



CITY OF RICHMOND

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

Ord. No. 2018-217: To authorize the special use of the property known as 5263 Warwick Road for the purpose of a wireless telecommunications monopole and associated equipment, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: September 4, 2018

PETITIONER

Drew Patterson, Network Building and Consulting LLC

LOCATION

5263 Warwick Road

PURPOSE

To authorize the special use of the property known as 5263 Warwick Road for the purpose of a wireless telecommunications monopole and associated equipment, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The proposed site is located on the property of the Metropolitan African American Baptist church and is located in the R-4 Single-Family Residential zoning district. The proposed wireless telecommunications monopole does not meet the requirements of section 30-692.5(b)(1) of the Zoning Ordinance, concerning setback requirements. Therefore, the applicant is requesting a special use permit.

Staff finds that the proposed special use would contribute to filling a gap in cellular coverage in the area and would be fenced and buffered with landscaping.

Staff finds the subject property to be suitable to serve the special use due its size and the proposed placement of the equipment.

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.

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

FINDINGS OF FACT

Site Description

The subject property is located near the intersection of Warwick Road and Alberene Road and consists of a parcel with approximately 7.32 acres of land area. The property is currently improved with the Metropolitan African American Baptist Church constructed, per tax assessment records, in 1967. The property is located in the Swanson neighborhood of the Midlothian Planning District.

Proposed Use of the Property

The applicant proposes to construct and operate a 150 foot monopole communications tower which would be located to the rear of the subject property, approximately 696 feet from the front property line. The proposed tower would be approximately 154 feet from the closest adjacent property within an R zoning district to the south and approximately 245 feet from the closest adjacent property within an R zoning district to the west. Current zoning regulations require a setback of 500 feet from property within an R zoning district.

T-Mobile is interested in the proposed location and will be the anchor tenant. The associated ground equipment will be located within a 50' x 50' fenced compound area. The fenced compound will be screened with landscaping on the north and east sides. The south and west portions will be screened by existing mature vegetation.

Master Plan

The City of Richmond's Master Plan recommends Single-Family Low Density land use for the subject property. This category includes schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses (p. 133).

Zoning & Ordinance Conditions

The subject property is in the R-4 Single-Family Residential zoning district. Additional requirements will be imposed by the special use permit, including:

- (a) The Special Use of the Property shall be as a wireless telecommunications monopole and associated equipment, substantially as shown on the Plans.
- (b) No off-street parking shall be required for the Special Use.
- (c) Landscaping and fencing shall be provided for the Special Use, substantially as shown on the Plans.
- (d) The height of the Special Use shall not exceed the height as shown on the Plans.

Surrounding Area

Surrounding properties include single-family homes to the north, east and west located within the R-4 and R-2 Single-Family Zoning Districts. To the south and southeast are a shopping center and apartment complex located within the R-48 Multi-Family Zoning District and the B-3 Central Business Zoning District.

Neighborhood Participation

Staff notified the Greater Woodstock Area Association regarding the request. Staff has not received any letters of support or opposition.

Staff Contact: Leigh V. Kelley, Senior Planner, Land Use Administration, 804-646-6384