

July 5, 2022

City Planning Commission

ORD.2022-190 & CPCR.2022-079
7000 Carnation Street

BEAUFONT OAKS COMMUNITY UNIT PLAN AMENDMENT



SITE MAP

The property is located in the Hioaks neighborhood at the corner of Hioaks Road and Carnation Street.

The property is currently unimproved and is 234,919 sq. ft. (5.393 acre) in size.



Neighborhood Context:

Google Street View - 2022



Intersection of Hioaks and Carnation,
facing northeast

Neighborhood Context:



Corner of Hioaks and Carnation,
facing northeast

Google 3D Image
May 01, 2021



Neighborhood Context:



Beaufont Oaks CUP Area

PURPOSE & SUMMARY:

To amend the Beaufont Oaks Community Unit Plan to remove the designation of “Proposed Office” at 7000 West Carnation Street to allow for the construction of a multi-family development.

Proposal:

Dual street facing multi family buildings of four stories

Total: 218 dwelling units

251 parking spaces

CUP Amendments:

- Use at 7000 Carnation St. from “Office” to “Multi-family”
- “Parking as Required by the R-43 zone” changed to “one space per unit”
- “No minimum setbacks from Hioaks Rd. or Carnation St.”



walter PARKS Architects



RICHMOND 300 MASTER PLAN DESIGNATION: Destination Mixed-Use



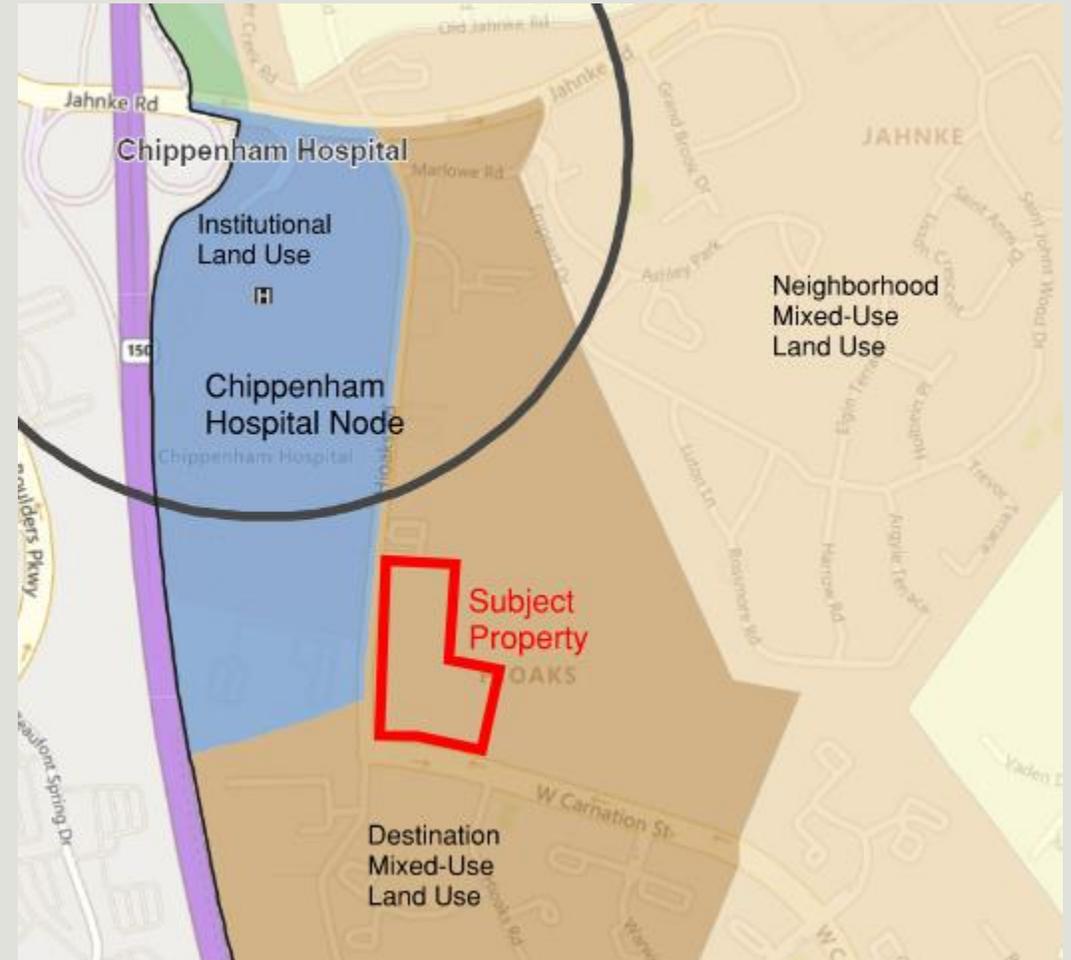
Destination Mixed Use. “Key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space.”

