

INTRODUCED: October 14, 2019

AN ORDINANCE No. 2019-303

To authorize the special use of the property known as 3200 West Broad Street for the purpose of a temporary wireless telecommunications monopole and associated equipment, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: NOV 12 2019 AT 6 P.M.

WHEREAS, the owner of the property known as 3200 West Broad Street, which is situated in a TOD-1 Transit-Oriented Nodal District, desires to use such property for the purpose of a temporary wireless telecommunications monopole and associated equipment, which use, among other things, is not currently allowed by section 30-457.2 of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2018), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: NOV 12 2019 REJECTED: _____ STRICKEN: _____

safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2015), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies,

sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. Grant of Special Use Permit.

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 3200 West Broad Street and identified as Tax Parcel No. N000-1711/002 in the 2019 records of the City Assessor, being more particularly shown on sheet L1.02 of the plans entitled, “3200 W Broad Street, West Broad Street, Richmond, Virginia, Cell Tower Site Plan,” prepared by SWA Architects-VA, Inc., and dated July 8, 2019, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a temporary wireless telecommunications monopole and associated equipment, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “3200 W Broad Street, West Broad Street, Richmond, Virginia, Cell Tower Site Plan,” prepared by SWA Architects-VA, Inc., and dated July 8, 2019, and the photographs entitled “3200 – Cell Tower – 3 - Receivers,” “3200 – Cell Tower – 4 - Electronic Cables,” “3200 – Cell Tower – 5 - Concrete and Steel Counter Weights,” and “3200 – Cell Tower – 6 – Receivers and Electronics,” prepared by an unknown preparer, and undated, referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as a temporary wireless telecommunications monopole and associated equipment, substantially as shown on the Plans.

(b) The temporary wireless communications monopole and associated equipment shall be removed within 60 months after the effective date of this ordinance or within 30 months after the issuance of the building permit for the permanent support structure for the wireless communication facility, whichever occurs first.

(c) The height of the temporary wireless communications monopole shall not exceed a height of 175 feet.

(d) The Special Use of the Property shall abide by all applicable provisions of the Virginia Statewide Building Code.

(e) The Owner shall have a structural inspection conducted annually by a professional engineer licensed in the Commonwealth of Virginia, and a copy of the inspection report shall be filed with the Department of Planning and Development Review.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(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.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2015), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2015), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

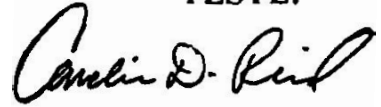
§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building

Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Amber D. Reil". The signature is written in a cursive style with a large initial 'A'.

City Clerk

City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.richmondgov.com

Item Request

File Number: PRE.2019.463

RECEIVED

O & R REQUEST

OCT 08 2019

SEP 18 2019

OFFICE OF THE CITY ATTORNEY

O & R Request

4-9177
Office of the
Chief Administrative Officer

DATE: September 16, 2019

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)
(This is no way reflects a recommendation on behalf of the Mayor.)

JS 10/2/19

THROUGH: ~~Selena Cuffee-Green~~, Chief Administrative Officer
Lenora G. Reid Acting

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

[Handwritten signature]

FROM: Mark A. Olinger, Director, Department of Planning and Development Review

RE: To authorize the special use of the property known as 3200 West Broad Street to authorize a temporary wireless telecommunications monopole and associated equipment, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the property known as 3200 West Broad Street to authorize a temporary wireless telecommunications monopole and associated equipment, upon certain terms and conditions.

REASON: The proposal will allow the temporary location of a communications tower that will support equipment currently located on the rooftop of the principal structure while this structure undergoes renovation. Upon completion of renovation and construction on the site, the communications equipment will be placed back on the rooftop and the temporary communications tower shall be removed.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its November 4, 2019, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meet.

BACKGROUND: The 3.5072 acre subject property occupies the entirety of the block bounded by W. Broad Street, Highpoint Avenue, W. Marshall Street, and Mactavish Avenue. The property contains a vacant hotel building and surface parking. The development plan calls for the renovation and conversion of the hotel into residential housing as well as the construction of a new residential building and an accompanying parking structure.

The hotel building currently has roof mounted communications equipment that must be removed as part of the renovation process. The applicant proposes to place a temporary communications tower structure on the corner of W. Broad Street and MacTavish Avenue. Freestanding communications towers are not a permitted use in the TOD-1 Transit-Oriented Nodal District therefore a special use permit is required.

