



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-303: To authorize the special use of the property known as 3200 West Broad Street for the purpose of a temporary wireless telecommunications monopole and associated equipment, upon certain terms and conditions.

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

PETITIONER

Lory Markham – Markham Planning

LOCATION

3200 West Broad Street

PURPOSE

To authorize the special use of the property known as 3200 West Broad Street for the purpose of a temporary wireless telecommunications monopole and associated equipment, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The proposal will allow the temporary location of a communications tower that will support equipment currently located on the rooftop of the principal structure while this structure undergoes renovation. Upon completion of renovation and construction on the site, the communications equipment will be placed back on the rooftop and the temporary communications tower shall be removed. Freestanding communications towers are not a permitted use in the TOD-1 Transit-Oriented Nodal District therefore a special use permit is required.

The redevelopment of the property is in conformance with the Corridor Mixed-Use designation of the Pulse Corridor Plan. The granting of a special use permit will allow uninterrupted wireless communications service for multiple carriers. When redevelopment is complete, the tower will be removed and the property will once again be in full conformance with both the Pulse Corridor Plan and the zoning ordinance.

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 3.5072 acre subject property occupies the entirety of the block bounded by W. Broad Street, Highpoint Avenue, W. Marshall Street, and MacTavish Avenue. The property contains a vacant hotel building and surface parking.

Proposed Use of the Property

The development plan calls for the renovation and conversion of the hotel building into residential housing as well as the construction of a new residential building and an accompanying parking structure. The hotel building currently has roof mounted communications equipment that must be removed as part of the renovation process. The applicant proposes to place a temporary communications tower structure on the corner of W. Broad Street and MacTavish Avenue. The new temporary communications tower will contain communications equipment during the renovation and construction process. When the work is complete, the communications equipment will be mounted on the rooftop of the new building that will front MacTavish Avenue and the temporary communications tower at the corner of W. Broad and MacTavish shall be removed.

Master Plan

The Pulse Corridor Plan calls for a future land use recommendation for this property of Corridor Mixed-use. This designation is found along major, traditionally commercial corridors like Broad and E. Main Streets, and envisioned to provide for medium-density pedestrian- and transit-oriented infill development to fill “missing teeth” of the corridor fabric. The building size, density, and zoning districts for these areas will vary depending on historic densities and neighborhood characteristics. New development should be in scale with existing context or respond to unique site characteristics and opportunities for redevelopment.

Zoning and Ordinance Conditions

The property is located in the TOD-1 Transit-Oriented Nodal District. This special use permit would impose development conditions on the property, including:

- (a) The Special Use of the Property shall be as a temporary wireless telecommunications monopole and associated equipment, substantially as shown on the Plans.
- (b) The temporary wireless communications monopole and associated equipment shall be removed within 60 months after the effective date of this ordinance or within 30 months after the issuance of the building permit for the permanent support structure for the wireless communication facility, whichever occurs first.
- (c) The height of the temporary wireless communications monopole shall not exceed a height of 175 feet.
- (d) The Special Use of the Property shall abide by all applicable provisions of the Virginia Statewide Building Code.

- (e) The Owner shall have a structural inspection conducted annually by a professional engineer licensed in the Commonwealth of Virginia, and a copy of the inspection report shall be filed with the Department of Planning and Development Review.

Surrounding Area

The subject property, as well as the properties located to the east, west and south are located in the TOD-1 Transit-Oriented Nodal District. Properties located to the north, across W. Marshall Street are in the B-7 Mixed-Use Business District. A mix of uses are present along the Broad Street corridor.

Neighborhood Participation

Staff notified the Scott's Addition Boulevard Association and adjacent property owners/residents of the proposal. Staff has received no objections or concerns regarding this request.

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