



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-190: To amend and reordain Ord. No. 80-260-81-41, adopted Mar. 9, 1981, as previously amended by Ord. Nos. 81-152-138, adopted August 24, 1981, 84-110-83, adopted May 29, 1984, 89-318-295, adopted Nov. 13, 1989, 2006-26-52, adopted Feb. 27, 2006, 2006-260-263, adopted Oct. 23, 2006, 2012-163-164, adopted Oct. 8, 2012, 2017-169, adopted Oct. 9, 2017, and Ord. No. 2022-036, adopted Mar. 28, 2022, concerning the Beaufont Oaks Community Unit Plan, to amend the use of the parcel known as 7000 West Carnation Street to allow for multifamily use.

CPCR.2022.079: RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING AN AMENDMENT TO THE BEAUFONT OAKS PRELIMINARY COMMUNITY UNIT PLAN AND A FINAL PLAN, TO AMEND THE USE OF THE PARCEL KNOWN AS 7000 WEST CARNATION STREET TO AUTHORIZE A MULTIFAMILY DWELLING.

To: City Planning Commission
From: Land Use Administration
Date: July 5, 2022

PETITIONER

Lory Markham – Markham Planning

LOCATION

7000 West Carnation Street

PURPOSE

To approve resolution CPCR.2022.079 and to amend and reordain Ord. No. 80-260-81-41, adopted Mar. 9, 1981, as previously amended by Ord. Nos. 81-152-138, adopted August 24, 1981, 84-110-83, adopted May 29, 1984, 89-318-295, adopted Nov. 13, 1989, 2006-26-52, adopted Feb. 27, 2006, 2006-260-263, adopted Oct. 23, 2006, 2012-163-164, adopted Oct. 8, 2012, 2017-169, adopted Oct. 9, 2017, and Ord. No. 2022-036, adopted Mar. 28, 2022, concerning the Beaufont Oaks Community Unit Plan, to amend the use of the parcel known as 7000 West Carnation Street to allow for multifamily use.

SUMMARY & RECOMMENDATION

The subject property, known as 7000 West Carnation Street is a component of the Beaufont Oaks Community Unit Plan. The underlying zoning of the subject property is R-3 (Single Family Residential). The subject property consists of a 5.4 acre parcel of unimproved land. The subject property is located in the Hioaks neighborhood, at the northeast corner of the intersection of Hioaks Road and Carnation Street.

The applicant has requested an amendment to the Community Unit Plan to authorize a multi-family development on the subject property. The property is currently designated for office use by the Community Unit Plan.

Staff finds that the proposed multi-family development would be generally consistent with the land use recommendations of the Master Plan, as they pertain to the Destination Mixed-Use land use

designation. The increased residential density is also supported by the recommendations pertaining to the Chippenham Hospital Node.

Staff finds that with the ordinance conditions the safeguards contained within the Zoning Ordinance, relative to the granting of Community Unit Plans, are met.

Therefore, staff recommends approval of the ordinance and resolution.

FINDINGS OF FACT

Site Description

The subject property, known as 7000 West Carnation Street is a component of the Beaufont Oaks Community Unit Plan. The underlying zoning of the subject property is R-3 (Single Family Residential). The subject property consists of a 5.4 acre parcel of unimproved land. The subject property is located in the Hioaks neighborhood, at the northeast corner of the intersection of Hioaks Road and Carnation Street.

Proposed Use of the Property

Two four-story street-facing multi-family dwellings that would contain a total of 218 dwelling units, with on-site parking provided to the rear consisting of 251 parking spaces.

Master Plan

The City's Richmond 300 Master Plan designates the property as Destination Mixed-Use. These areas are described as "Key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements.

Development Style: Higher-density, transit-oriented development encouraged on vacant or underutilized sites. New development should be urban in form, may be of larger scale than existing context, and, where relevant, should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place. Many buildings are vertically mixed-use. Developments continue or introduce a gridded street pattern to increase connectivity.

Ground Floor: Ground floor uses engage with, and enliven, the street. Monolithic walls are discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged. Active commercial ground floor uses are required on street-oriented commercial frontages.

