



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-013: To authorize the special use of the property known as 1802 Semmes Avenue for the purpose of up to 111 single-family attached dwellings as well as the principal and accessory uses permitted in the B-6 Mixed-Use Business District, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 4, 2019

PETITIONER

Manchester Town Center, LLC

LOCATION

1802 Semmes Avenue

PURPOSE

To authorize the special use of the property known as 1802 Semmes Avenue for the purpose of up to 111 single-family attached dwellings as well as the principal and accessory uses permitted in the B-6 Mixed-Use Business District, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The 12.83 acre subject property contains a number of vacant warehouses. It is located in the Swansboro neighborhood of the Old South district, at 1802 Semmes Avenue, near the intersection with Cowardin Avenue. The property is located in the M-1 Light Industrial District where the proposed residential use is not allowed. A special use permit is therefore required.

The properties immediately adjacent to the subject property are zoned M-1 Light Industrial and OS Office Service District. The uses on these properties contain a mix of commercial uses, single family dwellings, and vacant properties.

A Traffic Impact Analysis (TIA) was conducted by Ramey Kemp Associates Transportation Engineers and submitted on July 11, 2018. The level of service along Semmes Avenue is anticipated to be unchanged after buildout of the proposed residential development. For the proposed mixed-use area, specific improvements are recommended such as the provision of ingress and egress lanes for this section of the property.

Staff finds the proposal would be the redevelopment of a vacant and obsolete industrial facility and would contribute to the ongoing revitalization of the area.

Staff finds the mix of uses proposed on the site would be consistent with the Master Plan's recommendation for commercial and residential uses of properties in the area along Semmes Avenue and Cowardin Avenue.

Staff finds that the proposal would not cause an undue burden on the availability of on-street parking in the area.

Staff further 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.

Site Description

The 12.83 acre subject property is zoned M-1 Light Industrial and contains improvements in the form of six large warehouses and a wireless communications tower. The site was originally developed in 1940, with the last warehouse structure completed in 1975. Since this time the surrounding area has become more residential.

Proposed Use of the Property

The proposed project will redevelop the property in two components. The larger portion of the site will contain up to 111 single-family attached dwellings and the second component will contain those principal and accessory uses permitted in the B-6 Mixed-Use Business District.

Master Plan

The City of Richmond's Master Plan designates the subject property for industrial land use. Primary uses in this category are "manufacturing, processing, research and development, warehousing, distribution, office warehouse and service uses. Office, retail, and other uses that complement industrial areas are often secondary support uses. Typical zoning classifications that may accommodate this land use category are OS, M-1, and M-2."(See page 135, Richmond Master Plan.)

Specifically for the Old South District, the Master Plan states that "there are a number of vacant and obsolete industrial facilities, most with limited reuse potential" in the area. The subject property is a vacant industrial warehouse site.

Zoning and Ordinance Conditions

The property is located in the M1-Light Industrial District. Single-family attached dwelling units are not allowed in this district. The proposed residential development would be allowed in the R-6 Single-Family Attached Residential District, and this zoning district exists near to the subject property. The proposed level of density conforms to the requirements of the R-6 Single-Family Attached District where the maximum density allowable is 10 units per acre. The proposed residential development yields a density of 9 units per acre.

The redevelopment plan calls for dedicating 3.54 acres that front Semmes Avenue along the northeast corner of the property for uses consistent with the B-6 Mixed-Use Business District.

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

- (a) The Special Use of the Property shall be as up to 111 single-family attached dwellings as well as the principal and accessory uses permitted in the B-6 Mixed-Use Business District substantially as shown on the Plans. No more than seven single-family attached dwelling units shall be attached in a series.
- (b) The lot width and lot depth of the single-family attached dwelling lots shall meet or exceed the lot widths and depths shown on the Plans.
- (c) Building height of the single-family attached dwellings shall not exceed the height shown on the Plans.
- (d) Front, rear and side yards shall meet or exceed the front, rear and side yards shown on the Plans.
- (e) Each dwelling unit shall have a one-car garage and a driveway sufficient for the parking of one vehicle within the residential lot on which the dwelling is located. Additional site parking shall be provided, substantially as shown on the Plans.
- (f) Street trees shall be provided in the locations, substantially as shown on the Plans.
- (g) Sidewalks shall be installed, substantially as shown on the Plans.
- (h) Bike racks shall be installed with a minimum total capacity of 30 bicycles.
- (i) Decorative pedestrian lighting shall be installed, substantially as shown on the Plans.
- (j) Signage pertaining to the residential portion of the development shall be limited to (i) signage permitted in all districts pursuant to section 30-505 of the Code of the City of Richmond (2015), as amended, and (ii) one freestanding sign not exceeding 16 square feet in area or six feet in height.
- (k) Prior to approval of a subdivision plat for the residential portion of the Property, the Applicant shall submit a landscape plan, including planting plan and species list, for the portion of the Property shown on such subdivision plat. The landscape plan shall be subject to review and approval by the Director in accordance with applicable laws and regulations.
- (l) Development of the portion of the Property designated on the Plans as "Future B-6 Uses" shall be governed by the zoning regulations prescribed for the B-6 Mixed-Use Business District.
- (m) Prior to issuance of any building permit for any use within the area designated on the Plans as "Future B-6 Uses," the applicant shall obtain approval for a plan of development in accordance with Chapter 30, Article X, Division 4 of the Code of the City of Richmond (2015), as amended. Notwithstanding the preceding requirements of this subsection or any provision of Chapter 30, Article X, Division 4 of the Code of the City of Richmond (2015), as amended, to the contrary, no plan of development shall be required for any building permit issued for the renovation of any existing warehouse structure located within the area designated on the Plans as "Future B-6 Uses" or for any improvements related thereto for parking, the installation of curbs, or the installation of gutters.

Surrounding Area

There are several nearby established residential neighborhoods including Swansboro, Spring Hill, Woodland Heights, and Manchester. On Semmes Avenue there are a number of single-family homes as well as multi-family structures, some of which are adaptive reuses of commercial structures.

The properties located to the north across Semmes Avenue contain a mix of commercial uses and are located within the B-3 General Business District. Abutting to the east are vacant properties located in the M-1 Light Industrial District. Abutting to the south are office warehouse type uses on property located within the M-1 Light Industrial District. Abutting to the southwest are storage warehouse uses located on properties within the M-1 Light Industrial District. Abutting to the west is a vacant property located within the OS Office-Service District.

Neighborhood Participation

Two letters of opposition have been received from the community or neighboring property owners for this application and are included in the packet.

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