



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD. 2017-001: Preliminary subdivision of 1408 Roseneath Road (3 lots)

To: City Planning Commission
From: Land Use Administration
Date: January 17, 2017

PETITIONER

Mark Baker, Baker Development Resources, LLC

LOCATION

1408 Roseneath Road

PURPOSE

To subdivide 3 lots

SUMMARY & RECOMMENDATION

The property is located roughly between Roseneath Road, Belleville Street, West Leigh Street and a private vacant parcel to the west. The subject property consists of 1.81 acres (78,826 SF) parcel of land and improved with 3 large one story brick warehouses.

The subject property falls within the Industrial land use designation of the City of Richmond Master Plan and is zoned M-1 Light Industrial. Such areas are "primary uses include a wide variety of manufacturing, processing, research and development, warehousing, distribution, office-warehouse and services uses. Office, retail and other uses that complement industrial areas are often secondary support uses. The mix of industrial uses and character of such areas may vary depending on the location and available highway access." (Page 135).

Preliminary approval is recommended provided that:

1. All applicable provisions of the Subdivision Ordinance shall be met
 2. All applicable provisions of the Zoning Ordinance shall be met.
 3. All applicable provisions of the Chesapeake Bay Preservation Ordinance shall be met.
 4. All applicable City utility and drainage standards and specifications shall be met.
 5. All applicable Building Codes shall be met.
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FINDINGS OF FACT

Site Description

The subject property consists of 1.81 acres (78,826 SF) parcel of land and improved with 3 large one story brick warehouses, per tax assessment records, circa 1947. The property is

located roughly between Belleville Street, Roseneath Road West Clay Street and West Leigh Street.

Proposed Use of the Property

The applicant is proposing primarily for storage use.

Master Plan

The subject property falls within the Industrial land use designation of the City of Richmond Master Plan. Such areas are “primary uses include a wide variety of manufacturing, processing, research and development, warehousing, distribution, office-ware-house and services uses. Office, retail and other uses that complement industrial areas are often secondary support uses. The mix of industrial uses and character of such areas may vary depending on the location and available highway access.” (Page 135).

Zoning & Ordinance

The M-1 Light Industrial zoning district was designed to promote such permitted uses that which are generally light industries that manufacture, process, store and distribute goods and materials and are in general dependent upon raw materials refined elsewhere, and manufacturing, compounding, processing, packaging or treatment as specified of the following or similar products.

Surrounding Area

Properties to the north, south, east, and west of the subject property are zoned M-1 Light Industrial.

Staff Contact: Leigh V. Kelley
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