



May 8, 2012

Guy Blundon  
Victory Apartments, LLC  
PO Box 54  
Somerset, VA 22972

**RE: Victory Apartments Special Use Permit Application  
407 S. Cherry St. & 811 Albemarle St. - File# 9678**

Mr. Blundon:

Your application for the above referenced property has been circulated to various City agencies for their review and comments have been prepared. Please review the following considerations and comments pertaining to your proposal.

According to the Richmond Downtown Plan, the subject property is located within a General Urban Area, which is "characterized by medium-density, mixed-use development, distributed along medium-sized blocks" (p. 3.23). The City of Richmond's Master Plan further designates the subject property along South Cherry Street and Albemarle Street for Single-Family (Medium Density) land use. Primary uses in this category are single-and two-family dwellings, both detached and attached (p. 133). Moreover, residential areas should be protected from further commercial encroachment (p. 230)

The subject property is located within the Oregon Hill National Historic District. This adaptive reuse project seeks to maintain the historic authenticity of the district, acknowledges the importance of "focus[ing] on the rehabilitation of blighted and vacant buildings", as stated in the Richmond Downtown Plan (p. 4.17), and protects the neighborhood from commercial encroachment. However, it does so with concerns related to parking, including the accessibility of the proposed parking area and the detrimental effect it will have on the historic character of the neighborhood.

As a reminder, please make every effort to discuss your proposal with Council Representative Jewell and the local civic association. We have already received indications of concern from the neighborhood.

Staff is appreciative of your continuing efforts in engaging both City staff and neighborhood residents in order to achieve the goal of creating developments that respect the existing character of the community. With these considerations, staff offers the following comments for your proposal:

**Land Use Administration (Matthew Ebinger, 804-646-6308):**

**Applicant's Report:**

1. Site Description and Existing Land Use: Show the correct tax parcel numbers.
2. Conversion/Adaptive Reuse of the Existing Building: The figures regarding the number and size of dwelling units do not match the figures shown on the development plans. Please address this discrepancy.

## Development Plans:

### Cover Sheet:

1. Site Data, Parcel Tax Number: W0000167051 is listed twice. Show both parcel numbers.
2. Site Data, Parcel Address: Include 811 Albemarle Street.
3. Site Data, Paved Area (Vehicular): The square footage does not appear to be accurate for the existing gravel/asphalt area of 811 Albemarle St or the proposed 18-stall parking area. Please clarify.
4. Site Data, Total Open Space: Show the square footage of Usable Open Space.
5. Site Data, Unit Mix: Replace "6" with "9" for total 1-BR unit count.

### Plat

1. Replace "Petersburg" with "Richmond".

### Sheet A1.00:

1. Show the dimensions of the parcels.
2. Show the setbacks for 407 S Cherry St.
3. Parking, Desired Alternative:
  - a. In order to maintain the historic integrity of the Albemarle block and its residential character, remove the 19' curb cut/entrance to Albemarle St and replace the parking spaces near to Albemarle St with a single-family residence, so that all remaining parking to the rear of the parcel is not visible from the street and is no longer the primary use of the parcel.
4. Parking, Current Configuration:
  - a. Indicate whether the proposed trees and bushes along Albemarle St meet the requirements of Buffer A,B,C or D pursuant to Sec. 114-710.13 of the City Zoning Ordinance.
  - b. Remove the 19' curb cut/entrance to Albemarle St and extend the Buffer the full length of the parking area parcel.
5. Indicate 2-way traffic in the parking area rather than the 1-way traffic shown.
6. Show that at least five feet of "back up space" is provided at the end of the aisle before reaching the Buffer/recommended single-family residence (City Zoning Ordinance 114-710.3:1(e)).
7. Provide a planting schedule showing species type, amount, and size.
8. Show vehicle turning movements to confirm adequate layout of the parking area. Of particular concern is the ability for vehicles to: successfully enter/exit the parking area via the 10' alley, enter/exit the parking stalls nearest the entrance to the 10' alley, and enter/exit the parking stalls nearest the Buffer/recommended single-family residence along Albemarle St.
9. According to the applicant's report, all 18 stalls are intended for compact vehicles. Please show that the compact stalls will be clearly marked, keeping in mind a maximum of 20% of stalls can be of compact dimensions, per the Zoning Ordinance (Sec. 114-710.3:1).
10. Show screening on the parking area parcel along Parcel W0000167003, pursuant to City Zoning Ordinance 114-710.12(1).
11. Indicate the surface of the proposed parking area.

