



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2015-228: To authorize the special use of the properties known as 1800 Highpoint Avenue, 1814 Highpoint Avenue, and 1815 Highpoint Avenue for the purpose of a mixed-use development that includes multi-family residential use and uses permitted in the B-6 Mixed-Use Business District, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: November 2, 2015

PETITIONER

Andrew Basham - SR Symbol, LLC

LOCATION

1800 Highpoint Avenue
1814 Highpoint Avenue
1815 Highpoint Avenue

PURPOSE

To authorize the special use of the properties known as 1800 Highpoint Avenue, 1814 Highpoint Avenue, and 1815 Highpoint Avenue for the purpose of a mixed-use development that includes multi-family residential use and uses permitted in the B-6 Mixed-Use Business District, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

A special use permit application has been submitted to authorize a mixed-use development on M-1 - Light Industrial property, which would consist of two new 4-story multi-family buildings and one new 3-story building containing uses permitted in the B-6 Mixed-Use Business District. Surface parking spaces for the development are proposed to be located on the subject property and partially within City right-of-way. The M-1 Light Industrial Zoning District does not allow residential use. The applicant is therefore requesting a special use permit.

The proposal to create dwelling units is inconsistent with the Master Plan recommendation of "Industrial" uses for the subject property. However, since the adoption of the Master Plan by City Council in January of 2001, the Scott's Addition neighborhood and the Boulevard Corridor, which is identified as an image corridor and gateway to the City in the Master Plan, have received considerable private and public investments that have increased commercial and residential opportunities within the area. In addition to these residential developments, City-initiated improvements to the right-of-way on the Boulevard and private developments featuring commercial, office, and entertainment facilities have transformed the area from primarily industrial in nature to one that features a mix of land uses.

The Master Plan Land Use Plan text guidance does not address any reuse strategies related to the existing industrial uses within Scott's Addition. The specific guidance is limited to a discussion

of the existing residential uses, which are identified for future conversion to industrial uses in order to minimize land use conflicts and provide additional opportunities for economic development.

However, the housing and neighborhood strategies identifies the following priority: “Create opportunities for new, high quality housing targeted to middle-class homeowners and market rate renters. New housing is essential to ensure a more diverse mix of homeowners and incomes in City neighborhoods, through the careful development of selected tracts of vacant and/or underutilized land wherever appropriate.” (p. 26)

Staff finds that an important aspect of making the Boulevard transformation successful is promoting it as an urban place where one can live, work, and play. Promoting the continued redevelopment of Scott’s Addition for commercial, office, and residential use would help bring a population to the area to support the recreation, retail, office, and restaurant uses that have recently been established.

Staff further finds the proposed multi-family and B-6 uses would support this revitalization of the Scott’s Addition neighborhood and the Boulevard corridor, as the proposed redevelopment of the subject property would be a continuation of the development trend towards a multi-use neighborhood.

Staff further finds the proposed development would improve traffic circulation by enabling the reestablishment of a portion of the neighborhood’s road network.

Staff further finds that the proposed development would not pose an undue burden on street parking available in the Scott’s Addition 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.

Therefore, staff recommends approval of the special use permit request.

FINDINGS OF FACT

Site Description

The subject property consists of three parcels of land improved with industrial buildings and surface parking areas: 1800 Highpoint Avenue (0.727 acres; 31,668 SF), 1814 Highpoint Avenue (3.256 acres; 141,831 SF), and 1815 Highpoint Avenue (0.810 acres; 35,284 SF), totaling 4.793 acres (208,783 SF). The property is located at the intersection of MacTavish Avenue, Rockbridge Street, Highpoint Avenue, and Patton Avenue in the Scott’s Addition neighborhood of the Near West planning district.

Proposed Use of the Property

Mixed-use development consisting of two new 4-story multi-family buildings and one new 3-story building containing uses permitted in the B-6 Mixed-Use Business District. A total of 293 on-site surface parking spaces are proposed for use by a maximum of 202 dwelling units and approximately 62,000 SF of office/commercial/restaurant space. An additional 38

dwelling units may be included in the development in place of uses permitted in the B-6 Mixed-Use Business District.

Surface parking spaces for the development are proposed to be located on the subject property and partially within City right-of-way.

Establishing two-way traffic on Patton Avenue and providing vehicular access from Highpoint Avenue to Patton Avenue, across the subject property, is proposed as part of the proposed development, in conjunction with the City.

An 8-foot wide, landscaped trail is proposed along Patton Avenue as part of this development, the final details of which are to be approved by the Director of Planning and Development Review.

Master Plan

According to the Richmond Master Plan, the subject property has an Industrial land use designation. Primary uses for this designation include “a wide variety of manufacturing, processing, research and development, warehousing, distribution office-warehouse and service uses. Office, retail and other uses that complement industrial areas are often secondary support uses” (p. 135). The Master Plan further states that Scott’s Addition serves as one of the two largest concentrations of industrial uses in the Near West planning district (p. 225-6).

Zoning & Ordinance Conditions

The subject property is zoned within the M-1 Light Industrial District that encompasses much of the Scott’s Addition neighborhood. The special use permit ordinance would establish development conditions for the property, including:

The use of the Property shall be a mixed-use development consisting of up to 202 dwelling units and uses permitted in the B-6 Mixed-Use Business District, with the exception of dry cleaning and laundering establishments (other than dry cleaning pick up stations), pet shops, veterinary clinics, animal hospitals, boarding kennels, and nightclubs. Up to 38 additional dwelling units may be included in place of uses permitted in the B-6 Mixed-Use Business District.

Parking for the dwelling units shall be provided at a ratio of one parking space per dwelling unit, and parking for the uses permitted in the B-6 Mixed-Use Business District shall be provided in accordance with parking standards applicable to uses in the B-6 Mixed-Use Business District. Any parking spaces located partially on the subject property and partially within the right-of-way must be approved by the Director of Public Works. No more than 293 parking spaces shall be provided for the Special Use.

Signage on the Property shall be approved by the Director of Planning and Development Review, specifying the type, location, dimensions, materials, and means of illumination of the signage.

All building materials, material colors, and site improvements, with the exception of landscaping, signage, and the eight-foot trail along Patton Avenue, shall be substantially as

shown on the Plans. Final landscape plans and the details of the eight-foot trail along Patton Avenue must be approved by the Director of Planning and Development Review.

Operations of the non-residential uses located exterior to the Commercial Building, as identified on the Plans, and uses not accessory to residential uses shall cease by no later than 12:00 midnight daily.

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

Use of City right-of-way for restaurant patio/outdoor seating must be approved in writing by the Department of Public Works.

The City and applicant will work in conjunction so that two-way traffic on Patton Avenue and vehicular access from Highpoint Avenue to Patton Avenue, across the subject property, can be established.

Secure storage for no fewer than 24 bicycles shall be provided on the Property for use by the multifamily dwelling units.

Refuse collection facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

Street trees shall be provided, as shown on the Plans.

Surrounding Area

The subject property is zoned within the M-1 Light Industrial District that encompasses much of the Scott's Addition neighborhood. The current land use in the immediate vicinity surrounding the subject property is predominantly industrial, with commercial and office land uses present as well.

Neighborhood Participation

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

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