



## CITY OF RICHMOND

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

**Ord. No. 2018-326:** To amend Ord. No. 2014-121-201, adopted Nov. 10, 2014, as previously amended by Ord. No. 2016-171, adopted Sept. 12, 2016, which authorized the special use of the property known as 1650 Overbrook Road, for the purpose of authorizing multifamily dwellings with up to 205 dwelling units, to permit up to 117 multifamily dwelling units and other site amenities and an additional 55 dwelling units in place of commercial space, upon certain terms and conditions.

**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** January 7, 2019

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#### **PETITIONER**

H. L. Salomonsky - Overbrook LLC

#### **LOCATION**

1654 Overbrook Road

#### **PURPOSE**

To amend Ord. No. 2014-121-201, adopted Nov. 10, 2014, as previously amended by Ord. No. 2016-171, adopted Sept. 12, 2016, which authorized the special use of the property known as 1650 Overbrook Road, for the purpose of authorizing multifamily dwellings with up to 205 dwelling units, to permit up to 117 multifamily dwelling units and other site amenities and an additional 55 dwelling units in place of commercial space, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The subject property is an improved lot of 6.44 acres located on the block bounded by Overbrook Road to the south, Hermitage Road to the west, and a private alley running the length of the northern boundary. The primary masonry structure has a building footprint of 110,851 square feet and varies in building height between approximately 18 feet and 35 feet. A second masonry structure is located at the corner of Overbrook Road and Hermitage Road and it has a building footprint of 2,392 square feet.

The larger building was used historically as a tobacco warehouse. The applicant intends to preserve the wooden beams and columns inside the building as recommended by the Department of Historical Resources. The conversion of the commercial space in the building will follow the Department of Historic Resource's preliminary recommendations. The proposed renovation design calls for the removal of a portion of the existing roof to create an open air courtyard space. The structural integrity of the exterior masonry walls will be retained.

In 2014, City Council adopted Ord. No. 2014-121-201, which authorized up to 205 multi-family dwelling units. On September 12, 2016 City Council adopted Ordinance No. 2016-171 to permit up to 117 dwelling units and other site amenities. The redevelopment of the primary building took

place in two sections, “Section A” and “Section B” with the latter being held for commercial use along with the one-story masonry building at the corner of Overbrook Road and Hermitage Road labeled “Section C”. “Section A” was redeveloped to contain 117 dwelling units. If approved, the proposed amendment would allow an additional 55 dwelling units in place of the “Section B” commercial space.

Staff finds that the proposed multi-family use is not in compliance with the Master Plan designation of “industrial” for the subject property. However, it appears that further industrial use of the historic building is unlikely given the building’s size and configuration, and in particular due to the conversion of the majority of the properties in the subject and adjacent properties to multi-family residential uses. The additional of residential uses offer a reasonable alternative for reuse that preserve an existing building.

Staff finds the proposal does address the City’s goal of creating new higher quality housing targeted toward market rate rentals as is evidenced by the unit sizes and amenities. The large land area associated with the project results in a density less than many similar adaptive re-use projects that have received approval. The renovations of the Todd Ham building and the Stove Works buildings at the corner of Hermitage and Leigh Streets indicate that this location is a viable residential option in addition to residential areas such as Carver and the Fan District.

Staff finds that, as with the previous amendments, this proposal provides adequate on-site parking.

Staff finds the proposed residential units will be configured in a manner consistent with the existing residential units on the property.

Staff finds that the City Charter conditions relative to the granting of special use permits has been met. Therefore, staff recommends approval of the special use permit amendment request.

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## **FINDINGS OF FACT**

### **Site Description**

The subject property is an improved lot of 6.44 acres located on the block bounded by Overbrook Road to the south, Hermitage Road to the west, and a private alley running the length of the northern boundary. The primary masonry structure has a building footprint of 110,851 square feet and varies in building height between approximately 18 feet and 35 feet. A second masonry structure is located at the corner of Overbrook Road and Hermitage Road and it has a building footprint of 2,392 square feet.

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

The applicant wishes to convert the remaining area designated for commercial use in the principal structure into 55 dwelling units. A smaller adjacent building at the corner of Overbrook Road and Hermitage Road will retain its designation for commercial uses and

could also contain a leasing office and one dwelling unit. 296 on-site parking spaces will be provided. The proposed amendment does not call for a reduction of landscaping.

### **Master Plan**

The City of Richmond's Master Plan, adopted in 2001, also designates the subject property for "industrial" development. In keeping with the industrial zoning and Master Plan land use designation, the property has most recently been used for furniture sales.

For the Near West Planning District, The Master Plan states that "There are a number of vacant industrial and commercial properties within the District, many of which are within or adjacent to residential neighborhoods. Creative reuse strategies for these buildings or sites are needed" (p. 229).

### **Zoning & Ordinance Conditions**

The property is currently zoned M-1 Light Industrial, which does not permit the proposed multifamily use of the property, and is subject to a special use permit allowing residential and commercial uses on the property.

The amended special use permit ordinance will impose development conditions on the property, including:

3(f) 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. The location of such facilities shall be subject to the approval of a detailed final plan by the Director of Planning and Development Review prior to the issuance of any building permit.

(h) A multifamily dwelling with up to 172 dwelling units shall be permitted (i) in the "Section A" and "Section B" buildings, substantially as shown on the plans attached to Ordinance No. 2016-171, adopted May 23, 2016, and (ii) substantially as shown on the plans attached to this amendatory ordinance. If a leasing office is established in the "Section C" building referred to in section 3(i) instead of in the multifamily dwelling, one additional dwelling unit shall be permitted in the multifamily dwelling.

(i) Office use accessory to the multifamily use, no more than one dwelling unit, and principal uses permitted in the B-6 Mixed-Use Business District shall be permitted (i) in the "Section C" building labeled "Commercial Building (Diner/Café – or Other Permitted Use)" and substantially as shown on sheet AS1.00 of the plans entitled "OVERBROOK LOFTS, Overbrook and Hermitage Roads, Richmond, Virginia," and (ii) substantially as shown on sheets A3.01 through A3.03 of the plans entitled "Overbrook Lofts, 2501 Hermitage Road, Richmond, Virginia," and attached to this amendatory ordinance.

(j) A minimum of one off-street parking space per dwelling unit shall be provided. Parking for any commercial use shall be provided in accordance with the requirements applicable in the B-6 Mixed-Use Business District in section 30-710.1 of the Code of the City of Richmond (2015), as amended.

(k) Signs permitted on the property shall be governed by the sign regulations applicable in the B-6 Mixed-Use Business District. Location and materials for all signs shall be subject to the approval of a detailed final plan by the Director of Planning and Development Review prior to the issuance of any building permit.

**Surrounding Area**

The properties to the north across a private alley and to the east is zoned M-1 Light Industrial and are occupied by the Richmond SPCA, warehousing, and general offices. The properties to the south across Overbrook Road are zoned M-2 Heavy Industrial District and are occupied by A. H. Harris and Sons construction supply company and the Hardywood Brewery. The property to the west, across Hermitage Road is zoned M-2 and is occupied by the Richmond Ambulance Authority.

**Neighborhood Participation**

Staff has notified the Scott's Addition Boulevard Association. No notifications of support or opposition have been received.

**Staff Contact:** David Watson, Senior Planner, Land Use Administration (804) 646-1036