Ground Floor: Ground floor uses engage with, and enliven, the street. Monolithic walls are discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged. Active commercial ground floor uses are required on street-oriented commercial frontages.

Intensity: Buildings typically a minimum height of five stories.

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

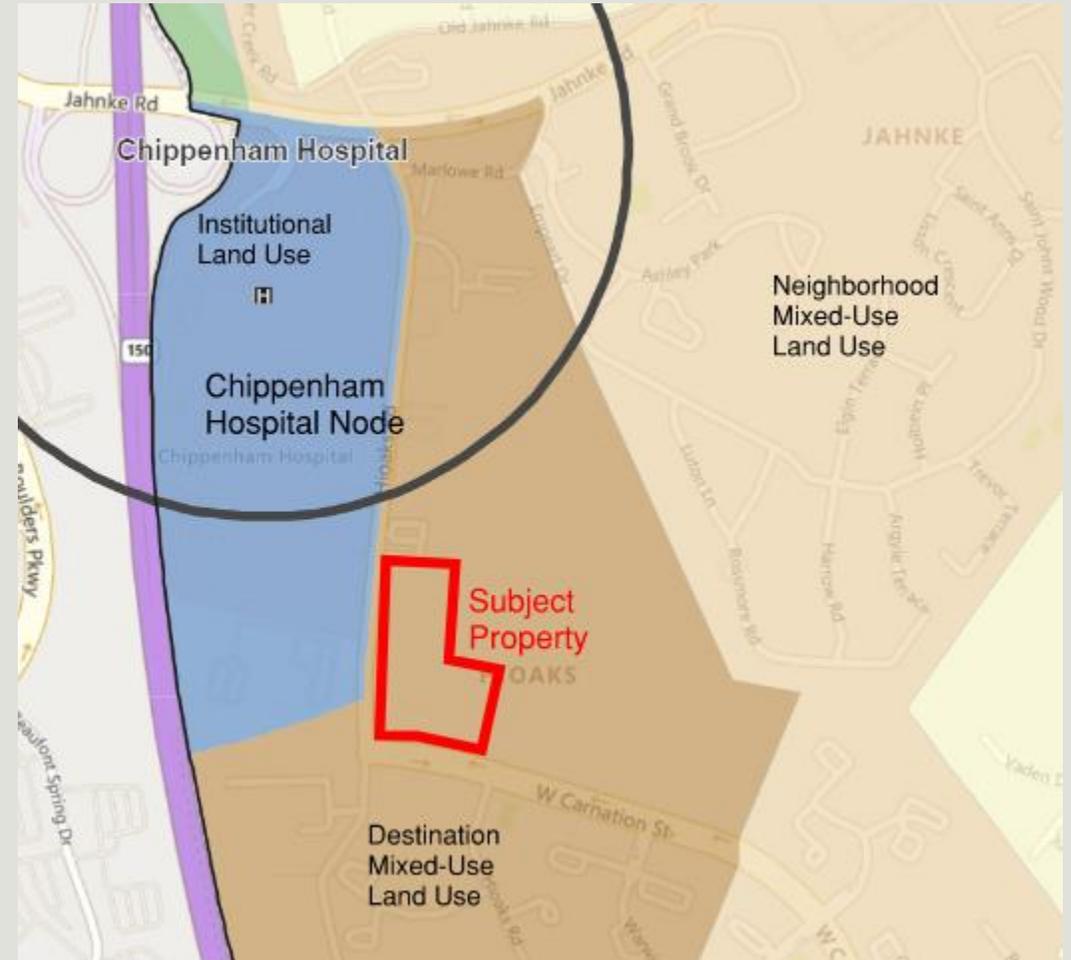
Secondary Uses: Institutional and government.



RICHMOND 300 MASTER PLAN DESIGNATION: VCU/Monroe Park Regional/National Node

Chippenham Hospital Node

- Existing Character: job center anchored by HCA Healthcare Chippenham Hospital with low scale multi-family and other residential
- Proposed Character: High quality (medical) jobs. Older multi-family residential communities can be redeveloped into higher density, mixed-use neighborhoods
- Proposed Character: Walkable, well-connected communities with well-designed buildings, a street grid, sidewalks, and street trees
- Next Steps: – Rezone... to allow for a mix of uses and increased residential density by-right. (see Goal 1 and Goal 14)

