



CITY OF RICHMOND

Department of Planning & Development Review ***Staff Report***

Ord. No. 2022-215: To authorize the special use of the property known as 2301 Old Dominion Street for the purpose of an industrial use within an addition to an existing building, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: July 18, 2022

PETITIONER

Dorenda Etue, TAW Construction, Representative of the Property Owner

LOCATION

2301 Old Dominion Street

PURPOSE

To authorize the special use of the property known as 2301 Old Dominion Street for the purpose of an industrial use within an addition to an existing building, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting a Special Use Permit which would allow for the construction of a 3,300 square foot addition to an industrial use that is located on a property that is split between the M-1 Light Industrial District and R-6 Residential (Single-Family Attached) District, the addition being on the portion of the property that is zoned R-6 which does not allow industrial uses. The addition will also not meet the setback off the east property line. A Special Use Permit is therefore requested.

According to the recommendations of the City's Master Plan, Community Mixed Use future land use designations envision clusters of medium density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities and sometimes feature regional attractions.

Staff finds that the existing industrial building is in character with surrounding industrial buildings located to the east of the subject property. The proposed addition to the industrial building is extending the building to an area of the subject property already involved in the industrial use of the property. Moreover, the proposed expansion will be buffered from surrounding uses.

The subject property is located in a National Enterprise Zone and a City designated CARE zone, both programs indicating that the neighborhood is designated for economic development. The application furthers the economic viability of an existing business in an area designated for economic development.

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 Special Use Permit request.

FINDINGS OF FACT

Site Description

The property is located in the Swansboro neighborhood at 2301 Old Dominion Street between East Pilkington Street and East 21st Street. The property is currently 60,984sq. ft. (.033 acre) in size and contains an existing 25,600 square foot single story warehouse currently containing an industrial use and associated vehicle storage.

Proposed Use of the Property

The proposed use shall remain the same, industrial, with an expansion authorized by this special use permit.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Community Mixed Use. This designation is defined as a "Cluster of medium density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities and sometimes feature regional attractions."

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 or introduce a gridded street pattern to increase connectivity.

Intensity: Buildings generally ranging from two to six stories, based on street widths and depending on the historic context and stepping down in height adjacent to residential areas, as necessary. 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.

Zoning and Ordinance Conditions

The property is split between the M-1 Light Industrial District and R-6 Residential (Single Family Attached) District, with the proposed addition located within the R 6 zone.

The Zoning Department offered the following analysis:

Zoning and Use: The subject property is zoned R-6 (single-family attached residential) district. This proposal is to permit the construction of a 3,300 square foot addition to an existing warehouse building. Storage facilities are not a permitted principal use in the R-6 District.

R-6 Feature Requirements: Lot area, lot width, lot coverage, height, and yard requirements are only applicable to permitted principal and accessory uses.

Please note that the applicant will be required to construct what is shown on the submitted plans specifically items visible from the exterior of the building included but not limited to foundations, window types, exterior materials, plantings etc.

Development conditions will be imposed by the ordinance, including:

- (a) The Special Use of the Property shall be an industrial use in the R-6 zoned portion of the Property in the form of an addition to the building that exists on the Property, substantially as shown on the Plans.
- (b) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.

Surrounding Area

Adjacent properties are generally zoned M-1 Light Industrial north of the subject property and R-6 Residential along the south and southwest. Surrounding land uses include commercial and industrial to either side of the subject property (east, west, southeast) with residential single family to the rear (southwest) of the subject property.

Neighborhood Participation

Staff notified area residents, property owners and the Swansboro Neighborhood Association about this application. No letters of support or opposition have been received.

Staff Contact: Ray Roakes, PDR, Land Use Administration, 804-646-5734