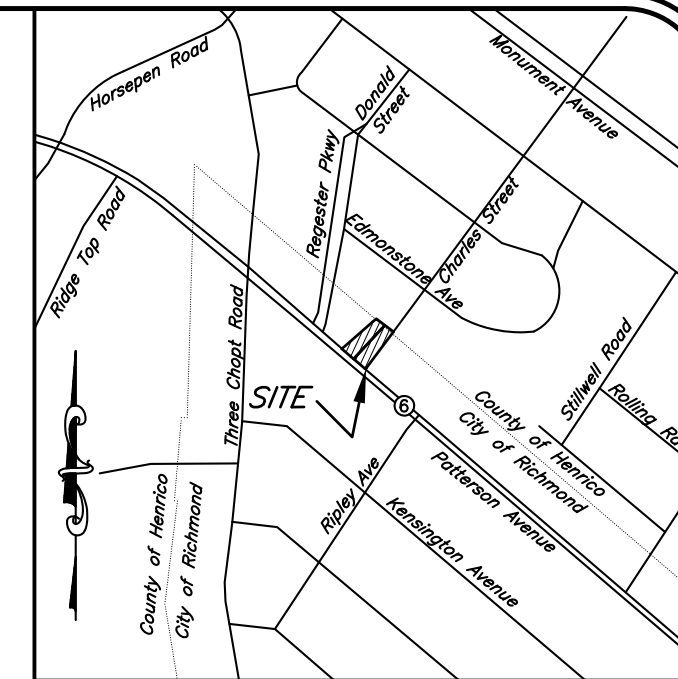
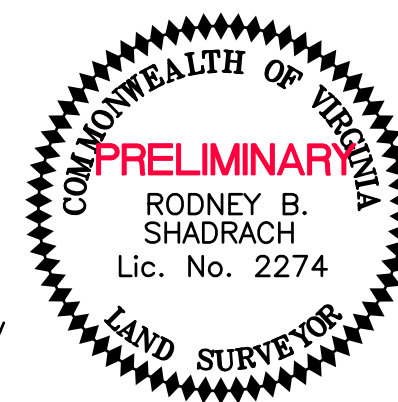
This survey is certified to and prepared for the sole exclusive benefit of the entities and/or individuals listed below as of NOVEMBER 9, 2019 and shall not be relied upon by any other entity or individual whomsoever.

To: CJR, LLC, a Virginia limited liability company
To: FIDELITY NATIONAL TITLE INSURANCE COMPANY

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 Table A Items 1-4, 6(a), 7(a), 7(b), 7(c) 8, 9, 11, 13, 14, 16-20. The fieldwork was completed on October 23, 2019.

Rodney B. Shadrach, L.S. #2274
Shadrach & Associates, LLC

I hereby certify that this ALTA/NSPS Land Title survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.



Scale 1" = 1000'

Zoning

Current Zoning: R-4 (Single Family Residential)

Setbacks:

Minimum Front Yard: 25 Feet
Minimum Side Yard: 6 Feet
Minimum Rear Yard: 6 Feet
Maximum Height: 35.0 Feet

Parking

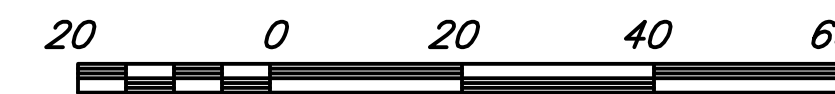
No delineated parking

*ZONING TO BE VERIFIED BY ZONING CONFIRMATION LETTER

For further clarification of Zoning Requirements – Contact:
City of Richmond Zoning Division
900 E. Broad St., Room 110
Richmond, VA 23219
(804) 646-6340

ALTA/NSPS LAND TITLE SURVEY
SHOWING EXISTING IMPROVEMENTS TO TAX
PARCELS W021-010/0010 & W021-010/0009
BEING #6900 & #6904 PATTERSON AVENUE
CITY OF RICHMOND VIRGINIA

