



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-036: 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, and 2017-169, adopted Oct. 9, 2017, concerning the Beaufont Oaks Community Unit Plan, to amend the use of the parcel known as 400 Hioaks Road to allow for an expansion of the multifamily development known as “Beaufont Towers” located on the parcel known as 7015 West Carnation Street.

CPCR.2022.028: Final Community Unit Plan Amendment approval for an expansion of the parking area serving the parcel known as 7015 West Carnation Street onto the parcel known as 400 Hioaks Road, and for an addition to the multifamily building located on the parcel known as 7015 West Carnation Street.

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

PETITIONER

Kevin Pennock, Dewberry Inc.

LOCATION

7015 West Carnation Street and 400 Hioaks Road

PURPOSE

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, and 2017-169, adopted Oct. 9, 2017, concerning the Beaufont Oaks Community Unit Plan, to amend the use of the parcel known as 400 Hioaks Road to allow for an expansion of the multifamily development known as “Beaufont Towers” located on the parcel known as 7015 West Carnation Street.

SUMMARY & RECOMMENDATION

The subject properties, known as 7015 West Carnation Street and 400 Hioaks Road, are a component of the Beaufont Oaks Community Unit Plan. The underlying zoning of the subject property is R-3 (Single Family Residential). The subject properties are a combined 6.2 acres. 7015 West Carnation Street is currently improved with an age-restricted multi-family development that also includes assisted living and memory care facilities. 400 Hioaks Road is currently unimproved. The subject property is located in the Hioaks neighborhood.

The multi-family development at 7015 West Carnation Street is proposing to add a building addition, outdoor seating and parking area that requires expansion into 400 Hioaks Road.

Staff finds that the proposed expansion of the age-restricted multi-family development to be consistent with the recommendations of Richmond 300. The recommended land use is

Destination Mixed-Use. The existing and proposed use is a primary use recommended for Destination Mixed-Use. The addition will allow for an expansion of the community's dining facility, and outside dining will be provided for a residents as an amenity.

As requested by staff, an asphalt sidewalk will be provided around the periphery of the expanded parking area, offering better pedestrian access and a recreational amenity to the community. The expanded parking area is provided with ample trees and large landscaped areas will be provided with vegetative cover that will help mitigate impacts of stormwater runoff.

Staff finds that with the ordinance conditions the safeguards contained within the Zoning Ordinance, relative to the granting of Community Unit Plans, are met. Specifically, staff finds that the use of the land and the design, construction, maintenance and operation of the structures, facilities and appurtenances proposed thereon will adequately safeguard the health, safety and welfare of the occupants of the adjoining and surrounding property.

Therefore, staff recommends approval of the ordinance and resolution.

FINDINGS OF FACT

Site Description

The subject properties, known as 7015 West Carnation Street and 400 Hioaks Road, are a component of the Beaufont Oaks Community Unit Plan. The underlying zoning of the subject property is R-3 (Single Family Residential). The subject properties are a combined 6.2 acres. 7015 West Carnation Street is currently improved with an age-restricted multi-family development that also includes assisted living and memory care facilities. 400 Hioaks Road is currently unimproved. The subject property is located in the Hioaks neighborhood.

Proposed Use of the Property

The proposed Preliminary Community Unit Plan Amendment is for an expansion of the parking area serving 7015 West Carnation Street onto the parcel known as 400 Hioaks Road, which is currently unimproved. The final Community Unit Plan would approve both the building addition and the expanded parking area.

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: Bicycle and pedestrian access are prioritized and accommodated. Bike parking is provided. Driveway entrances are required to be off alleys when possible; new driveways are prohibited on priority and principal street frontages where other access is available. Parking should be located to the rear of street-facing buildings. Parking requirements are reduced to allow a market-based approach to parking.

Intensity: Buildings typically a minimum height of five stories.

Zoning and Ordinance Conditions

The Beaufont Oaks Community Unit Plan governs the use of the properties, and the expansion of the multifamily development into the adjacent parcel known as 400 Hioaks Road requires an amendment to the preliminary plan.

If adopted, in addition to a change to the preliminary plan land use map, the following amendments to the preliminary plan would govern the use of the properties in order to allow for the proposed expansion:

§ 1. (14) That final detailed plans, including site plans, typical elevation drawings, typical floor plans, and drainage and utility plans, for each phase of the development shall be submitted to and approved by the City Planning Commission prior to issuances of building permits. The Commission shall, by formal resolution, approve such plans if it finds them to be consistent with the objectives of the preliminary plan as adopted by Council and not in conflict with any of the conditions specified herein. Otherwise, the Commission shall not approve such plans. Building permits shall be requested within twelve months of the date of Commission approval of final plans. Plans submitted for building permit approval shall be substantially in conformance with plans approved by the Commission. In accordance with section 30-456.9 of the Code of the City of Richmond ~~[(2015)]~~ (2020), as amended, the plans entitled "Development Plan for Phase II – Sitework Beaufont Richmond, Virginia, The Beaufont Towers Retirement and Assisted Living

Community Located at 7017 W. Carnation Street”, prepared by Lumsden Associates, PC and dated December 28, 2011, having been approved by the City Planning Commission on September 4, 2012, and copies of which are attached to Ordinance No. 2012-163-164, adopted October 8, 2012, and the plans entitled “The Barrington at Hioaks Parking Expansion,” prepared by Dewberry Engineers Inc., and dated December 2, 2021, 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. An application for a building permit for the plans referred to above and attached to this amendatory ordinance, shall be made within twenty-four (24) months from the effective date of this amendatory ordinance. This building permit shall expire and shall become null and void if any necessary construction has not commenced within one hundred eighty (180) days from the date of the building permit or if construction is suspended or abandoned for a period of one hundred eighty (180) days at any time after such construction has commenced, as provided in any applicable provisions of the Virginia Uniform Statewide Building Code. Should application for the building permit not be made within twenty-four (24) months after the effective date of this amendatory ordinance or should the building permit expire and become null and void after the expiration of the twenty-four (24) month time period for making application for the building permit, the privileges granted by this amendatory ordinance shall terminate;

Surrounding Area

Chesterfield County is located directly to the west of the subject property. Properties to the south and east are also located within the Beaufont Oaks Community Unit Plan. Properties to the north are located in the R-73 Multifamily Residential District.

Chippenham Hospital and complementary medical office buildings are located directly to the north of the subject property. Chippenham Parkway is located directly to the west. An assisted living facility is located directly to the south, and multi-family dwellings are located to the east.

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, and area property owners and residents of the request. No letters of support or opposition have been received.

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