



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2023-121: To authorize the special use of the property known as 3207 Hermitage Road for the purpose of an office and contractor warehouse with outdoor storage, upon certain terms and conditions, and to repeal Ord. No. 60-227-197, adopted Aug. 8, 1960, and Ord. No. 60-120-93, adopted May 9, 1960. (3rd District)

To: City Planning Commission
From: Land Use Administration
Date: June 5, 2023

PETITIONER

Baker Development Resources

LOCATION

3207 Hermitage Road

PURPOSE

To authorize the special use of the property known as 3207 Hermitage Road for the purpose of an office and contractor warehouse with outdoor storage, upon certain terms and conditions, and to repeal Ord. No. 60-227-197, adopted Aug. 8, 1960, and Ord. No. 60-120-93, adopted May 9, 1960.

SUMMARY & RECOMMENDATION

The subject property is located in the RO-1 Residential-Office District where a contractor warehouse with outdoor storage is not a permitted use. Therefore, a Special Use Permit is required.

The property was originally developed as a special use approved by City Council in 1960. Since this time, the underlying zoning has changed to RO-1 Residential Office which permits the current office building and the commercial uses therein. However, the proposed outdoor storage component is not a permitted use.

Staff finds that while the Master Plan designation for the property is Residential, the underlying zoning of the property allows non-residential uses and the property has been historically used for non-residential purposes. Moreover, the property is uniquely situated in that it fronts a hotel use to the west and is contiguous to the rear of residential uses to the north, south, and east. The proposed use is consistent with the Community Mixed-Use designation of the properties located across Hermitage Road to the west. In addition, the property is located in the Greater Scott's Addition Priority Growth Node, which targets growth in residents, jobs, and commercial activity for the next 20 years.

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

special 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.

The applicant has met with members of the community and, based on feedback, has provided updated plans and requests an additional ordinance condition regarding hours for warehouse deliveries. Changes shown on the updated plans include:

- The building's exterior has been revised to appear "more residential" and in order to better complement the existing building as well as the surrounding neighborhood.

- The building addition is now proposed to be clad in brick and horizontal lap siding, which are both materials that are present on existing residential structures in the area.

- The siding would be hardy plank in order to ensure quality and durability.

- Additional windows have been proposed along the eastern and norther elevations.

- The roof height has been reduced to more closely align with the roof of the existing building.

- A "hip" roof style is utilized at the rear of the addition which slopes rearward and reduces the perceived height of the building from the alley.

- The proposed 8' fence has been redesigned to reflect the adjacent fence style we discussed at our on-site meeting and will be materially similar. PVC was mentioned as a desired material. Should it not reasonably be available at the proposed 8' height the fence would be constructed of a comparable material with the same overall design/style.

- The extent of the fence is reduced along the eastern elevation in order to reveal the building façade and allow room for plantings adjacent to the alley.

- A landscaped area is proposed toward the rear corner of the property along the fence line as shown on sheet C1.

- Lighting is now depicted on the plans and would include a mix of residential wall sconces and post lamps in order to protect and complement the site.

Therefore, staff recommends approval of the Special Use Permit with the following amendments:

- Incorporate the updated plans, dated May 15, 2023.

- Add a condition limiting warehouse delivery hours to 8:00AM to 6:00PM, Mon-Sat.

FINDINGS OF FACT

Site Description

The 0.627 acre subject property is triangular shaped property fronting Hermitage Road. The property is improved with a single-story 4,263 square foot building built in 1970. The property has alley access along the northern and southern property lines.

Proposed Use of the Property

The request proposes to expand the existing office use and include an enclosed area for outdoor storage.

Master Plan

The City's Richmond 300 Master Plan designates the property for Residential uses, which consist primarily of single-family houses on large- or medium-sized lots more homogeneous in nature. The property is also located in the Greater Scott's Addition Priority Growth Node, which targets growth in residents, jobs, and commercial activity for the next 20 years

Development Style: 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 building.

Ground Floor: Not applicable.

Mobility: 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.

Zoning and Ordinance Conditions

Zoning Administration provided the following comments:

Zoning and Use: The zoning district for the property is RO-1. The property is also subject to a SUP (Ord. 60-227-197). The office use of the property is permitted by the zoning ordinance and the SUP, but the contractor warehouse space is not a permitted use, necessitating this SUP

RO-1 Feature Requirements: Minimum lot area, lot width, and usable open space are not applicable to the proposed uses. Side and rear yards of 10' are required by the ordinance. The proposal includes a non-conforming side yard of 5' 1 1/8" side yard along the north alley.

Parking: 18 parking spaces are provided in a paved parking area in the front of the building. The current SUP authorized the parking area in the required front yard. There are ~14 spaces provided in a second parking area located on the south side of the property. The second parking area is unpaved, which is non-conforming with the current zoning ordinance and was not included in the plans for the SUP.

The expansion of the building necessitates 19 total parking spaces; the proposed site plan only provides for the original 18 in the paved parking area.

Per a Zoning Confirmation Letter dated June 14, 2022, the required landscaping between the parking area and the street isn't present.

Screening:

Fences and walls in the side yards cannot exceed 6.5' tall. The proposed fence is 8' tall.

Refuse Area:

No refuse area is indicated on the site plan; if there is to be a refuse area included on the site, excluding City Supercans, the refuse area must be screened.

Signage:

Signage for the office use is permitted by right. Signage for the use not permitted by right must be included in a SUP for approval.

The special use permit would impose development conditions on the property, including:

- (a) The Special Use of the Property shall be as an office and contractor warehouse with outdoor storage, substantially as shown on the Plans.
- (b) The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
- (c) All building materials, elevations, and site improvements, including an opaque perimeter fence of no more than eight feet in height shall be substantially as shown on the Plans.
- (d) No more than 16 off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.
- (e) Signs on the Property shall not be internally illuminated.
- (f) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

Surrounding Area

The properties to the north and south, across alley ways, contain single-family dwellings. Across Hermitage Road to the west is a hotel.

Neighborhood Participation

Staff notified area residents and property owners and the Sherwood Park Civic Association. Staff has received letters of opposition and concern regarding this request.

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