



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD 2019-007: Preliminary subdivision approval for 1802 Semmes Avenue (111 lots and common area).

To: City Planning Commission
From: Land Use Administration
Date: July 1, 2019

PETITIONER

Lory Markham – Markham Planning

LOCATION

1802 Semmes Avenue

PURPOSE

Establishment of 111 residential lots and common area, substantially in conformance with Special Use Permit Ord. No. 2019-013.

SUMMARY & RECOMMENDATION

The 12.83 acre subject property is located in the Swansboro neighborhood of the Old South district, at 1802 Semmes Avenue, near the intersection with Cowardin Avenue. The property is subject to Special Use Permit Ord. No. 2019-013, which authorized up to 111 single-family attached dwellings as well as the principal and accessory uses permitted in the B-6 Mixed-Use Business District. This preliminary subdivision plat follows the residential lot layout pursuant to the special use permit.

Staff finds that the proposed subdivision of the property would enable development that is substantially in conformance with the approved special use permit for the property and would enable the redevelopment of a vacant and obsolete industrial facility and would contribute to the ongoing revitalization of the area.

Staff therefore recommends preliminary subdivision approval provided that:

1. All applicable provisions of the Subdivision Ordinance shall be met.
 2. All applicable provisions of the Zoning Ordinance and Ord. No. 2019-013 shall be met.
 3. All applicable provisions of the Chesapeake Bay Preservation Ordinance shall be met.
 4. All applicable City utility and drainage standards and specifications shall be met.
 5. All applicable Building Codes shall be met.
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FINDINGS OF FACT

Site Description

The property is located in the Swansboro neighborhood of the Old South district, at 1802 Semmes Avenue, near the intersection with Cowardin Avenue.

Proposed Use of the Property

The preliminary plat depicts 111 single-family attached residential lots, common area, public right-of-way, and a portion of the property designated for future mixed-use, substantially in conformance with Special Use Permit Ord. No. 2019-013.

Master Plan

The City of Richmond's Master Plan designates the subject property for industrial land use. Primary uses in this category are "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. Typical zoning classifications that may accommodate this land use category are OS, M-1, and M-2."(See page 135, Richmond Master Plan.)

Zoning

The properties are located in the M1-Light Industrial District and are subject to Special use Ord. No. 2019-013, adopted January 14, 2019 which authorizes the special use of the property known as 1802 Semmes Avenue for the purpose of up to 111 single-family attached dwellings as well as the principal and accessory uses permitted in the B-6 Mixed-Use Business District, upon certain terms and conditions.

The special use permit ordinance contains development conditions for the property, including:

3(a) The Special Use of the Property shall be as up to 111 single-family attached dwellings as well as the principal and accessory uses permitted in the B-6 Mixed-Use Business District substantially as shown on the Plans. No more than seven single-family attached dwelling units shall be attached in a series.

(b) The lot width and lot depth of the single-family attached dwelling lots shall meet or exceed the lot widths and depths shown on the Plans.

(c) Building height of the single-family attached dwellings shall not exceed the height shown on the Plans.

(d) Front, rear and side yards shall meet or exceed the front, rear and side yards shown on the Plans.

(e) Each dwelling unit shall have a one-car garage and a driveway sufficient for the parking of one vehicle within the residential lot on which the dwelling is located. Additional site parking shall be provided, substantially as shown on the Plans.

(f) Street trees shall be provided in the locations, substantially as shown on the Plans.

(g) Sidewalks shall be installed, substantially as shown on the Plans

(h) Bike racks shall be installed with a minimum total capacity of 30 bicycles.

(i) Decorative pedestrian lighting shall be installed, substantially as shown on the Plans.

(j) Signage pertaining to the residential portion of the development shall be limited to (i) signage permitted in all districts pursuant to section 30-505 of the Code of the City of Richmond (2015), as amended, and (ii) one freestanding sign not exceeding 16 square feet in area or six feet in height.

(k) Prior to approval of a subdivision plat for the residential portion of the Property, the Applicant shall submit a landscape plan, including planting plan and species list, for the portion of the Property shown on such subdivision plat. The landscape plan shall be subject to review and approval by the Director in accordance with applicable laws and regulations.

(l) Development of the portion of the Property designated on the Plans as “Future B-6 Uses” shall be governed by the zoning regulations prescribed for the B-6 Mixed-Use Business District.

(m) Prior to issuance of any building permit for any use within the area designated on the Plans as “Future B-6 Uses,” the applicant shall obtain approval for a plan of development in accordance with Chapter 30, Article X, Division 4 of the Code of the City of Richmond (2015), as amended. Notwithstanding the preceding requirements of this subsection or any provision of Chapter 30, Article X, Division 4 of the Code of the City of Richmond (2015), as amended, to the contrary, no plan of development shall be required for any building permit issued for the renovation of any existing warehouse structure located within the area designated on the Plans as “Future B6 Uses” or for any improvements related thereto for parking, the installation of curbs, or the installation of gutters.

(n) If the Special Use of the Property according to the plan entitled “Conceptual Site Plan, Semmes Avenue Site, City of Richmond, Virginia,” prepared by HG Design Studio, dated July 2, 2018, and last revised November 26, 2018, is not feasible due to the topography of the Property, the Special Use of the Property, as it relates to the location of dwelling units on the Property, may be governed by the plan entitled “Conceptual Site Plan, Semmes Avenue Site, City of Richmond, Virginia,” prepared by HG Design Studio, dated July 2, 2018, and last revised January 21, 2019, a copy of which is attached to and made a part of this ordinance, provided that the Owner shall otherwise continue to be bound by, shall observe, and shall comply with all other requirements

and conditions of this ordinance, and (ii) the Special Use of the Property shall be in accordance with the Plans, except as provided in this subsection.

4(e). The Owner shall make improvements within the public right-of-way, including installation of a sidewalk along Semmes Avenue, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works.

Surrounding Area

The properties located to the north across Semmes Avenue contain a mix of commercial uses and are located within the B-3 General Business District. Abutting to the east are vacant properties located in the M-1 Light Industrial District. Abutting to the south are office warehouse type uses on property located within the M-1 Light Industrial District. Abutting to the southwest are storage warehouse uses located on properties within the M-1 Light Industrial District. Abutting to the west is a vacant property located within the OS Office-Service District.

Staff Contact: Leigh V. Kelley, Senior Planner, Land Use Administration, 804-646-6384