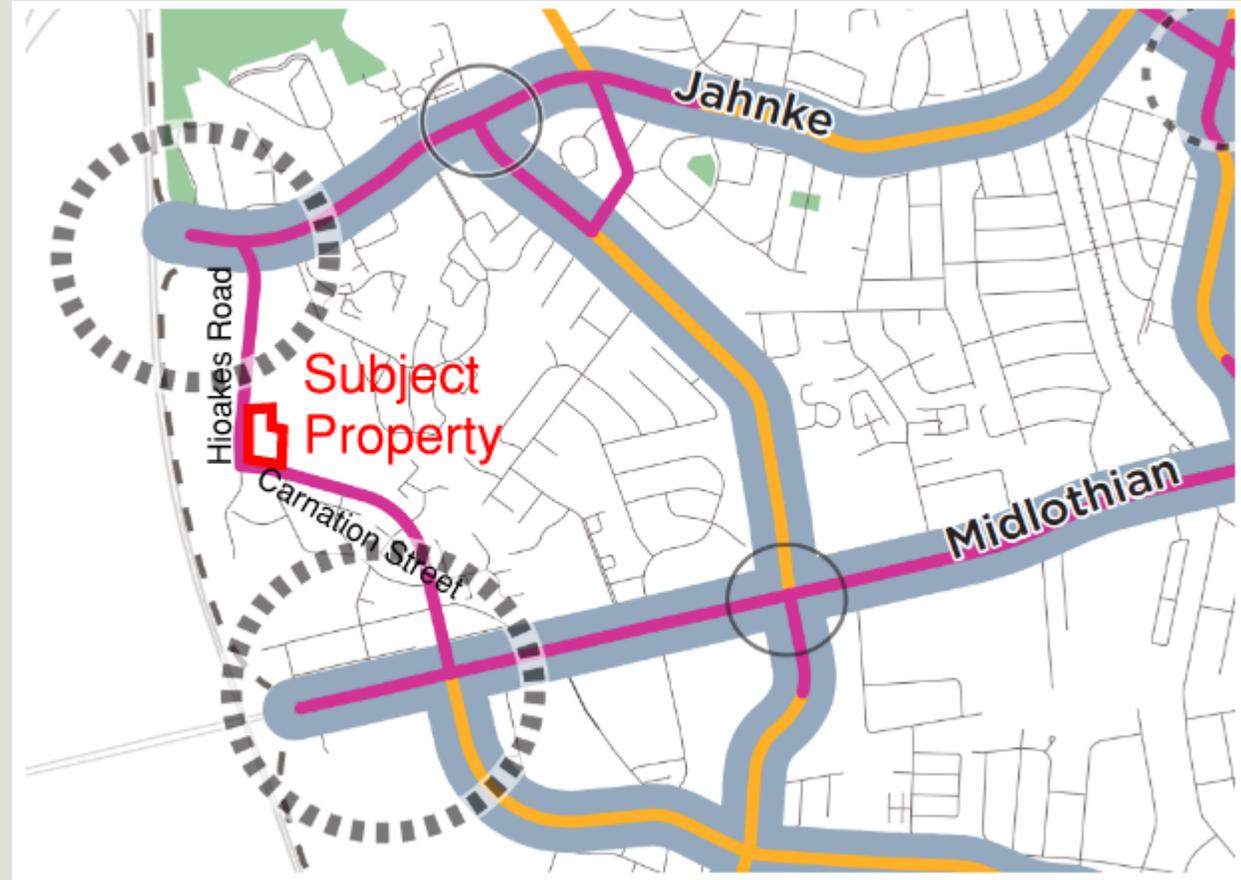


RICHMOND 300 MASTER PLAN DESIGNATION: Major Mixed-Use Street

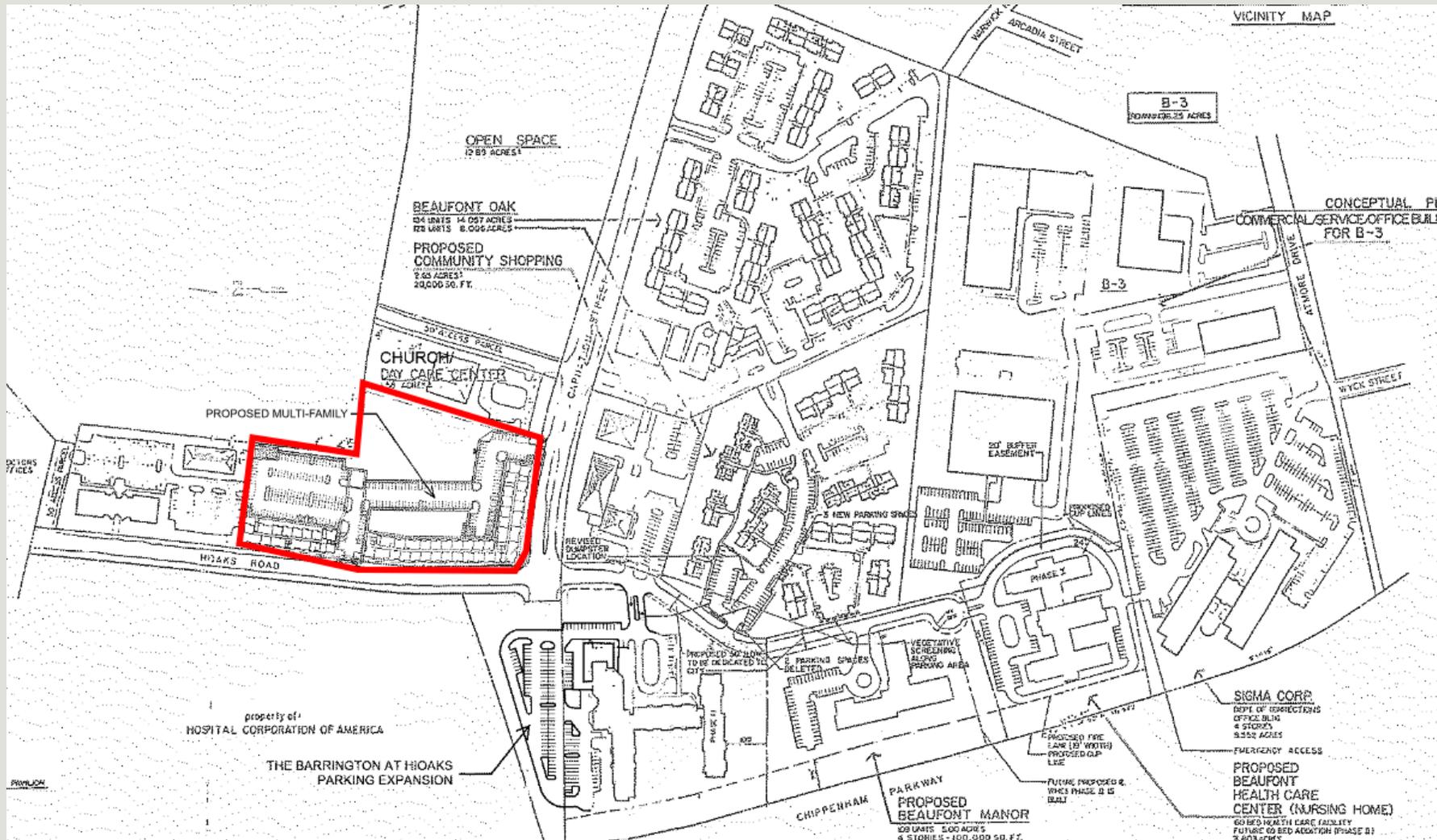
The property is also on a designated “**Major Mixed-Use Street**” along both Carnation Street and Hioakes Road.

Typology:

- – Carry high volumes of vehicles, pedestrians, and bicycles, through commercial and mixed-use areas
- – Require form elements, such as buildings to the street with parking in the rear, as well as building windows and entrances on the street



EXISTING ZONING: R-3 and Beaufont Oaks Community Unit Plan



Surrounding Approved Uses



ORDINANCE CONDITIONS:

The Beaufont Oaks Community Unit Plan (Ord. No. 2022-036) governs the use of the property.

If adopted, in addition to a change to the preliminary plan land use map, the following amendments to the ordinance would govern the use of the property in order to allow for the proposed multi-family dwellings:

§ 1. (7) The minimum number of parking spaces for residential uses shall be [~~as required by the R-43 zoning district regulations~~] one space per unit, provided that the minimum number of spaces for units to be occupied by elderly and/or handicapped persons shall be one space per two adult care residence dwelling units.

(12) ...no minimum setback from Hioaks Road and West Carnation Street shall apply to the “Multi-Family Residential” at 7000 West Carnation Street.