The new temporary communications tower will contain communications equipment during the renovation and construction process. When the work is complete, the communications equipment will be mounted on the rooftop of the new building that will front MacTavish Avenue and the temporary communications tower at the corner of W. Broad and MacTavish shall be removed.

The subject property, as well as the properties located to the east, west and south are located in the TOD-1 Transit-Oriented Nodal District. Properties located to the north, across W. Marshall Street are in the B-7 Mixed-Use Business District.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No.

REVENUE TO CITY: \$1,800 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: October 14, 2019

CITY COUNCIL PUBLIC HEARING DATE: November 12, 2019

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
November 4, 2019

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Application Form, Applicant's Report, Plans & Survey, Map, Draft Ordinance

STAFF: David Watson, Senior Planner, Land Use Administration 804-646-1036



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

7/15/2019

Project Name/Location

Property Address: 3200 West Broad Street Date: 07/08/2019
Tax Map #: N0001711002T Fee: \$1,800
Total area of affected site in acres: _____

(See page 6 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: TOD-1

Existing Use: Hotel and parking deck

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
Temporary telecommunications tower for duration of construction project

Existing Use: Hotel and parking deck

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: BZA 014-2002

Applicant/Contact Person: Lory Markham

Company: Markham Planning
Mailing Address: 2314 West Main Street
City: Richmond State: VA Zip Code: 23220
Telephone: (804) 2482,561 Fax: ()
Email: lory@mrkhamplanning.com

Property Owner: 3200 LLC

If Business Entity, name and title of authorized signee: H. Louis Salomonsky

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 1553 East Main Street
City: Richmond State: VA Zip Code: 23219
Telephone: (804) 2378,247 Fax: ()
Email: HLSalomonsky@swa-co.com

Property Owner Signature: [Signature], MGR

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist and a check for the application fee (see Filing Procedures for special use permits)



July 15, 2019

Mr. Mark Olinger, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
Mark.Olinger@richmondgov.com

RE: Applicant's Report for Special Use Permit for 3200 West Broad Street

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Special Use Permit (SUP) application for 3200 West Broad Street. With this application, the owner of the subject property, H. Louis Salomonsky of 3200 LLC, is petitioning the City Council to authorize a temporary telescope telecommunications tower at the corner of MacTavish and Broad Streets. This is a temporary relocation of cell service from the top of the existing 6-story building. This special use request is necessitated by the construction project on this property.

Site

The property is located on the corner of the northside of West Broad Street and MacTavish Avenue. The neighborhood and this property are represented by the Scott's Addition Boulevard Association. The property is zoned for TOD-1 Transit Oriented Nodal District. The development will involve an overhaul of the vacant hotel building into mixed-used residential, the new construction of a new residential building behind the existing along MacTavish and a new parking structure.



MARKHAM PLANNING
23 West Broad Street #304 · Richmond, Virginia 23220
(804) 248-2561



Proposal

The owner is requesting to temporarily replace the tower currently attached to the building to the ground during construction to maintain the lease agreement with the cell service provider, AT&T. The tower cannot be removed entirely. The cell tower cannot remain on the roof of the 6-story building as it would be blocked during the construction of the adjacent new building. The cell tower will be relocated back on top of the new building upon completion.

The owner is requesting the ordinance to specify a condition of the removal of the tower from the ground location prior the issuance of the Certificate of Occupancy of the new building to ensure the temporary nature of the telescope tower.

The proposed temporary telescope cell tower is 175 feet tall and the base would cover a 24x24 foot area with fencing on the perimeter. A site plan highlighting the proposed location of the tower at the corner of MacTavish and Broad Streets is enclosed as well as the detailed photos of the proposed cell tower.

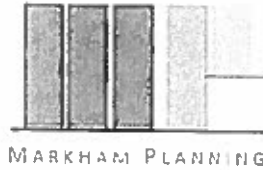
Zoning and Master Plan

This property is located in the TOD-1 Transit Oriented Nodal District, which encourages dense, walkable transit-oriented development to promote enhancement of the character of development along principal corridors and at nodes of high activity located near transit service and pedestrian-friendly streetscapes. The subject property is along the Broad Street corridor and its redevelopment will enhance the corridor. A rapid transit bus station is located 300 feet of the property. The development necessitating the temporary cell tower meets the requirements of the TOD-1 zoning as would the cell tower that would be collocated on the building at the end of construction; however, the temporary standalone telecommunications tower is not permitted.

