



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2018-245: To authorize the special use of the properties known as 2009 Brook Road, 2011 Northumberland Avenue, and a portion of Northumberland Avenue for the purpose of multifamily dwellings containing up to 224 dwelling units, upon certain terms and conditions.

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

PETITIONER

John Waechter – Loughridge & Company Construction Services

LOCATION

2009 Brook Road, 2011 Northumberland Avenue, and a portion of Northumberland Avenue

PURPOSE

To authorize the special use of the properties known as 2009 Brook Road, 2011 Northumberland Avenue, and a portion of Northumberland Avenue for the purpose of multifamily dwellings containing up to 224 dwelling units, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant has proposed a multi-family development containing up to 224 dwelling units. This use is not permitted by the underlying zoning of the property. A Special Use Permit is therefore required. The proposed development is located in the Virginia Union neighborhood in the City's North Planning District. The subject properties, combined, are approximately 195,587 SF, 4.5 acres of land.

This application includes a portion of City-owned right-of-way known as Northumberland Avenue (the portion south of West Roberts Street) which is to be closed via companion Ord. No. 2018-243 for the purpose of including the parcel within the overall design of the multi-family development.

Staff finds that multi-family land use is consistent with the land use designation of the Master Plan and VUU/Chamberlayne Neighborhood Plan. The increased residential density of the development would support the ongoing revitalization of the area.

Staff finds that the proposed development would provide interior and exterior amenities for use by residents, would not pose an undue burden on the availability of on-street parking in the area, and would provide on-site parking that would be, in general, not visible from public view. The upper floor of Building 1 is stepped back from Roberts Street and rooftop HVAC units on both buildings will be situated so as not to be visible from Roberts Street and Brook Road.

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.

FINDINGS OF FACT

Site Description

The proposed development is located in the Virginia Union neighborhood in the City's North Planning District. The subject properties, combined, are approximately 195,587 SF, 4.5 acres of land. 2009 Brook Road is currently improved with three (3) buildings. The existing buildings are 3,116 SF, 22,578 SF, and 5,841 SF, constructed in 1967, 1945, and 1960 respectively. This application includes a portion of City-owned right-of-way known as Northumberland Avenue (the portion south of West Roberts Street) which is to be closed via companion Ord. No. 2018-243 for the purpose of including the parcel within the overall design of the multi-family development.

Proposed Use of the Property

The applicant has proposed a four-story multi-family development containing up to 224 dwelling units (106 units in Building 1 and 118 units in Building 2) served by 268 on-site parking spaces, interior sidewalks, and interior and exterior amenity space, including a pool/clubhouse, dog park, and a pocket park. Exterior bicycle parking for no fewer than ten bicycles and interior bicycle storage for no fewer than 24 bicycles will be provided on the Property. The density of the property if redeveloped as proposed would be approximately 50 units per acre.

Master Plan

The City of Richmond's current Master Plan designates a future land use category for the subject property as Multi-family Medium Density (MF MD). 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. Typical zoning classifications that may accommodate this land use category: R-43 and R-48. (City of Richmond, Master Plan)

The VUU/Chamberlayne Neighborhood Plan also recommends multi-family land use for the subject property.

Zoning and Ordinance Conditions

The property known as 2009 Brook Road is zoned M-1 Light Industrial. The property known as 2011 Northumberland Avenue is zoned R-5 Single-Family Residential. If approved, development conditions would pertain to the property, including:

3(a) The use of the Property shall be a multi-family development containing up to 224 dwelling units and interior and exterior amenity space, substantially as shown on the Plans.

(b) No more than 268 on-site parking spaces shall be provided on the Property for the Special Use, substantially shown on the Plans.

(c) Signage pertaining to the Special Use shall be limited to signage permitted in all districts, pursuant to section 30-505 of the Code of the City of Richmond (2015), as amended, and to the signage as shown on

the Plans, provided that, at the Owner's request, the Director of Planning and Development Review may approve signage that is not shown on the Plans but that is otherwise consistent with this ordinance, including section 4(e).

(d) All building materials, material colors, and elevations shall be substantially as shown on the Plans.

(e) All site improvements, including installation of landscaping, fencing, and sidewalks on the Property, shall be substantially as shown on the Plans, provided that, at the Owner's request, the Director of Planning and Development Review may approve site improvements other than those shown on the Plans that are otherwise consistent with this ordinance, including section 4(e). No chain link fencing shall be permitted on the Property.

(f) The height of the Special Use shall not exceed four stories in height, substantially as shown on the Plans.

(g) Lighting structures for the parking areas shall not exceed 30 feet in height. The intensity of illumination within the parking areas shall not be less than 0.5 horizontal footcandle at any location, provided that in no case shall the intensity of illumination exceed 0.5 horizontal footcandle at any property line. The lighting maximum-to-minimum ratio within the parking areas shall not exceed 15:1. Parking area lighting fixtures shall be constructed or shielded in such a manner that all light emitted by the fixture, either directly from the lamp or indirectly from the fixture, is projected below the horizontal plane of the fixture.

(h) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(i) Prior to the issuance of any final certificate of occupancy for the Special Use, the Property shall be consolidated into one parcel substantially as shown on the Plans by recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

(j) Exterior bicycle parking for no fewer than ten bicycles and interior bicycle storage for no fewer than 24 bicycles shall be provided on the Property.

4(e) The Owner shall make improvements within the public right-of-way, including construction of entrances to Brook Road and Roberts Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works.

Surrounding Area

A mix of multi-family and single family residential, commercial, office, industrial, vacant, and institutional (Virginia Union University) land uses are present in the vicinity. Properties to the north are also zoned M-1 and R-5, properties to the West are zoned I Institutional, properties to the south and east are zoned M-1.

Neighborhood Participation

The City has not received any letters of support or opposition to this application.

Staff Contact: Jonathan Brown, PDR, Land Use Division 646-5734