(14) ...the plans entitled “7000 W Carnation Street,” prepared by Walter Parks Architects, and dated February 15, 2022, and “7000 Carnation Prepared for Lynx Ventures,” prepared by Kimley Horn, and dated February 22, 2022, copies of which are attached to and made a part of this amendatory ordinance shall be deemed to be the final plan for the phase of development shown on said plans.



NEIGHBORHOOD PARTICIPATION

Neighborhood Participation

- Letter of opposition from the representative of the abutting property owner to the rear (1001 Empearl Dr, 6850 W Carnation St, 801 Hioaks Dr)
- Letter of support from the Council representative for this district, The Honorable Michael J. Jones



STAFF RECOMMENDATION: APPROVAL

Staff finds that the proposed multi-family development would be generally consistent with the land use recommendations of the Master Plan, as they pertain to the Destination Mixed-Use land use designation. The increased residential density is also supported by the recommendations pertaining to the Chippenham Hospital Node.

The property is also on a designated Major Mixed-Use Street. The application and design features of the proposed mixed-use building meet the requirements of the typology such as “Require form elements, such as buildings to the street with parking in the rear, as well as building windows and entrances on the street.”

Staff finds that with the ordinance conditions the safeguards contained within the Zoning Ordinance, relative to the granting of Community Unit Plans, are met.

Therefore, staff recommends approval of the ordinance and resolution.

