



## CITY OF RICHMOND

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

**Ord. No. 2016-296:** To amend and reordain Ord. No. 2009-101-110, adopted Jun. 8, 2009, which authorized the special use of 6278 Old Warwick Road, for the purpose of permitting up to 30 single-family attached dwellings, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** December 5, 2016

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#### **PETITIONER**

Adam Werner, Youngblood, Tyler & Associates, PC

#### **LOCATION**

6278 Old Warwick Road

#### **PURPOSE**

To amend and reordain Ord. No. 2009-101-110, adopted Jun. 8, 2009, which authorized the special use of 6278 Old Warwick Road, for the purpose of permitting up to 30 single-family attached dwellings, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The subject property consists of a total of 129,243 SF (2.967 acres) of vacant land located in the Midlothian neighborhood of the Midlothian planning district, fronting on Old Warwick Road and Labrook Concourse.

The property is subject to special use permit ordinance no. 2009-101-110, which authorized 21 single-family detached dwellings on the property. The applicant has requested a special use permit amendment to authorize 30 single-family attached dwelling units.

Staff finds that while the proposed residential use would not contribute to the economic base of the city, it would provide high density housing to support the surrounding economic opportunity area designated by the Master Plan.

Staff further finds the applicant has employed many aspects of traditional neighborhood design (i.e. individual lots of record, minimum front yard setbacks, etc.) that will enhance the residential development. The predominance of wetlands in the vicinity of the subject properties limit the possibility of connecting this site to the existing commercially developed areas to the north, making an exclusively residential development more appropriate.

Staff further finds that the proposed streetscape improvements (sidewalks, street trees, and pedestrian-scaled lighting) will enhance the proposed development.

Staff further finds that with the proposed Ordinance conditions, the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. Therefore, staff recommends approval of the proposed special use permit amendment.

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## **FINDINGS OF FACT**

### **Site Description**

The subject property consists of a total of 129,243 SF (2.967 acres) of vacant land located in the Midlothian neighborhood of the Midlothian planning district, fronting on Old Warwick Road and Labrook Concourse.

### **Proposed Use of the Property**

A development consisting of up to 30 single-family attached dwellings, served by no fewer than 1.5 parking spaces per unit.

### **Master Plan**

The City of Richmond's Master Plan designates the subject property as part of a larger Economic Opportunity Area. This designation denotes areas that "are intended to provide flexibility for future development, provided that such development enhances the economic base of the city, does not negatively impact its surroundings, and provides tax base and employment opportunities." Furthermore, "the southern portion of the [Midlothian Turnpike] corridor is intended to provide an opportunity for a variety of non-residential developments" (p. 219).

The Plan also states that "priority should be given to those uses that can generate substantial tax revenues and jobs and contribute to the overall enhancement of the corridor. Retail fronting Midlothian Turnpike and high density housing as a secondary use would also be appropriate." Existing wetlands should be incorporated into developments as a natural amenity (p. 219).

The Master Plan lists general polices for new housing throughout the City, including: "Promote the development of new, high-quality housing" and "encourage the development of a range of housing types, styles and prices" (p. 100).

### **Zoning & Ordinance Conditions**

The subject property is located within the R-3 Single-Family Residential District and would be subject to the R-3 zoning regulations as well as development conditions within the amended special use permit ordinance, including:

- The use of the property shall be a residential development with a maximum of 30 single-family attached dwellings
  
- Single-family attached dwellings shall be located on lots of not less than 1,500 square feet in area and a width of not less than 20 feet
  
- There shall be a minimum front yard setback of ten feet. There shall be a minimum interior and street side yard setback of three feet required. There shall be a minimum rear yard

setback of five feet required. Future additions or accessory structures to the single-family attached dwellings not contemplated on the plans shall meet the above prescribed setbacks and shall not require an amendment to the special use permit granted by this ordinance.

-Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

- Each of the dwellings shall contain a minimum of 1,350 square feet of floor area. Each dwelling's floor plan shall be configured substantially as shown on the attached plans. The widths of individual dwellings shall not be less than 20 feet. A maximum of four dwellings shall be attached in a series, substantially as shown on the attached plans.

-No building or structure erected on the premises shall exceed thirty-five (35) feet in height.

-Exterior building materials shall be substantially in conformance with those shown on the attached plans, which do not allow the installation of vinyl siding on the exterior of any dwelling. All first story porches on the principal façade of each dwelling shall be covered with a solid roof.

-All driveways shall be paved with an all-weather, dust-free surface, substantially as depicted on the attached plans.

A subdivision must be approved by the City Planning Commission and recorded prior to the issuance of building permits.

- Signage shall be provided substantially in accordance with the design and dimensions that are shown on the plans attached to Ordinance No. 2009-101-110, adopted June 8, 2009. Such sign shall not be internally illuminated, but may be illuminated by external means, provided that the source of illumination is not visible from adjacent properties and public streets.

-A final landscape plan and schedule indicating the typical species, planting size at the time of installation, and location, to be approved by the Director of Planning and Development Review

- Street lighting shall be as shown on the attached plans. Lighting fixture height shall not exceed 20 feet

- No fewer than 1.5 parking spaces per unit shall be provided, as shown on the attached plans. All parking spaces shall be paved with an all-weather, dust-free surface, and parking spaces shall be delineated.

-No Final Certificates of Occupancy may be issued prior to the installation of the sidewalks shown on the attached plans

**Surrounding Area**

Properties to the south and west are also located in the R-3 Single-Family Residential District, property to the north is located in the OS Office-Service District, and property to the east is located in the B-3 General Business District.

A mix of single-family residential, institutional, vacant, industrial, commercial, and governmental land uses are present in the vicinity of the subject property.

**Neighborhood Participation**

Staff has not received any letters of support or opposition regarding the proposal.

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