



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2016-014: To authorize the special use of the property known as 1400 North Boulevard for the purpose of a mixed-use development, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 1, 2016

PETITIONER

Jeff Bunch - Urban Core Construction
409 E. Main St.
Richmond, VA 23219

LOCATION

1400 North Boulevard

PURPOSE

To authorize the special use of the property known as 1400 North Boulevard for the purpose of a mixed-use development, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property consists of a 0.418 acre (18,208 SF) parcel of improved land. The property is located at the intersection of North Boulevard, Norfolk Street, and Altamont Avenue, in the Scott's Addition neighborhood of the Near West planning district. The subject property is zoned within the M 1 Light Industrial District, a zoning district that does not allow residential use. The special use permit is therefore required.

Staff finds that the proposed development is consistent the recommendations of the Master Plan and supports the continued revitalization of the North Boulevard corridor.

Staff further finds that the proposed adaptive reuse of an historic structure would not pose an undue burden on the neighborhood's on-street parking capacity and would provide amenities to the neighborhood.

Staff further finds that with the conditions of the ordinance, the safeguards contained within the City Charter, relative to the granting of special use permits, are met. Staff therefore recommends approval of the proposed special use permit.

FINDINGS OF FACT

Site Description

The subject property consists of a 0.418 acre (18,208 SF) parcel of improved land. The property is located at the intersection of North Boulevard, Norfolk Street, and Altamont Avenue, in the Scott's Addition neighborhood of the Near West planning district.

Proposed Use of the Property

Renovation of an existing two-story structure into a mixed-use building containing eleven dwelling units and approximately 6,900 SF of ground floor commercial space.

Master Plan

The Land Use Plan of the City of Richmond's Master Plan designates the subject property for General Commercial land use. Primary uses in this category include a broad range of office, retail, general commercial, wholesale and service uses, typically located along major transportation corridors and serving large portions of the City, the region or the traveling public. Land uses in this category are typically of larger scale and intensity than Community Commercial uses, and may not always be highly compatible with residential areas. The typical zoning classification that may accommodate this land use category is B-3 (p. 135).

Specifically for the Boulevard Corridor, the Master Plan states, "The Boulevard from I-95 to Broad Street is identified on the Land Use Plan map for general commercial and institutional uses (for the Diamond and Sports Backers stadiums) with industrial uses around the rail line. The commercial designation is meant to serve highway traffic as well as visitors to the Diamond and Sports Backers stadiums. In addition, the commercial designation is meant to support linkages to the Museum and tourist activities on the Boulevard, Hermitage Road and Broad Street. Streetscape, design and traffic circulation improvements should be implemented to help revitalize and improve the appearance of the corridor providing an attractive gateway to the City, and enhanced pedestrian environment" (p. 240).

Zoning & Ordinance Conditions

The subject property is located in the M-1 district that encompasses much of the Scott's Addition neighborhood.

The special use permit includes the following conditions:

The use of the Property shall be a mixed-use development consisting of up to 11 dwelling units and ground floor commercial space, served by no fewer than 16 screened, on-site surface parking spaces (the balconies shown on the Plans shall not be included unless all necessary approvals by the National Park Service or the Virginia Department of Historic Resources, or both, are obtained). Commercial space may be operated on the second floor in place of the dwelling units.

The uses allowed within the commercial space shall be limited to (i) offices, including business, professional and administrative offices, medical and dental offices and clinics, and studios of writers, designers and artists engaged in the graphic arts, and (ii) the permitted principal uses on corner lots in the R-63 Multifamily Urban Residential District.

Permitted signage includes the wall-mounted signage shown on the Plans as well as 42 SF of painted wall signage on the southern wall of the building and 57 SF of painted wall signage on the northern wall of the building. No signage shall be internally illuminated.

All building materials, material colors, and site improvements shall be substantially as shown on the Plans.

Operations of the commercial spaces, and any use of the Outdoor Patio Area identified on the Plans in conjunction with the commercial spaces, shall cease by no later than 12:00 a.m. daily.

All mechanical equipment and refuse collection facilities serving the Property shall be located or screened so as not to be visible from any public right-of-way.

Secure storage for no fewer than 12 bicycles shall be provided on the Property for use by the multifamily dwelling units.

Street trees shall be installed. The entrance to North Boulevard will be reduced in width and the entrance to Norfolk Street will be closed.

Surrounding Area

Surrounding properties are located in the M-1 district that encompasses much of the Scott's Addition neighborhood. The current land use in the immediate vicinity surrounding the subject property is a mix of industrial, commercial, office, and mixed-use land uses.

Neighborhood Participation

A letter of support was received by the Scott's Addition – Boulevard Association.

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