



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-328: To authorize the special use of the property known as 1900 Chamberlayne Parkway for the purpose of office, group home, shelter, and social service delivery uses, upon certain terms and conditions..

To: City Planning Commission
From: Land Use Administration
Date: January 6, 2020

PETITIONER

T. Preston Lloyd – Williams Mullen

LOCATION

1900 Chamberlayne Parkway

PURPOSE

To authorize the special use of the property known as 1900 Chamberlayne Parkway for the purpose of office, group home, shelter, and social service delivery uses, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant, The Salvation Army, intends to use the property at 1900 Chamberlayne Parkway, which is situated in an M-1 Light Industrial District, for the purpose of office, group home, shelter, and social service delivery uses. A special use permit is needed to authorize the proposal.

Staff finds that the existing institutional building proposed to house the special use is generally suited to support the proposed use and is accessible to local transit service. The facility will include office use, which is supported by the VUU/Chamberlayne Neighborhood Plan. Moreover, the property is not directly adjacent to existing residential neighborhoods and is located in an area designated by the VUU/Chamberlayne Neighborhood Plan for future mixed-use land use, including higher intensity commercial uses. The property is adjacent to an area slated for industrial use and possible mixed-use in the future.

Staff finds that the development will provided screening to the existing parking lot which will assist in buffering passing pedestrians and vehicles parked on the site.

Staff finds that the applicant has reduced the proposed capacity of the emergency cold weather overflow shelter within the facility with the goal of minimizing its overall impact on the surrounding community.

Staff finds that the proposed use of the property will provide much needed services to vulnerable populations of the City.

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 request.

FINDINGS OF FACT

Site Description

The subject property consists of 100,624 SF (2.3 acres) of land improved with a 47,584 SF building used as a church and located in the Chamberlayne Industrial Center neighborhood of the North planning district. The property is located at the intersections of Chamberlayne Parkway, School Street, and Sledd Street.

Proposed Use of the Property

The applicant has proposed to adapt an existing institutional building to use as The Salvation Army Central Virginia Area Command's regional headquarters for social services and administration, which would include office, group home (97-bed max capacity), and social service delivery uses. The facility may also contain a 30-bed emergency cold weather overflow shelter, which would be administered by the City of Richmond.

Master Plan

The City of Richmond's VUU/Chamberlayne Neighborhood Plan designates a future land use category for the subject property, and property to the northwest, north, east, and south, as Community Commercial. Primary uses include office, retail, personal service and other commercial and service uses, intended to provide the shopping and service needs of residents of a number of nearby neighborhoods or a section of the City. As compared to Neighborhood Commercial, this category includes a broader range of uses of greater scale and intensity, with greater vehicular access and orientation, but that are also compatible with nearby residential areas.

The VUU/Chamberlayne Neighborhood Plan recommends industrial land use to the southwest of the property, stating the existing industrial area will be retained, but in the future may become a mixed use business district that incorporates compatible industrial land uses as well as commercial, residential, and service uses (p. 26).

Zoning and Ordinance Conditions

The property is located in the M-1 Light Industrial District, which allows a variety of intensive uses. However, a special use permit is needed to authorize the current proposal.

If approved, conditions would be imposed on the property by the special use permit, including:

3(a) The Special Use of the Property shall be as office, group home, shelter, and social service delivery uses, substantially as shown on the Plans, the applicant's report, and the management plan, copies of which report and management plan are attached to and made a part of this ordinance. The maximum capacity of the group home and shelter uses shall be as described in 4 the applicant's report and management plan, copies of which are attached to and made a part of this ordinance.

(b) No more than 73 on-site parking spaces shall be provided on the Property for the Special Use, substantially as shown on the Plans.

(c) Signs for the Special Use shall meet the requirements of section 30-511 of the Code of the City of Richmond (2015), as amended, concerning signs permitted in the I Institutional District and the requirements of section 30-505 of the Code of the City of Richmond (2015), as amended, concerning signs permitted in all districts. Prior to the issuance of a certificate of occupancy for the Property, a final sign plan showing the location, dimensions, and means of illumination of the signs for the Special Use shall be submitted to and approved by the Director of Planning and Development Review.

(d) Bicycle parking for no fewer than ten bicycles shall be provided on the Property. (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) Prior to the issuance of a certificate of occupancy for the Property, a final landscaping plan shall be submitted to and approved by the Director of Planning and Development Review.

4(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

Surrounding Area

Surrounding properties are located in the same M-1 Light Industrial District as the subject property. M-2 Mixed Use Heavy Industrial, B-6 Mixed Use, and R-5 Single Family Districts are also located in the area. A mix of commercial, office, institutional, industrial, and vacant land uses are present in the vicinity.

Neighborhood Participation

Staff has received letters of opposition to this application from the Chamberlayne Industrial Center Association, Councilperson Hilbert, and area property owners, and letters of support from Virginia Union University and various organizations and property owners.

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