DATE: NOVEMBER 9, 2019

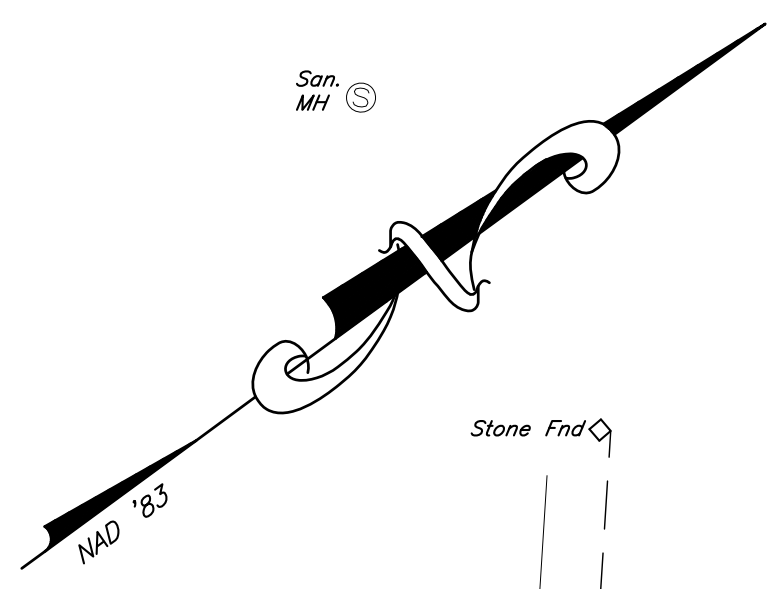


Scale: 1" = 20'



Shadrach & Associates LLC

LAND SURVEYING
430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236
Phone: (804)379-9300 • Email: rod@shadrachsveys.com

