



## Legislation Text

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**File #:** ORD. 2015-228-222, **Version:** 1

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To authorize the special use of the properties known as 1800 Highpoint Avenue, 1814 Highpoint Avenue, and 1815 Highpoint Avenue for the purpose of a mixed-use development that includes multifamily residential use and uses permitted in the B-6 Mixed-Use Business District, upon certain terms and conditions.

### O & R Request

**DATE:** September 15, 2015

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** Dwight C. Jones, Mayor

**THROUGH:** Selena Cuffee-Glenn, Chief Administrative Officer

**THROUGH:** Peter L. Downey, Jr., Interim Deputy Chief Administrative Officer for Economic Development and Planning

**FROM:** Mark A. Olinger, Director, Dept. of Planning and Development Review

**RE:** To authorize the special use of the property known as 1800 Highpoint Avenue, 1814 Highpoint Avenue, and 1815 Highpoint Avenue, for the purpose of a mixed-use development that includes multi-family residential use and uses permitted in the B-6 Mixed-Use Business District, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of the property known as 1800 Highpoint Avenue, 1814 Highpoint Avenue, and 1815 Highpoint Avenue, for the purpose of a mixed-use development that includes multi-family residential and uses permitted in the B-6 Mixed-Use Business District, upon certain terms and conditions.

**REASON:** The applicant is proposing a mixed-use development that includes multi-family residential and office/commercial uses located in the M-1 Light Industrial District, a zoning district that does not allow residential use. The applicant is therefore requesting a special use permit.

**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 November 2, 2015 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** A special use permit application has been submitted to authorize a mixed-use development on M-1 - Light Industrial property consisting of two new 4-story multi-family buildings and one new 3-story building containing uses permitted in the B-6 Mixed-Use Business District. Surface parking spaces for the development are proposed to be located partially within City right-of-way.

The subject property consists of three parcels of land improved with industrial buildings and surface parking areas: 1800 Highpoint Avenue (0.727 acres; 31,668 SF), 1814 Highpoint Avenue (3.256 acres; 141,831 SF), and 1815 Highpoint Avenue (0.810 acres; 35,284 SF), totaling 4.793 acres (208,783 SF). The property is located at the intersection of MacTavish Avenue, Rockbridge Street, Highpoint Avenue, and Patton Avenue in the Scott's Addition neighborhood of the Near West planning district.

According to the Richmond Master Plan, the subject property has an Industrial land use designation. Primary uses for this designation include "a wide variety of manufacturing, processing, research and development, warehousing, distribution office-warehouse and service uses. Office, retail and other uses that complement industrial areas are often secondary support uses" (p. 135). Though residential uses are present, the predominant land use of the Scott's Addition neighborhood, in which the subject property is located, is industrial. Moreover, Scott's Addition serves as one of the two largest concentrations of industrial uses in the Near West planning district (p. 225-6).

The subject property is zoned within the M-1 Light Industrial District that encompasses much of the Scott's Addition neighborhood. The current land use in the immediate vicinity surrounding the subject property is predominantly industrial, with commercial and office land uses present as well.

A total of 293 on-site surface parking spaces are proposed for use by a maximum of 202 dwelling units and approximately 62,000 SF of office/commercial space. An additional 38 dwelling units may included in the development in place of uses permitted in the B-6 Mixed-Use Business District.

**FISCAL IMPACT / COST:** The Department 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:** \$2,400.00

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** October 12, 2015

**CITY COUNCIL PUBLIC HEARING DATE:** November 9, 2015

**REQUESTED AGENDA:** Consent.

**RECOMMENDED COUNCIL COMMITTEE:** None.

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, November

2, 2015.

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)  
City Assessor (for preparation of mailing labels for public notice)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** Ord. No. 2010-192-182

**REQUIRED CHANGES TO WORK PROGRAM(S):** None.

**ATTACHMENTS:** Draft Ordinance, Application Form, Applicant's Report, Plans & Survey

**STAFF:** Matthew J. Ebinger, AICP, Senior Planner  
Land Use Administration (Room 511)  
646-6308

**Key Issues:**

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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