### Sheet A1.02:

1. Proposed First Floor Plan:
  - a. Show the proposed door for the 734 sq ft 1-BR unit.
  - b. Show the square footage of the proposed lease area and list the possible uses of the lease area.
2. Proposed Third Floor Plan: Show the proposed second window for the 1147 sq ft 2-BR unit.

### General Comments:

1. Show the location of proposed lighting fixtures, lighting fixture details, and footcandle diagrams to assure proper illumination of the parking area, pursuant to City Zoning Ordinance 114-710.12(5).
2. The applicant's report references a study pertaining to the availability of on-street parking on S. Cherry St. Please submit this study.
3. Is there an opportunity to provide additional off-site parking for the proposed dwelling units? If not, please document that you have explored all available options for providing off-street parking.

4. Please show the proposed location of the garbage receptacles.
5. Are alternate sites available for the HVAC units that are farther away from existing residences than currently proposed?

**Building Inspections (George Woodall, 804-646-6978):** Please refer to the attached memorandum.

**Water Resources (Stewart D. Platt, 804-646-6956):** Please refer to the attached memorandum.

**Traffic Engineering Division (Travis Bridewell, 804-646-5745):** Please refer to the attached memorandum

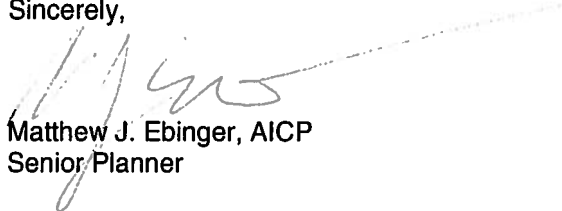
**Urban Forestry Division (Luke McCall, 804-646-0681):** Please refer to the attached memorandum

**Zoning Division (Matthew Feske, 804-646-6493):** Please refer to the attached memorandum.

Comments from the **Department of Public Utilities, Development Services** (Sharon Jackson, 646-5139), **Department of Public Works, Right of Way Management** (Doug Mawby, 804-646-0110) and **Fire and Emergency Services** (Art Tate, 804-646-5434) have not yet been received by Land Use Administration. These comments will be forwarded to you as soon as they are available. Once all comments have been received and addressed, please submit 6 full size sets of plans along with a letter detailing your response or revisions to the plans.

Should you have any questions or if you would like to schedule a meeting before resubmitting your proposal, please do not hesitate to contact me at (804) 646-6308 or via e-mail at [Matthew.Ebinger@Richmondgov.com](mailto:Matthew.Ebinger@Richmondgov.com).

Sincerely,



Matthew J. Ebinger, AICP  
Senior Planner

Attached:      Building Inspections Memorandum  
                    Water Resources Memorandum  
                    Traffic Engineering Memorandum  
                    Urban Forestry Memorandum  
                    Zoning Memorandum



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### INTRACITY CORRESPONDENCE

To: Matthew Ebinger, Senior Planner

From: George A. Woodall, Engineer II

Date: May 3, 2012

Subject: Special Use Permit – 407 S. Cherry Street & 811 Albemarle Street

The following building code comments are based on a review of the plans submitted. These are items that must be addressed with the building permit submission unless they affect the location of the building on the site or its appearance.

- Virginia is under the IBC 2009 building code, adopted by the state with amendments as VCC 2009.
- Virginia is under ICC/ANSI A117.1-2003 for technical requirements for accessibility.
- Dwelling unit entry doors opening into the stairways must be minimum 1-hour fire-resistance rated per Section 1022.3 and Table 715.4 IBC 2009.
- All sleeping rooms on the 3<sup>rd</sup> floor must have emergency egress and rescue openings per Table 1021.2 Footnote c IBC 2009.
- The Studio Apartment must comply with Section 1208.4 IBC 2009.
- If the Lease Space on the 1<sup>st</sup> floor is for a commercial use such as an office then plumbing fixtures must be provided in accordance with Table 2902.1 IBC 2009. Additional information will be required if this space will be a commercial use.
- Additional or revised plans may result in additional comments.