The Master Plan calls for this property to be included in the dynamic Corridor Mixed-Use area. The proposed development is in line with the intent of the Master Plan and is relying on the approval of the cell tower's temporary relocation for construction to proceed.

City Charter Conditions

We trust that you will agree with us that this proposed amendment to the SUP meets the City Charter criteria for the granting of SUP as the project will not (i) be detrimental to the safety, health, morals and general welfare of the community involved; (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved; (iii) create hazards from fire, panic or other dangers; (iv) tend to overcrowding of land and cause an undue concentration of population; (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or (vi) interfere with adequate light and air.



Thank you for your consideration of this application. Please feel free to contact me at lorv@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,

A handwritten signature in dark ink, appearing to read "Lory Markham". The signature is fluid and cursive, with a large initial "L" and "M".

Lory Markham

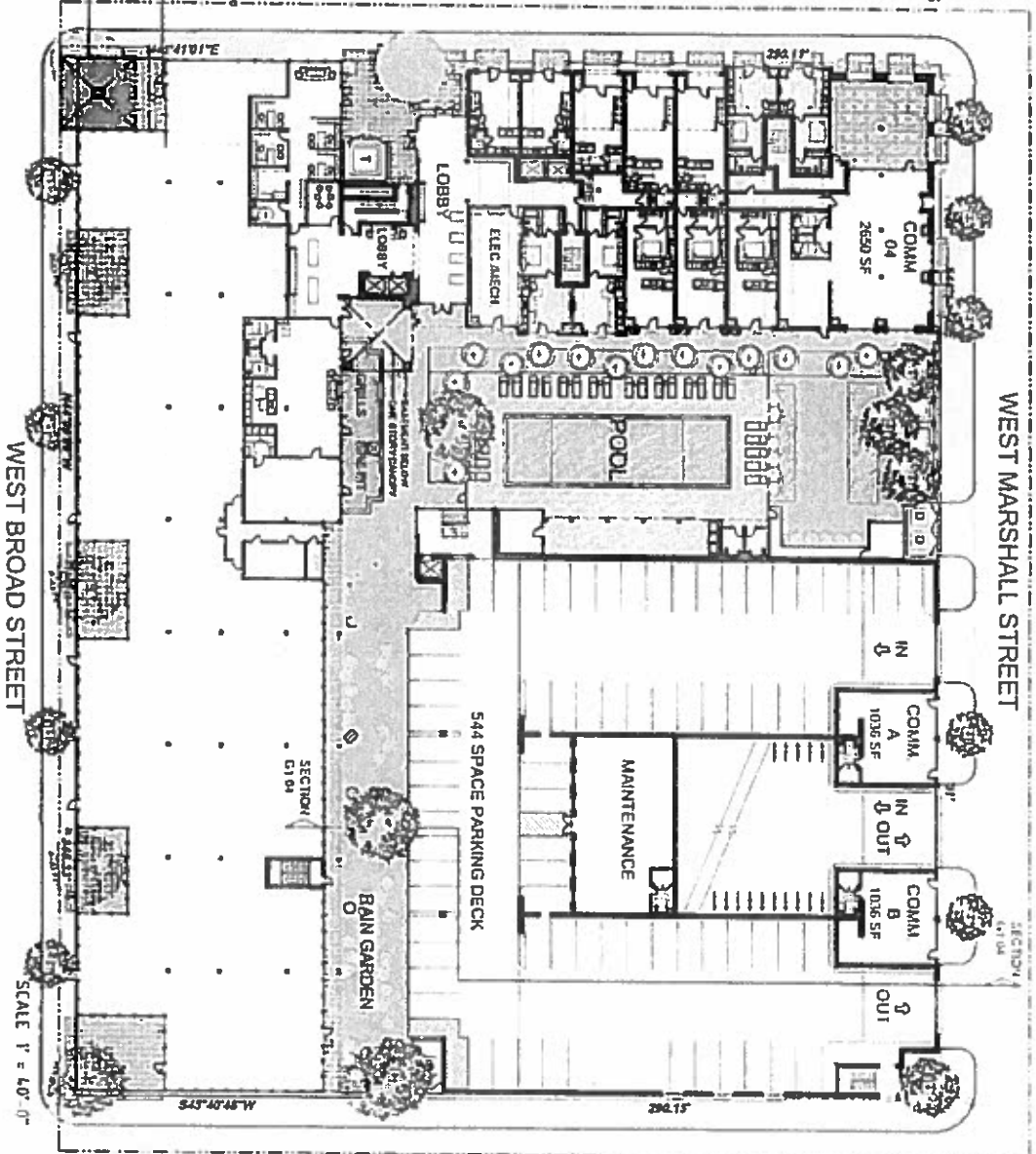
Enclosures: cell tower site plan, cell tower photos

