



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-162: To authorize the special use of the property known as 1114 Azalea Avenue for the purpose of an automated teller machine, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: June 21, 2022

PETITIONER

BSV Premier Brookhill LLC Cutshaw One, LLC represented by Hirschler

LOCATION

1114 Azalea Avenue

PURPOSE

To authorize the special use of the property known as 1114 Azalea Avenue for the purpose of an automated teller machine, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the B-2 Community Business District and a freestanding automated teller machine is not a specified permitted use listed in this zoning district. Therefore, a Special Use Permit is required.

Staff finds that the proposed use would complement the commercial uses recommended by the Corridor Mixed-Use land use designation of the subject property.

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 request for a Special Use Permit.

FINDINGS OF FACT

Site Description

The 8.95 acre subject property is located on the northeast corner of the intersection of Seminary Avenue and Azalea Avenue. In 1990, the property was improved by the construction of the Brookhill Azalea Shopping Center.

Proposed Use of the Property

The proposed Special Use Permit would authorize a freestanding ATM within an existing shopping center parking lot. The applicant anticipates approximately 1,200 ATM transactions per

month, typically one car in queue at a time. The site plan indicates stacking space for two vehicles adjacent to the ATM.

Master Plan

The City's Richmond 300 Master Plan designates the property as Corridor Mixed-Use. This land use category is found along major commercial corridors and envisioned to provide for medium- to medium-high-density pedestrian- and transit-oriented development.

Development Style: The building size, density, and zoning districts for these areas may vary significantly depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Uses may be mixed horizontally in several buildings on a block or vertically within the same building. Developments continue introduce a gridded street pattern to increase connectivity.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. Driveway entrances are required to be off alleys whenever possible; new driveways are prohibited on priority and principal streets. Parking areas are located within the structure and to the rear of buildings and require screening; shared parking requirements are encouraged.

Intensity: Buildings generally ranging from two to ten stories, based on street widths and depending on the historic context and stepping down in height adjacent to residential areas. New buildings that are taller than historical buildings should step back from the build-to line after matching the height of the predominant cornice line of the block.

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

Secondary Uses: Single-family houses, institutional, and government.

The property is also within the Azalea Note which notes that the area has medium growth potential.

Zoning and Ordinance Conditions

Zoning Administration reviewed this request and recommended approval without comment.

If adopted, the Special Use Permit would impose conditions on the property, including:

- (a) The Special Use of the Property shall be as an automated teller machine, substantially as shown on the Plans.

- (b) Outdoor lighting shall be located, directed or shielded so as not to shine directly on adjoining properties or to create a traffic hazard by means of glare or similarity to or confusion with traffic signals, warning lights or lighting on emergency vehicles.

(c) Signs for the Special Use shall be substantially as shown on the Plans.

Surrounding Area

All properties surrounding the subject property are also located within the B-2 Community Business District. The land adjacent to the north is located in Henrico County. Properties in the area are developed with an assortment of auto related uses such as gas stations, banks, and fast food restaurants.

Neighborhood Participation

Staff notified area residents and property owners, as well as the Ginter Park Residents Association. Staff has received no letters or calls of opposition or support.

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