If you have any questions please contact George A. Woodall at 804-646-6978 or [george.woodall@richmondgov.com](mailto:george.woodall@richmondgov.com)



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## INTRACITY CORRESPONDENCE

April 24, 2012

To: Matthew Ebinger  
Senior Planner, DP&DR LUA

From: Stewart D. Platt  
Engineer II, DPU Water Resources Division

Subject: *SUP (407 South Cherry Street & 811 Albemarle Street – Victory Apartments)*

We have reviewed the special use permit application submitted by your memo dated April 10, 2012, and have the following comments:

1. Visit the Water Resources webpage for links to DCR, the City Code, the ChesBay Public Information Manual, design checklists (drainage, E&S, and ChesBay), maps (ChesBay and floodplain), the Responsible Land Disturber form, and permit applications (land disturbing and storm drainage):  
<http://www.richmondgov.com/PublicUtilities/WaterResources.aspx>
2. This project requires compliance with the City's Erosion & Sediment Control ordinance. An erosion and sediment control plan must be submitted with all supporting design calculations contained on said plan (follow the design checklist and submit with plans).
3. Since the parking area will go from grassed to paved, there will be an increase in runoff; SWM may be required.
4. This site is served by a combined sewer system; the 10-year post-development storm runoff rate cannot exceed the 10-year pre-development storm runoff rate into said system [*this is not to be confused with no increase leaving the site*] (section 6.1.2 of the Stormwater Management – Design and Construction Standards Manual). Note, too, that connecting to a sewer that is not already conveying stormwater from upstream of the proposed connection is prohibited (section 6.1.1 of the Stormwater Management – Design and Construction Standards Manual). Contact Susan Hamilton (646-1392) for details.
5. An Easement and Maintenance Agreement will be required to cover any proposed SWM facility; the primary maintenance of said facility will be the responsibility of the property owner.
6. Driveway aprons connecting to the Public right-of-way must be City standard to insure coordinated grading and drainage.
7. With respect to site storm drainage, the IPC2009 is now in effect. Refer to section 1102 of that code for acceptable pipe materials (note that polyethylene pipe [12" through 60"] is now listed) and to section 705 for the appropriate watertight joints. The plans must include reference to the ASTM specifications for the pipe material(s) and watertight joint(s) chosen for the project.
8. Drainage system design calculations must be provided on the plans (follow the design checklist and submit with plans).
9. Any site grading must not: cause ponding on the site, change drainage patterns so as to

- adversely impact adjacent properties, or block existing flow from adjacent properties.
10. Any roof drains cannot discharge across Public sidewalks.
  11. Details for any proposed site work must be included on the plans.
  12. The plat must depict those areas of the proposed parking area that are currently grassed/graveled/paved.
  13. On the plat the property is located in the City of Richmond, not "Petersburg".
  14. The applicant's report notes that all the parking spaces are compact – where will full-size vehicles park?
  15. This special use permit is approvable in concept. Detailed plans, calculations, and completed checklists can be submitted with the permit application.
  16. Future reviews could generate additional comments as more details are provided.

**Site plan review – 407 S. cherry St**  
**DPW - Traffic Engineering Section review by Travis Bridewell**  
**April 30, 2012**

Comments from a traffic safety/operations standpoint:

- All areas follow standard traffic engineering principles



**CITY OF RICHMOND**  
DEPARTMENT OF PUBLIC WORKS  
URBAN FORESTRY DIVISION  
*"COMMITTED TO RICHMOND'S TREES"*

***MEMORANDUM - FOR INTRACITY CORRESPONDENCE***

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MAY 7, 2012

**TO:** Matthew Ebinger, Planner  
Land Use Administration, DPDR

**FROM:** Luke McCall, Arborist  
Urban Forestry Division, DPW

**RE:** 407 S Cherry St Special Use Permit

Matthew,

The Urban Forestry Division of DPW has reviewed the aforementioned application to develop an 18 unit apartment building in the existing commercial building. Urban Forestry Division has the following comments:

1. Two (2) tree wells are requested to be constructed in the concrete sidewalk on either side of the applicant's building. A utility pole is directly in front of 407 S Cherry St, thus preventing the tree wells located there. The tree wells should be 5'X5' in dimension and adhere to current City of Richmond design standards. An Urban Forestry Division Arborist can assist the developer in determining the final location of the wells in order to prevent utility conflicts and maximize the benefit of the trees.
2. Two (2) 1 ½"-2" caliper Yoshino Cherry trees or similar species are requested to be planted in the newly constructed tree wells. Urban Forestry Division requests that if equivalent trees are to be used that the trees achieve a low (less than 25') height due to the presence of overhead power lines. These trees will be consistent with other planted trees on the block and will complement the existing streetscape.

I am available for further consultation if needed. Thank you.