cc: The Honorable Kimberley B. Gray
Matthew Ebinger, Secretary to the City Planning Commission

PARCEL B - 12 FLOORS
 11 FLOORS APARTMENTS
 1ST FLOOR COMM/APTS
 191 APARTMENTS

MACTAVISH AVENUE

WEST MARSHALL STREET



HIGHPOINT AVENUE

6 FLOORS
 5 FLOORS APARTMENTS
 1ST FLOOR COMMERCIAL
 110 APARTMENTS

- # CONSTRUCTION
- # SITE FENCING
- # CELL TOWER FENCING
- # CELL TOWER
- # BASE (24'x24')



SWA Architects-V.A., Inc.
 1503 E. Main Street Richmond, Va 22219

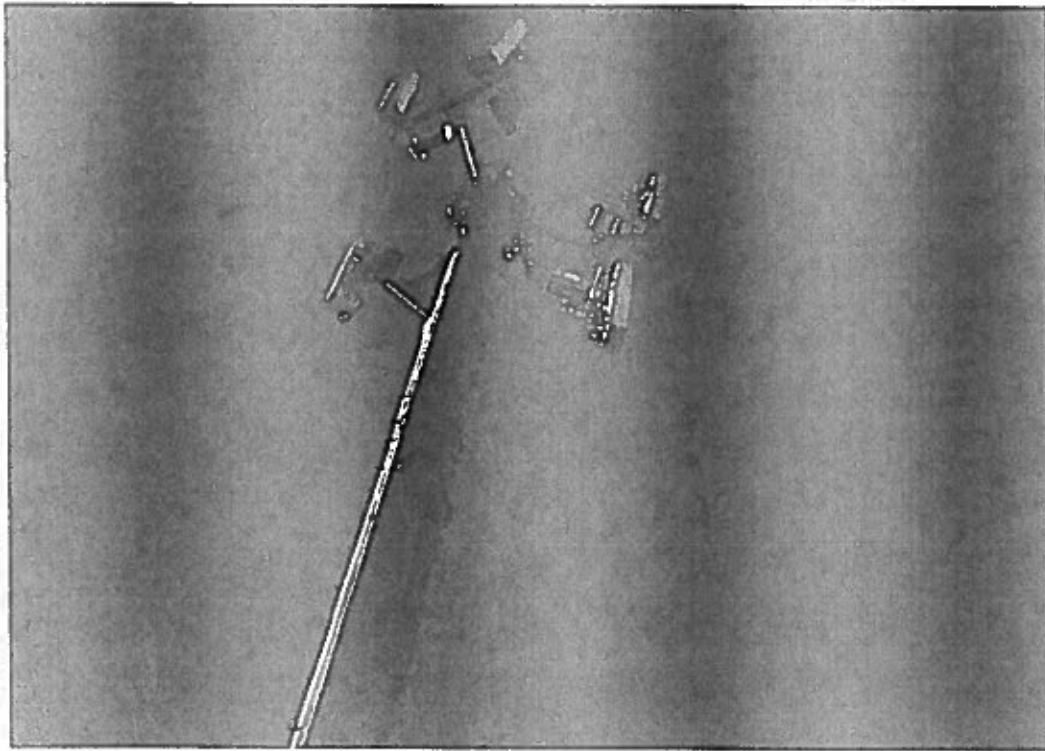
THIS DOCUMENT IS THE PROPERTY OF SWA ARCHITECTS-V.A., INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF SWA ARCHITECTS.

