



CITY OF RICHMOND

Department of Planning & Development Review

Staff Report

Ord. No. 2022-160: To amend and reordain Ord. No. 88-249-225, adopted Oct. 10, 1988, as previously amended by Ord. No. 91-283-92-1, adopted Jan. 13, 1992, and Ord. No. 2014-193-175, adopted Oct. 13, 2014, which authorized the special use of the property known as Highland Park School, containing 2.61 acres, more or less, located on the southwest corner of Brookland Park Boulevard and Second Avenue, for an apartment building for the elderly (persons 60 years of age and older), for the purpose of reducing the residency age requirement for at least 80 percent of the occupied units to persons 55 years of age and older, to authorize additional on-site parking, upon certain terms and conditions.

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

PETITIONER

Mark J. Kronenthal and Jennifer D. Mullen, Roth Jackson

LOCATION

1221 East Brookland Park Boulevard

PURPOSE

To amend and reordain Ord. No. 88-249-225, adopted Oct. 10, 1988, as previously amended by Ord. No. 91-283-92-1, adopted Jan. 13, 1992, and Ord. No. 2014-193-175, adopted Oct. 13, 2014, which authorized the special use of the property known as Highland Park School, containing 2.61 acres, more or less, located on the southwest corner of Brookland Park Boulevard and Second Avenue, for an apartment building for the elderly (persons 60 years of age and older), for the purpose of reducing the residency age requirement for at least 80 percent of the occupied units to persons 55 years of age and older, to authorize additional on-site parking, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting a Special Use Permit amendment which would allow for the addition of a parking area and access easement for on-site parking spaces on the subject property that would be utilized by the residents of a mixed-use development proposed on the adjacent property at 1203 East Brookland Park Boulevard (Ord. No. 2022-094).

Staff finds that the proposed amendment would affect property to the rear of the building on the subject property and would not be in conflict with the land use recommendations of the Richmond 300 Master Plan.

Staff finds the amendment would provide additional off-street parking for future residents, alleviating the demand for on-street parking in the area.

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, would continue to be met. Specifically, staff finds

that the proposed amendment 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 Special Use Permit Amendment request.

FINDINGS OF FACT

Site Description

The property is located in the Green Park neighborhood at the corner of Brookland Park Boulevard and Woodcliff Avenue. The property is a 26,809 sq. ft. (.61 acre) parcel of land improved with a former school building now used for age-restricted housing.

Proposed Use of the Property

The application is for a parking and access easement to include 24 off-street parking spaces.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential. Residential areas are defined as "Neighborhood(s) consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature." The development style includes houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings. Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets. (p. 54)

The property is located within a designated "Neighborhood Node" which are defined as "...local crossroads typically within or next to larger residential areas that offers goods and services to nearby residents, employees, and visitors." The vision for the Six Points Neighborhood Node sees this area as "...centered on a unique six-way intersection that was recently improved with a roundabout and landscaping. Small-scale, neighborhood commercial uses are located at the intersection and extend up Meadowbridge Road. The expansive Highland Park residential neighborhood surrounds this commercial area. In the future, this area can be a more enlivened community center with more neighborhood services and residential uses, better connectivity to and around the area, and more placemaking and public art amenities that focus on the history

and cultural assets of the area. Future development should be between 2 and 4 stories and be sensitive to the surrounding residential neighborhood which exists in close proximity. The Hotchkiss Community Center and associated recreational assets can be better linked and incorporated to the activity of this Node.” (C-23)

The property is also on a designated Major Residential Street which seeks to maintain and expand the following characteristics for this portion of Brookland Park Boulevard:

- Carry high volumes of vehicles, as well as pedestrians and bicycles, through residential neighborhoods
- Prioritize for creating sidewalks and crosswalks
- Install street trees as a buffer between sidewalk and street
- Ideal locations for transit routes and transit stops
- Ensure low street speed by utilizing traffic calming measures

Zoning and Ordinance Conditions

The current zoning for this property is UB2-PE8 Urban Business District - Parking Exempt District. The City’s Zoning Administration reviewed the application and provided the following comments:

This special use permit is conditioned on the following special terms and conditions:

2(a) A fire lane, paved with an all-weather, dust-free surface, shall be provided substantially as shown on the site plan attached to Ordinance No. 91-283-92-1, adopted January 13, 1992.

(b) That the owner shall be bound by, observe and shall comply with all other laws, ordinances and rules and regulations adopted pursuant thereto, applicable to the land and building; except as otherwise provided in this ordinance;

(c) That 18 parking spaces shall be provided substantially as shown on the plans attached to Ordinance No. 91-283-92-1, adopted January 13, 1992, and no fewer than 24 parking spaces shall be provided, substantially as shown on the plans entitled “Highland Park Senior Apartments, 1221 E. Brookland Park Boulevard, Richmond, Virginia,” prepared by Timmons Group, and dated April 11, 2022, copies of which are attached to and made a part of this amendatory ordinance;

(d) That driveways from the street shall be one-way and shall be constructed in accordance with the City Driveway Policy standards. The width of drives shall not be less than 18 feet;

(e) The parking area, as shown on the plans attached to Ordinance No. 91-283-92-1, adopted January 13, 1992, and its access aisles shall be paved with a dust free, all weather surface and parking spaces shall be delineated on the pavement surface. Such parking area shall be screened from view from adjacent properties and public streets by evergreen vegetative material not less than four and one-half feet in height substantially as shown on the plans attached to Ordinance No. 91-283-92-1, adopted January 13, 1992.

(e-1) Landscaping shall be provided substantially as shown on Sheet C-4 of the Plans, dated November 15, 1991, and revised November 15, 1991, and shall be subject to the approval of a detailed final plan by the Director of Planning and Development review prior to issuance of any certificate of occupancy.

(f) That at least 80 percent of the 77 apartment units shall be occupied by at least one person who is 55 years of age or older;

(g) That facilities for the collection of refuse shall be provided in accordance with the requirements of the Department of Public Works. Such facilities shall be located or screened as not to be visible from adjacent properties and public streets:

(h) Final grading and drainage plans shall be approved by the Director of Public Utilities prior to the issuance of building permits;

(i) That storm or surface water shall not be allowed to accumulate on the land and adequate facilities for drainage of storm or surface water from the land or building shall be provided at the owner's cost and expense so as not to adversely affect or damage adjacent properties or public streets and the use thereof;

(j) Identification of the property shall be limited to one, 12 square foot freestanding sign and one, six square foot sign attached flat against the building. The existing "Highland Park School" sign on the building may be retained. The freestanding sign shall not be located within five feet of the street line and shall not be greater than five feet in height;

(k) Outdoor lighting of the property shall be directed or shielded so as not to shine directly on adjacent residential properties;

Surrounding Area

Adjacent properties to the east and north are located within the same UB2-PE8 Zone. Properties to the west and south are zoned R-5 Single-Family Residential.

Affordability

Not applicable

Neighborhood Participation

Staff notified area residents, property owners, and the Green Park Civic Association of the proposed Special Use Permit amendment. Staff has not received any letters of support or opposition for this application.

Staff Contact: Matthew Ebinger, Principal Planner, Land Use Administration, 804-646-6304