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## INTRACITY CORRESPONDENCE

Date: April 20, 2012

To: Matthew Ebinger, Senior Planner, Land Use Administration

CC: Lory Markham, Principal Planner, Land Use Administration

Through: William C. Davidson, Zoning Administrator, Zoning Administration Division

From: Matthew Feske, Zoning Administration Division

Subject: Application for a Special Use Permit

Location: 407 S. Cherry Street, 811 Albemarle Street.

Request: A special use permit application for the above properties.

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Dear Mr. Ebinger,

The Zoning Administration Division has reviewed the Special Use Permit application to convert a commercial building to multi-family residential and has the following comments:

1. Does this application conform to the Master Plan goals and policies, including density?
2. The subject properties are in the R-7 (Single- and Two-Family Residential District) zoning district, which limits the uses to single family attached/detached and/or two-family attached/detached. The development standards have minimum lot area, lot width, setbacks, building height limit, and access. The Ordinance will need have language to address uses and development standards that include:
  - a. Minimum lot area and lot width,
  - b. Multi-family residential as a permitted use,
  - c. Zero setbacks
  - d. Maximum building height of 41'-4 3/4",
  - e. Parking lot improvements and landscaping that includes fence details
  - f. Exterior lighting for the parking lot, the building, and the building site
  - g. Street improvements that includes street lights, street trees, and landscaping,
  - h. Density and lot square feet per unit
  - i. Parking spaces should be based on number of bedrooms, although not required for a single building – preferable would be 1.5 parking spaces per 2-bedroom units, 1.25 for 1-bedroom units and 1 for studios,
  - j. Landscape plan that includes landscape details and materials,



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3. The submitted application included a site plan showing a parking lot on 811 Albemarle Street:
- a. Currently there is a building on the property. Is this staying? If so, what is this used for now and what will it be used for? The Ordinance should include language that limits the uses of this structure and not allow expansion of the structure if it is to remain.
  - b. The parking spaces will need to meet the parking space and isle width requirements
    - i. 90 degree, standard parking spaces are to be 8' or 8.5' in width and 17.5' in depth. The included site plans shows parking spaces 8' or 9' wide and 15' in depth.
    - ii. The isle width needs to be 25'. The included site plan shows parking isle width of 19' to 17'9". Is Engineering okay with this?
    - iii. 20% of the parking spaces are allowed to be compact spaces which can be 7.5' or 8' wide and 15' in depth.
  - c. The parking lot that will need to be improved per Section 114-710.12.
    - i. Parking areas and parking lots containing five or more parking spaces shall be improved and maintained in accordance with the following:
    - ii. (1) Screening along interior lot lines in certain cases. Whenever a parking area or parking lot abuts or is situated within 50 feet of property in an R, RO, HO or I district, unless separated therefrom by an alley providing access to such parking area or parking lot, the parking area or parking lot shall be effectively screened from view from such property by evergreen vegetative material not less than 3 1/2 feet in height at the time of installation or by an opaque structural fence or wall not less than four feet in height, provided that such parking area or parking lot need not be screened from an adjacent parking area or parking lot containing five or more parking spaces or from an adjacent loading area. Evergreen vegetative material intended to satisfy this subsection shall be planted at such intervals that will result in a continuous visual screen within one year of planting.
    - iii. (2) Paving. Parking areas and parking lots and all entrances thereto and exits therefrom shall be designed and improved using accepted engineering practices for usability and longevity with asphalt, concrete, unit pavers or similar material approved by the administrator of the erosion and sediment control ordinance in chapter 50, article III, and shall be designed so as not to create or increase adverse effects on adjoining properties as a result of surface drainage.
    - iv. (3) Pavement markings. Except where the parking of vehicles is by attendant only, each required parking space shall be delineated.
    - v. (4) Maneuvering space. No parking area or parking lot shall be designed, operated or maintained so as to cause any street or sidewalk to be obstructed by vehicles entering, leaving or maneuvering within such



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parking area or parking lot. Whenever necessary to prevent such obstruction, space for the maneuvering of vehicles shall be provided within the parking area or parking lot.

