



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2017-229: To amend Ord. No. 96-37-71, adopted May 13, 1996, as previously amended by Ord. No. 2007-315-282, adopted Dec. 10, 2007, which authorized the special use of the properties known as 3300 to 3332 Cutshaw Avenue, for the purpose of the installation of three additional freestanding accessory satellite dish antennas, to permit a modification to the dimension requirements pertaining to omnidirectional and whip antennas, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: January 3, 2018

PETITIONER

Thomas O'Connell – Motorola Solutions, Inc.

LOCATION

3300 to 3332 Cutshaw Avenue

PURPOSE

To amend Ord. No. 96-37-71, adopted May 13, 1996, as previously amended by Ord. No. 2007-315-282, adopted Dec. 10, 2007, which authorized the special use of the properties known as 3300 to 3332 Cutshaw Avenue, for the purpose of the installation of three additional freestanding accessory satellite dish antennas, to permit a modification to the dimension requirements pertaining to omnidirectional and whip antennas, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located at the northwest corner of Cutshaw Avenue and Tilden Street, and contains approximately 1.26 acres of land area. The existing parking area, tower, and the accessory antennas are utilized by the television station located across the alley to the north.

The current special use permit pertains to the radio and television tower located at 3300 to 3332 Cutshaw Avenue (the WTVR tower) and limits the length of omnidirectional and whip antennas attached to the tower to a length of 20 feet. A new antenna is needed on the tower that would be a component of the Next Generation Capital Region Radio System utilized by Richmond City first responders. The proposed antenna exceeds the 20 foot length restriction of the special use permit. A text amendment is therefore needed to increase the permitted antenna length to 25 feet.

Staff finds that the proposed amendment to the antenna standards would not be in conflict with the recommendations of the Master Plan.

Staff further finds that with the proposed amendment, the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. Specifically, staff finds that the proposed amendment would not be detrimental to the general welfare of the community involved.

Therefore, staff recommends approval of the special use permit text only amendment request.

FINDINGS OF FACT

Site Description

The subject property is located at the northwest corner of Cutshaw Avenue and Tilden Street, and contains approximately 1.26 acres of land area. The existing parking area, tower, and the accessory antennas are utilized by the television station located across the alley to the north.

Proposed Use of the Property

Installation of a new antenna on an existing tower that would be a component of the Next Generation Capital Region Radio System utilized by Richmond City first responders.

Master Plan

The subject property is designated for Transitional land use by the City's Pulse Corridor Plan.

Zoning & Ordinance Conditions

The subject property is located in the UB-2 Urban Business Zoning District and is subject to Ord. No. 2007-315-282, adopted Dec. 10, 2007.

The proposed amendment to the text of the special use permit ordinance would modify the standards pertaining to accessory and nonaccessory telecommunications antennas located on the existing television/radio tower, as follows:

Sec 2(d)(2): Omnidirectional or whip antennas shall be no more than twelve (12) inches in diameter and no more than [~~twenty (20)~~] 25 feet in length;

Surrounding Area

A mix of commercial, office, and 2-family and multi-family residential land uses are present in the vicinity of the property.

Neighborhood Participation

Staff has not received any notices of support or opposition for this project.

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