



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-111: To authorize the special use of the property known as 1501 Jefferson Davis Highway for the purpose of accessory parking and outdoor storage, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: May 6, 2019

PETITIONER

Bill Burton – 1501 Jeff Davis, LLC

LOCATION

1501 Jefferson Davis Highway

PURPOSE

To authorize the special use of the property known as 1501 Jefferson Davis Highway for the purpose of accessory parking and outdoor storage, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant has proposed to use a portion of 1501 Jefferson Davis Highway for accessory parking and storage of commercial equipment. A portion of the property is subject to the R-5 Single-Family Residential District regulations which do not permit the proposed accessory uses. For this reason, a Special Use Permit is required.

Staff finds that the property along Jefferson Davis Highway is authorized by the underlying zoning for a variety of commercial and industrial uses. The proposed special use permit would enable the continued non-residential use of the property.

Staff finds the proposed screening will would provide an adequate buffer from the adjacent residential area.

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 property known as 1501 Jefferson Davis Highway consists of a 139,077 SF (3.2 acre) parcel of land currently improved with a 1-story building totaling approximately 20,766 SF of space as well as a parking and outdoor storage area that occupies a large portion of the rear of the property. The parcel is zoned M-1 - Light Industrial along the Jefferson Davis Highway frontage and is zoned R-5 - Single-Family Residential to the rear along the parcel's Columbia Street frontage. The property is located in the Bellemeade neighborhood of the Old South Planning District.

Proposed Use of the Property

The applicant wishes to authorize the parking and outdoor storage use of the R-5 portion of the property, which would be accessory to the principal use of the building on the property.

Master Plan

The City of Richmond's current Master Plan designates a future land use category for the subject properties as Single-Family Low Density. Primary uses for this category include "...single family detached dwellings at densities up to seven units per acre. Includes 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-1, R-2, R-3, R-4, and R-5." (City of Richmond Master Plan).

Specifically for the Old South Planning District, "where possible, land use conflicts between residential and non-residential uses should be resolved" (p. 274).

Zoning and Ordinance Conditions

The property is located in the M-1 and R-5 Districts. The M-1 District permits a variety of commercial and industrial land uses.

Conditions would be imposed on the property by the special use permit, including:

3(a) The special use of the Property shall be parking and outdoor storage accessory to the principal use of the property, substantially as shown on the Plans. Uses permitted in the underlying zoning district shall be permitted in the portion of the property situated within the M-1 District.

(b) Opaque fencing no less than six feet in height shall be constructed on the Property, substantially as shown on the Plans.

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

4(c) 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.

Surrounding Area

Properties to the west across Jefferson Davis Highway are located in the M-1 District. Properties to the north and south of the subject property along Jefferson Davis Highway are located in the B-3 General Business District. Properties to the north, east and south of the subject property along Columbia Street are located in the R-5 Single Family Residential District. A mix of industrial, commercial, vacant, and residential land uses are present in the vicinity. The property is within a Chesapeake Bay Resource Management Area protecting Albrow Creek which feeds into the James River.

Neighborhood Participation

Staff has not received any letters of support or opposition from the surrounding community for this application.

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