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 street frontages. Surface parking is prohibited as a principal use; when surface parking is provided as an accessory use, it should be located to the rear of buildings and screened. Parking requirements are reduced to allow more market-based parking strategies, including shared parking.

Intensity: Buildings typically a minimum height of five stories.

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

Secondary Uses: Institutional and government.

The property is also located within the Chippenham Hospital Node. The vision for this node is: The Chippenham Hospital Node is currently a job center anchored by HCA Healthcare Chippenham Hospital. Additionally, there are many different housing options provided in the area including new and older single-family homes, townhomes, and low-scale multi-family residential communities. This Node will continue to provide high quality jobs associated with the hospital and medical office-related uses. Additionally, the older multi-family residential communities can be redeveloped into higher density, mixed-use neighborhoods. The redesign of these communities should emphasize walkable, well-connected communities with well-designed buildings, a street grid, sidewalks, and street trees. New commercial uses incorporated into the mixed-use communities and along Jahnke Road should serve both the residential population and hospital employees and visitors. As this Node is located partially in Chesterfield County, connections to the County especially the adjacent Boulder's Office Park should be improved. Additionally, connections into Powhite Park should be improved to increase accessibility to the park from the adjacent residential neighborhoods.

Growth Potential: Medium – The older low-density, multi-family developments can be redeveloped with a mix of uses, higher residential densities and a mix of housing types.

Primary Next Steps

- Rezone the Destination Mixed-Use and Neighborhood Mixed-Use areas of this Node in alignment with the Future Land Use Plan to allow for a mix of uses and increased residential density by-right. (see Goal 1 and Goal 14)
- Rezone the Institutional areas of this Node in alignment with the Future Land Use Plan to require a master plan to be reviewed by Planning Commission for changes to the HCA Healthcare Chippenham Hospital campus. (Goal 13)
- Improve pedestrian and bike infrastructure to/from this Node – specifically improving connections into the residential neighborhoods, along Jahnke Road and Hioaks Road, and to Powhite Park. (see Goal 4 and Goal 8)

- Connect Powhite Park to other City and regional parks through a system of greenways. (Goal 8 and Goal 17)
- Improve connections into Chesterfield County by extending Carnation Street under Chippenham Parkway to connect to Boulder’s Parkway in Chesterfield County. (see Goal 9)

Zoning and Ordinance Conditions

The Beaufont Oaks Community Unit Plan (Ord. No. 2022-036) governs the use of the property.

If adopted, in addition to a change to the preliminary plan land use map, the following amendments to the ordinance would govern the use of the property in order to allow for the proposed multi-family dwellings:

§ 1. (7) The minimum number of parking spaces for residential uses shall be ~~[as required by the R-43 zoning district regulations]~~ one space per unit, provided that the minimum number of spaces for units to be occupied by elderly and/or handicapped persons shall be one space per two adult care residence dwelling units.

(12) ...no minimum setback from Hioaks Road and West Carnation Street shall apply to the “Multi-Family Residential” at 7000 West Carnation Street.

(14) ...the plans entitled “7000 W Carnation Street,” prepared by Walter Parks Architects, and dated February 15, 2022, and “7000 Carnation Prepared for Lynx Ventures,” prepared by Kimley Horn, and dated February 22, 2022, copies of which are attached to and made a part of this amendatory ordinance shall be deemed to be the final plan for the phase of development shown on said plans.

Surrounding Area

A medical office facility is located directly to the west of the subject property. Properties to the north, east, and south are located within the Beaufont Oaks Community Unit Plan. A mix of institutional, office and residential uses are present in the vicinity.

Neighborhood Participation

The subject property is not located within or near the jurisdiction of a civic association. Staff notified Chesterfield County, the 9th District City Council member (Councilman Jones), and area property owners and residents of the request. A letter of support has been received from Councilman Jones; a letter of opposition has been received from a representative for adjacent property.

Staff Contact: Matthew J. Ebinger, Principal Planner, PDR, Land Use Administration, 804-646-6308