- vi. (5) Lighting. Parking areas and parking lots shall be provided with lighting during the non-daylight hours when such are in use. Lighting shall be designed and installed so as to concentrate illumination within the parking area or parking lot and to prevent glare on adjoining properties and streets. The height of lighting structures shall not exceed the height limit of the district in which they are located, and in no case shall such height exceed 35 feet. When lighting is required by this subsection, the intensity of illumination within the area devoted to parking shall be not less than 0.5 horizontal footcandle at any location, provided that in no case shall the intensity of illumination exceed 0.5 horizontal footcandle at any property line abutting a lot in an R or RO district. The lighting maximum-to-minimum ratio within the parking area or parking lot shall not exceed 15:1. Parking area and parking lot lighting fixtures shall be constructed or shielded in such a manner that all light emitted by the fixture, either directly from the lamp or indirectly from the fixture, is projected below the horizontal plane of the fixture. (Ord. No. 2011-33-53, § 1, 3-28-2011)
- d. Parking lot landscape buffers will be required per Section 114-710.13.
  - i. Except as provided in subsection (3) of this section, parking areas and parking lots containing five or more parking spaces shall be improved and maintained with landscaping in accordance with the requirements of this section as follows:
    1. Treatment of required landscaped buffers. Treatment of required landscaped buffers shall be in accordance with the following:
      - a. Required landscaped buffers shall be provided with vegetative ground cover, trees, shrubs, other plant material, or any combination thereof, except where more specific requirements are set forth in subsection (2) of this section. Mulch ground cover may be provided as a border or supplement to other vegetation in a required landscaped buffer. Pedestrian walkways incidental to landscaped buffers may be incorporated within such buffers when the other requirements of this subsection (1)a. are met.
      - b. All required landscaped buffers shall be protected from encroachment by motor vehicles by installation of curbs, wheel stops or other features which separate the landscaped buffer from areas improved for vehicle parking or circulation.
    2. Landscaped buffers along streets. Landscaped buffers as set forth in subsections (2)a. through (2)d. of this section shall be installed and maintained between all areas devoted to parking and all



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adjacent street lines, provided that approved driveways enabling access to abutting streets may extend through such buffers.

- a. Zoning districts and permitted buffer alternatives. The following table specifies the buffer and buffer alternatives that satisfy the landscaped buffer requirement in each zoning district. Where more than one buffer alternative is listed for a zoning district, any of the listed alternatives may be provided to satisfy the buffer requirement in that district:
- e. Buffer Alternatives for R zoning districts. Description of buffer alternatives. The depth of and improvements required within each buffer alternative are as follows. In all cases, buffer alternatives are minimum requirements, and greater buffer depth, additional landscaping or additional fence or wall improvements may be provided:
  - i. Buffer "A," as shown below, shall have a depth of not less than the minimum yard requirement applicable along each street frontage of the property, but in no case less than five feet, and shall include an evergreen vegetative screen not less than 3½ feet in height at the time of installation placed along the setback line of the parking area. Evergreen vegetative material intended to satisfy this requirement shall be planted at such intervals that will result in a continuous visual screen within one year of planting. Buffer area depth dependent on yard requirement in district, but in no case less than five feet.
  - ii. Buffer "B," as shown below, shall have a depth of not less than the minimum yard requirement applicable along each street frontage of the property, but in no case less than five feet, and shall include an opaque structural fence or wall not less than four feet in height placed along the setback line of the parking area and shall include shrubs located adjacent to such fence at a rate of not less than ten for each 50 linear feet or major fraction thereof of buffer along each street frontage. Buffer area depth dependent on yard requirement in district, but in no case less than five feet.
  - iii. Buffer "C," as shown below, shall have a depth of not less than the minimum yard requirement applicable along each street frontage of the property, but in no case less than five feet, and shall include a decorative fence or wall not less than 3½ feet in height placed along the setback line of the parking area and shall include trees and shrubs located adjacent to such fence at a rate of not less than one tree and four shrubs for each 50 linear feet or major fraction thereof of buffer along each street frontage. Buffer area depth dependent on yard requirement in district, but in no case less than five feet.
  - iv. Buffer "D," as shown below, shall have a depth of not less than 25 feet and shall consist of an earthen berm not less than three feet in height with



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slopes not greater than three feet horizontal for each one foot vertical and shall include trees and shrubs located on the top or street side of such berm at a rate of not less than one tree and four shrubs for each 50 linear feet or major fraction thereof of buffer along each street frontage.

