



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-330: To authorize the special use of the property known as 7012 Marlow Road Avenue for the purpose of an office use, including medical office uses, upon certain terms and conditions, and to repeal Ord. No. 97-188-204, adopted Jun. 23, 1997, Ord. No. 93-028-39, adopted Feb. 22, 1993, Ord. No. 87-165-183, adopted Sept. 14, 1987, Ord. No. 82-207-191, adopted Sept. 13, 1982, Ord. No. 81-019-30, adopted Feb. 23, 1981, Ord. No. 78-8-23, adopted Feb. 13, 1978, and Ord. No. 77-34-45, adopted Feb. 28, 1977.

To: City Planning Commission
From: Land Use Administration
Date: December 6, 2021

PETITIONER

Matthew Hamilton, CBRE, 7012 Marlowe LLC

LOCATION

7012 Marlowe Road

PURPOSE

To authorize the special use of the property known as 7012 Marlow Road Avenue for the purpose of an office use, including medical office uses, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting to authorize the special use of the property known as 7012 Marlowe Road for the purpose of constructing a new medical office building. Ord. No. 97-188-204, which authorized the current use and configuration of the site as a bank with drive up facilities, is requested to be repealed. The property is located in an R-3 Single-Family Residential District, which does not permit the proposed medical office use. A special use permit is therefore required.

Staff finds that the proposed medical office building is consistent with the recommendations of Richmond 300. The property is located within the "Chippenham Hospital" node and is directly across the street from the hospital campus. The node is envisioned to continue to provide high quality jobs associated with the hospital and medical office-related uses. The previous drive-up use has been eliminated, vehicular entrances onto Jahnke Road will be removed and a sidewalk is proposed from Jahnke Road to the entrance of the building. Additionally, the existing mature trees are proposed to be preserved during the redevelopment of the property. While the proposed 1-story building does not meet the building height envisioned for Destination Mixed-Use, staff finds that the use, which is complimentary to the hospital, the quality materials and fenestration of the new building, and tree preservation meet the vision for the Chippenham Hospital node.

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. Specifically, staff finds that the proposed use would not be detrimental to the general welfare of the community involved and would not create congestion in the streets in the area involved.

Therefore, staff recommends approval of the Special Use Permit.

FINDINGS OF FACT

Site Description

The subject property consists of a single parcel of land that has a lot area of 44,557 square feet (1.023 acres) and was recently improved with a one-story commercial building that occupied by a bank with a drive-up teller which was authorized by special use permit. The building has recently been demolished. The property is located in the Hioaks neighborhood at the southeast intersection of Jahnke Road and Hioaks Road.

Proposed Use of the Property

The proposed Special Use Permit would allow for the construction of a new one-story medical office building.

Master Plan

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

Development Style: Higher-density, transit-oriented development encouraged on vacant or underutilized sites. New development should be urban in form, may be or larger scale than existing context, and, where relevant, should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place. Many buildings are vertically mixed-use. Developments continue or introduce a gridded street pattern to increase connectivity.

Mobility: Bicycle, pedestrian, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings. Parking requirements are reduced to allow more market-based parking strategies, including shared parking.

Intensity: Buildings typically a minimum height of five stories.

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.

Secondary Uses: Institutional and government.

The property is also within the Chippenham Hospital National/Regional Node. This node is envisioned as continuing to provide high quality jobs associated with the hospital and medical

office-related uses. Additionally, the older multi-family residential communities can be redeveloped into high density, mixed-use neighborhoods. The redesign of these communities should emphasize walkable, well-connected communities with well-designed buildings, a street grid, sidewalks, and street trees. The growth potential for the area is medium- the older low-density, multi-family developments can be redeveloped with a mix of uses, higher residential densities and a mix of housing types. The portions of Jahnke Road and Hioaks Road that abut the property are each designated as a “Major Mixed-use Street” and the portion of Jahnke Road that abuts the property is designated as a “Great Street” on the Great Streets and Street Typologies Map.

Zoning and Ordinance Conditions

The subject property is located within the R-3 Single-Family Residential District. The proposed office use is not permitted in the R-3 District. If adopted the ordinance would impose the following conditions on the property:

- (a) The Special Use of the Property shall be as an office use, including medical office uses, substantially as shown on the Plans.
- (b) At least 36 parking spaces shall be provided on the Property, substantially as shown on the Plans.
- (c) The height of the Special Use shall not exceed one story, substantially as shown on the Plans.
- (d) All building materials and site improvements, including, but not limited to, building finishes, landscaping, and lighting, 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) A minimum of one bicycle rack shall be provided on the Property.
- (g) Signs on the Property shall be limited to the locations shown on the Plans, in addition to one freestanding sign not to exceed eight feet in height. No individual sign shall exceed 30 square feet in area.

Surrounding Area

Office uses are located to the north and east. A regional office for the U.S. Postal services is located to the south, and Chippenham Hospital is located to the west. Properties to the east are also located in the R-3 Single Family Residential District. Properties to the north and south are located in the RO-1 and RO-2 Residential Office Districts. Properties to the west are located in the R-73 Multifamily Residential District.

Neighborhood Participation

Staff notified area residents and property owners, as well as the Chesterfield County Planning Department. The property does not fall within or near the boundaries of any civic association. Staff has not received any letters of support or opposition.

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