PROJECT NO: 3200 West Broad Street
 DATE: 07/08/19

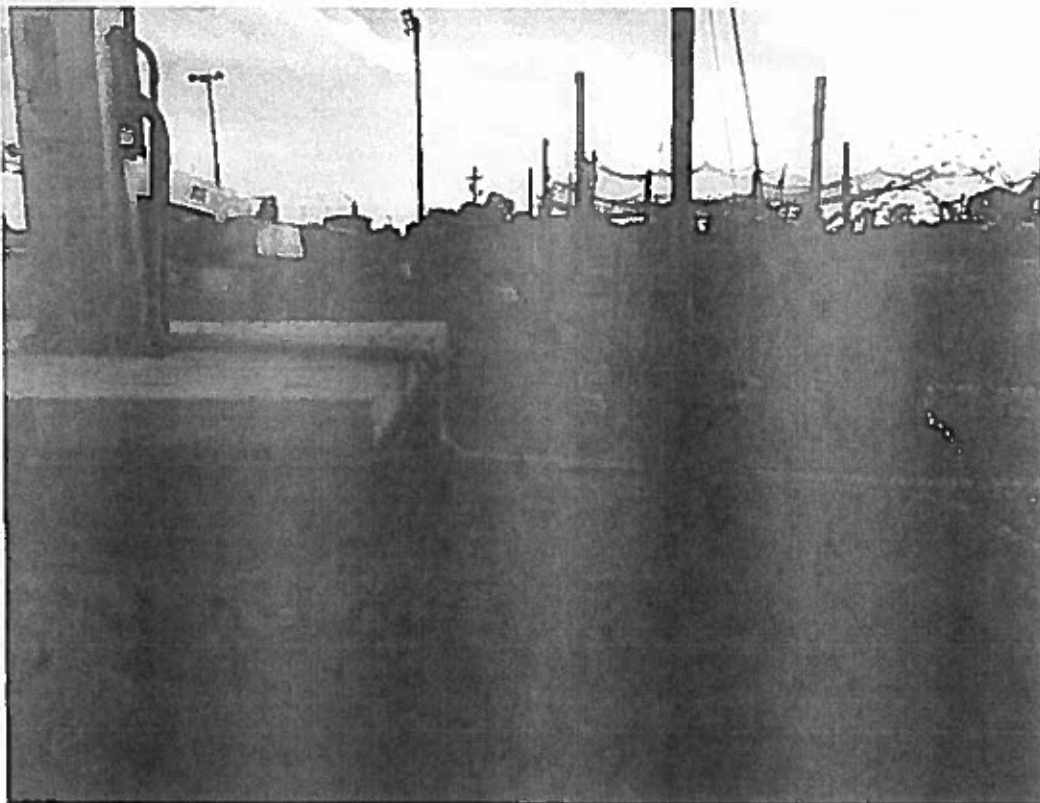
PROJECT HIGH
 JWB
 3200 W BROAD STREET
 West Broad Street
 Richmond, Virginia

