



## CITY OF RICHMOND

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

**Ord. No. 2018-249:** To authorize the special use of the property known as 4022 Midlothian Turnpike for the purpose of perimeter fencing, upon certain terms and conditions.

**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** October 1, 2018

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#### **PETITIONER**

Melissa Cox – Ebersoldt + Associates Architecture

#### **LOCATION**

4022 Midlothian Turnpike

#### **PURPOSE**

To authorize the special use of the property known as 4022 Midlothian Turnpike for the purpose of perimeter fencing, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The proposed development is located at on the intersection of Midlothian Turnpike and Wythemar Street, in the Swansboro West neighborhood in the City's Old South Planning District. The property is comprised of 9.5 acres, and is currently improved with a 216-unit apartment complex.

The City's Zoning Ordinance designates this property as R-53 (Multi-family Residential). Citing the need to allow for clear lines of site throughout the property in order to improve safety within the community, the applicant is seeking relief from Section 30-710.13 of the Zoning Ordinance regarding buffering for parking areas. This special use permit would allow perimeter fencing along parking areas that does not include landscaping.

Staff maintains concerns with the request to have parking areas on the property that are not buffered by landscaping. However, a landscape plan for the site will be submitted and approved by the Director of Planning and Development Review to mitigate the effects of the lack of landscaped buffers for the parking areas.

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.

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## **FINDINGS OF FACT**

### **Site Description**

The proposed development is located at on the intersection of Midlothian Turnpike and Wythemar Street, in the Swansboro West neighborhood in the City's Old South Planning District. The property is comprised of 9.5 acres, and is currently improved with a 216-unit apartment complex.

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

The applicant is renovating an existing multi-family development. Perimeter fencing along the property lines for the development would not satisfy the landscape buffer requirement for parking areas on the property.

### **Master Plan**

The City of Richmond's current Land Use Plan designates a land use category for the subject property as Multi-family Medium Density. "Primary uses are multi-family dwellings at densities up to 20 units per acre. Includes day nurseries, adult day care and residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses" (City of Richmond Master Plan, p. 133).

### **Zoning and Ordinance Conditions**

The City's Zoning Ordinance designates this property as R-53 (Multi-family Residential). Citing the need to allow for clear lines of site throughout the property in order to improve safety within the community, the applicant is seeking relief from Section 30-710.13 of the Zoning Ordinance regarding buffering for parking areas.

This special use permit would allow perimeter fencing along parking areas that does not include landscaping.

The perimeter fencing's materials and dimensions shall be substantially as shown on the Plans, with such changes as may be approved by the Director of Planning and Development Review, in accordance with applicable law.

Prior to removal of existing landscaping from the Property, a landscape plan shall be submitted to and must be approved by the Director of Planning and Development Review. The landscape plan must indicate the existing landscaping to be retained and removed and the proposed locations of replacement landscaping.

### **Surrounding Area**

Adjacent and nearby properties are a combination of large areas of R-5 and R-4 Single-Family Residential Districts with some M-1 Light Industrial and B-3 General Business Districts occupying the adjacent areas to the south and west respectively.

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

### **Neighborhood Participation**

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

**Staff Contact:** Jonathan Brown, Senior Planner, Land Use Administration, 804-646-5734