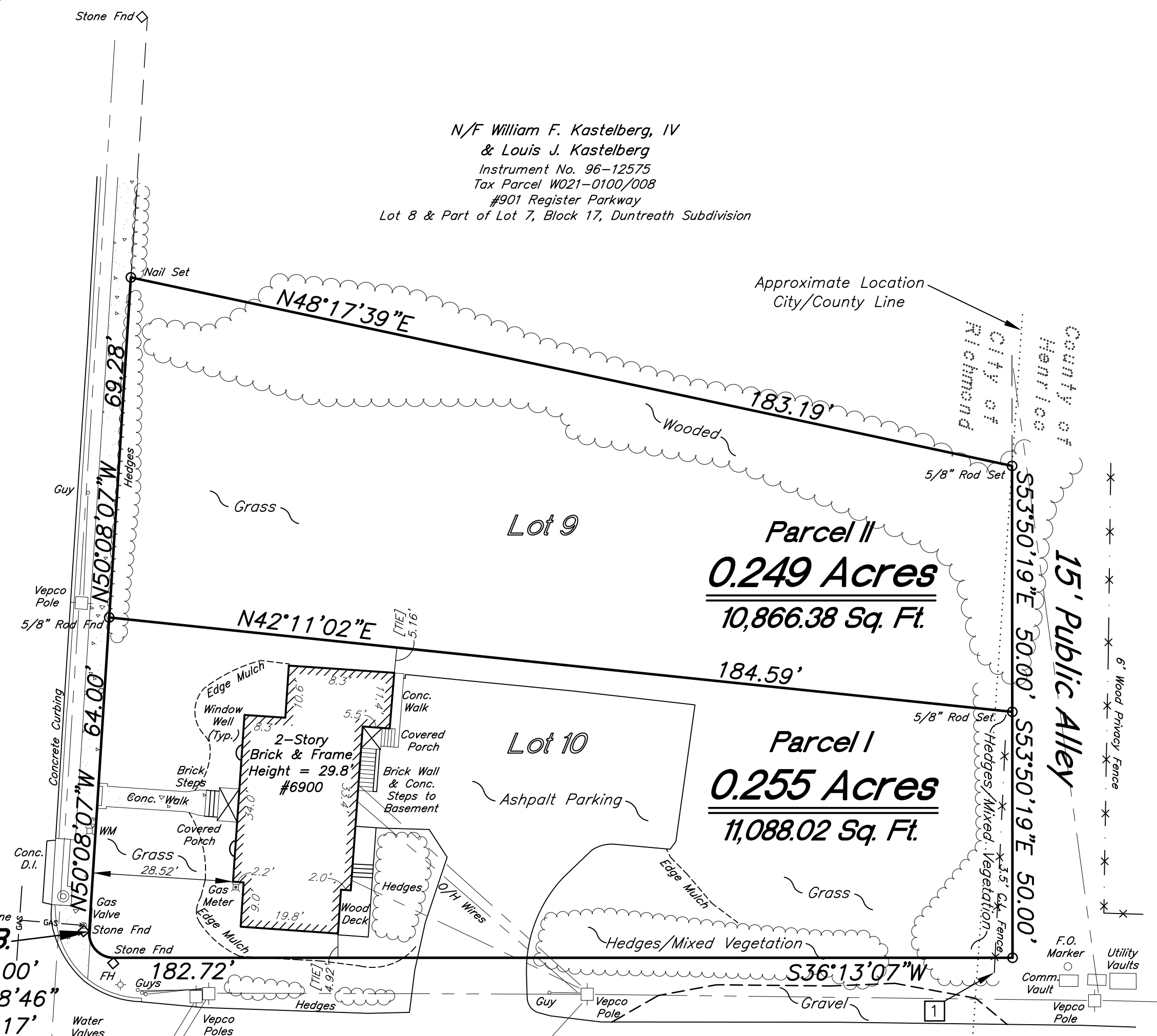


Legend

- | | | | |
|---|--------------------------------|--------|--------------------------|
| ⊕ | Fire Hydrant | □ | Veeco Pole |
| ♿ | Handicap Parking Spaces | ⊗ | Veeco Transformer |
| ⊗ | Painted Parking Space Number | ⊔ | Misc Frame Sign |
| ⊙ | Water Meter | ♿ | Handi-cap Parking Sign |
| ⊙ | Water Valve | ● | Bollard |
| ⊙ | Lamp Post (Metal Post w/light) | ⊔ | Yard Inlet (Drainage) |
| ⊙ | Drainage Manhole | ○ | Sanitary Cleanout |
| ⊙ | Sanitary Manhole | ■ | Concrete Surface |
| ⊙ | Cable T.V. Pedestal | RCP | Reinforced Concrete Pipe |
| ⊙ | Telephone Pedestal | CMP | Corrugated Metal Pipe |
| ⊙ | Gas Meter (GM) | D.I. | Drainage Inlet |
| ⊙ | Gas Valve (GV) | F.F.E | Finish Floor Elevation |
| | | P.O.B. | Point of Beginning |

N/F William F. Kastelberg, IV
 & Louis J. Kastelberg
 Instrument No. 96-12575
 Tax Parcel W021-0100/008
 #901 Register Parkway
 Lot 8 & Part of Lot 7, Block 17, Duntreath Subdivision

VA Route No. 6
 Patterson Avenue
 (80' Public R/W)



Storm MH
 Conc. D.I.
 Painted U/G Gas Line
 P.O.B.
 $R=5.00'$
 $\Delta=93^{\circ}38'46''$
 $L=8.17'$
 $T=5.33'$
 $CHD=S83^{\circ}02'30''W$
 @ 7.29'

Charles Street
 (50' Public R/W)

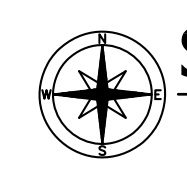
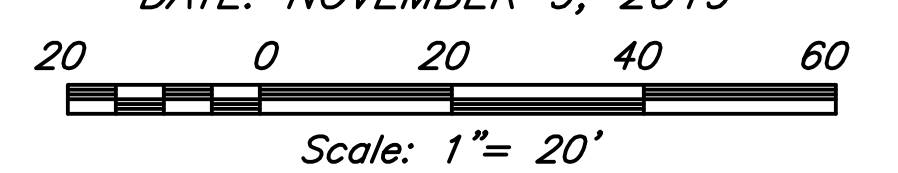
Statement of Encroachments

- 1 Corner 3.5' Chain Link Fence 3.02' Outside Subject R

Legal References:

- Parcel I:**
 Virginia Asphalt Association, Inc.
 Deed Book 90, Page 1654
 Tax Parcel W021-0100/010
 #6900 Patterson Avenue
 Lot 10, Block 17, Duntreath Subdivision
- Parcel II:**
 Virginia Asphalt Association, Inc.
 Deed Book 245, Page 781
 Tax Parcel W021-0100/009
 #6904 Patterson Avenue
 Lot 9, Block 17, Duntreath Subdivision

ALTA/NSPS LAND TITLE SURVEY
 SHOWING EXISTING IMPROVEMENTS TO TAX
 PARCELS W021-0100/010 & W021-0100/009
 BEING #6900 & #6904 PATTERSON AVENUE
 CITY OF RICHMOND VIRGINIA
 DATE: NOVEMBER 9, 2019



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 LAND SURVEYING

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 Phone: (804)379-9300 • Email: rod@shadrachsveys.com