CELL TOWER SITE PLAN

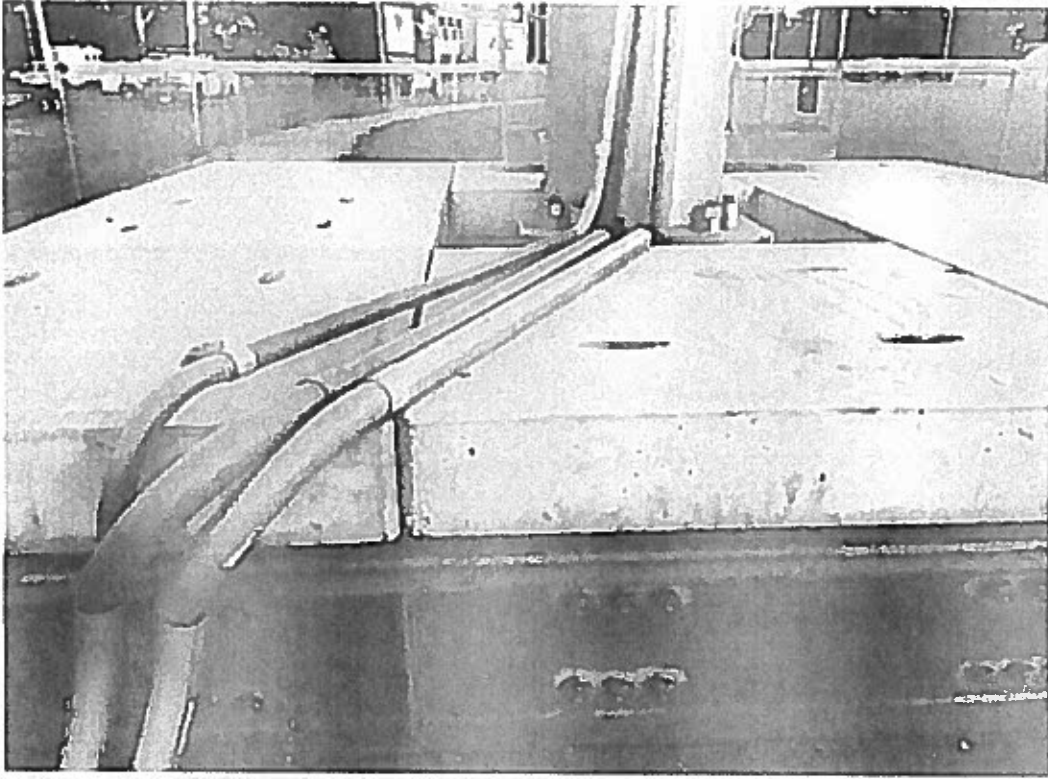
Schematic Design
 L1.02



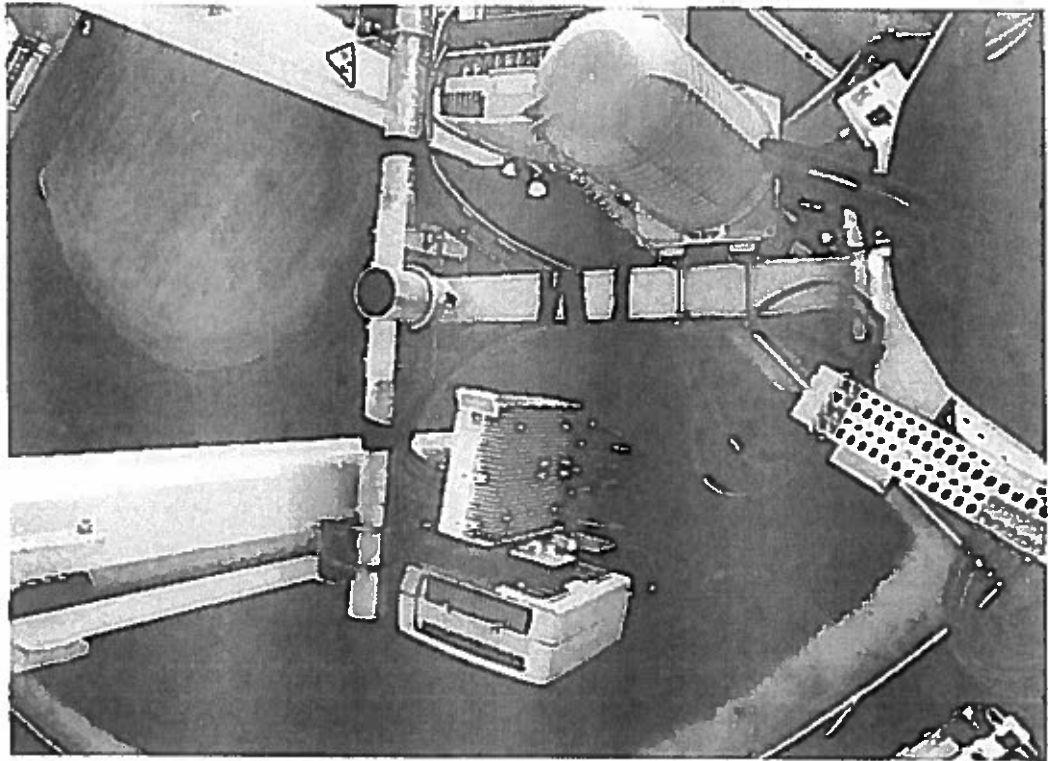
3200 - Cell Tower - 3 - Receivers



3200 - Cell Tower - 4 - Electronic Cables



3200 – Cell Tower – 5 - Concrete and Steel Counter Weights



3200 – Cell Tower – 6 – Receivers and Electronics