- f. Standards for trees and shrubs shall be as follows:
  - i. Trees to be credited toward buffer requirements shall be deciduous trees having a caliper of not less than 2½ inches at the time of installation measured six inches above the ground or evergreen trees having a height of not less than six feet at the time of installation. Healthy existing trees to be retained within a buffer area may be credited toward buffer requirements when such trees are shown on approved plans and are adequately protected during construction.
  - ii. Trees to be credited toward buffer requirements shall be distributed as equally as practical throughout the length of the buffer, with consideration for the species of trees, topography, location of driveways and utilities and other physical conditions.
  - iii. Shrubs to be credited toward buffer requirements shall be evergreen shrubs not less than two feet in height at the time of installation. Shrubs may be grouped in a manner appropriate to the species and need not be distributed equally throughout the length of the buffer.
- g. Fences or walls. Fences or walls to be credited toward buffer requirements shall comply with fence and wall design guidelines adopted by resolution of the planning commission or their equivalent as determined by the zoning administrator. In no case shall chainlink, chainlink with slats or similar fencing be considered to meet the requirements of the fence and wall design guidelines.
  - i. A fence or wall disapproved by the director of planning and development review shall, at the request of the applicant, be submitted to the planning commission for its review. The request for such review shall be made in writing to the secretary of the commission, who shall place the request on the planning commission's agenda for consideration at its first regularly scheduled meeting following the receipt of such request, provided that the request is received not less than ten days prior to such meeting.
  - ii. After reviewing the decision of the director of planning and development review, the planning commission may affirm the decision or, upon finding that the proposed fence or wall satisfies the fence and wall design guidelines, may instruct the director of planning and development review to approve the fence or wall. The planning commission may attach such conditions as it deems necessary to ensure conformance with the intent and purpose of the fence and wall design guidelines.
- h. Landscaped buffers along interior lot lines. In addition to the screening requirements set forth in section 114-710.12, parking areas and parking lots containing 30 or more parking spaces and parking areas containing five or more parking spaces serving uses with drive-up facilities or facilities for dispensing



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- motor fuels shall be provided with landscaped buffers of not less than five feet in depth installed and maintained between all areas devoted to parking and all lot lines other than street lines, provided that approved driveways connecting properties or enabling access to abutting alleys may extend through such buffers.
- i. Per Section 114-710.16 The owner of the property shall be responsible for maintenance, repair and replacement of landscaping materials and other improvements required by this division in such manner that the requirements of this division continue to be met.
4. The submitted application included a site plan that shows the conversion of the existing building from commercial to residential on 407 South Cherry Street.
    - a. The submitted site plan should show lot dimensions, along with the lot at 811 Albemarle Street, and any setback dimensions.
    - b. Fence details
    - c. No trash collection is shown. Where will the trash be collected and serviced? If there will be a trash enclosure, then screening will be needed.
    - d. Site improvement notes that include street improvements, sidewalk repair, street lights, street trees, and landscaping.
    - e. Site Landscape plan
    - f. Exterior lighting
    - g. Alley improvements – for both alleys
    - h. Details for the decks with dimensions.
  5. The application should include a site plan showing the current uses and conditions of the properties.
  6. The application did not include information on the location of the mechanical equipment. Utility closet? On the roof?
  7. The application included signs. As such the ordinance language should include language for signs.
    - a. The R-7 zoning district allows signs per Section 114-506
      - i. Signs identifying nondwelling uses permitted by right. Not more than two wall signs not exceeding an aggregate of 16 square feet in area on each building frontage along a street and one freestanding sign not exceeding 32 square feet in area on each site shall be permitted.
      - ii. Signs identifying nondwelling uses permitted by conditional use permit. Wall signs and awning or canopy signs not exceeding an aggregate of 16 square feet in area on each lot shall be permitted. Such signs shall not be illuminated.
      - iii. Signs identifying residential neighborhoods and residential subdivisions. One freestanding sign not exceeding 32 square feet in area at each entrance to a residential neighborhood or residential subdivision, but not more than a total of two such signs, shall be permitted.
      - iv. Freestanding sign limitations. Freestanding signs shall not exceed a height of eight feet and shall not be located within five feet of any street line or within 15 feet of any other property line.



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- b. The Ordinance language will need to include any additional signage needed.
8. The Ordinance language should include language that makes it clear that in addition to the conditions approved in any special use permit and/or amendment, the subject property shall be subject to and administered through Chapter 114 of the City of Richmond Zoning Ordinance adopted July 26, 2004, as amended.

If there are any questions or concerns, please contact me at (804) 646-6493 or email at [matthew.feske@richmondgov.com](mailto:matthew.feske@richmondgov.com).

Have a great day.

Thank you,

Matthew Feske