



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-112: To authorize the special use of the property known as 1402 Roseneath Road for the purpose of an automated teller machine accessible from the exterior of a building, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: May 17, 2021

PETITIONER

H. Louis Salomonsky

LOCATION

1402 Roseneath Road

PURPOSE

To authorize the special use of the property known as 1402 Roseneath Road for the purpose of an automated teller machine (ATM) accessible from the exterior of a building, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting a Special Use Permit for the purpose of an exterior automated teller machine and kiosk within a TOD-1 Transit Oriented Nodal District Zoning District. According to the Zoning Ordinance, Automated Teller Machines are required to be placed in the interior of buildings. A Special Use Permit is therefore required.

Staff finds that the proposal would be consistent with the recommendations of the City's Richmond 300 Master Plan pertaining to the development characteristics within Destination Mixed Use and that the location of the ATM kiosk at the exterior of the building supports pedestrian activity in the 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 is currently improved with a 345 unit, mixed-use building, constructed in 2019, situated on a 110,610 sq. ft. (2.5 acre) parcel of land. The property is located in the Scott's Addition neighborhood on Roseneath Road, between West Clay and West Leigh Streets.

Proposed Use of the Property

The applicant intends to construct an automated teller machine kiosk.

Richmond 300 Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Destination Mixed-Use which is defined as "key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements."

Development within this category is "Higher density, transit-oriented development encouraged on vacant or underutilized sites. New development should be urban in form, may be of larger scale than existing context, and, where relevant, should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place. Many buildings are vertically mixed-use. Developments continue or introduce a gridded street pattern to increase connectivity. Ground floor uses engage with, and enliven, the street. Monolithic walls are discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged. Active commercial ground floor uses are required on street-oriented commercial frontages. Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. Driveway entrances are required to be of alleys whenever possible; new driveways are prohibited on priority and principal street frontages. Surface parking is prohibited as a principal use; when surface parking is provided as an accessory use, it should be located to the rear of buildings and screened. Parking requirements are reduced to allow more market-based parking strategies, including shared parking. Buildings typically a minimum height of five stories. (p. 64)

The property is also located within the vicinity of the Scott's Addition Neighborhood Node. Vision: Scott's Addition continues its evolution as a mixed-use neighborhood by adding more residential, office, entertainment, and "maker" uses. The area adds neighborhood amenities, such as a park or parklets, sidewalks, street trees, and other features that enhance the public realm. Scott's Addition is better connected to the West and North by new bridges and is served by high-frequency transit. W. Broad Street and Arthur Ashe Boulevard transform into a pair of high-quality urban avenues that are safe to cross, while becoming a destination in their own right for residential, office, retail and compatible entertainment uses.

Zoning and Ordinance Conditions

The current zoning for this property is TOD-1 Transit Oriented Nodal District Zoning District.

The City's Zoning Administration reviewed the application and provided the following comments:

The proposal is to install an automated teller machine (ATM) accessory to a bank. The property is located in the TOD-1 Transit-Oriented Nodal District.

Please be advised that the following condition of the proposed automated teller machine does not comply with the current zoning regulations:

PERMITTED ACCESSORY USE

Per Section 30-457.2 of the Zoning Ordinance, an automated teller machine is a permitted accessory use in the TOD-1 district if it is accessible only from the interior of buildings devoted to permitted principal uses (other than individual dwelling units or lodging units). The proposed automated teller machine is accessible from the exterior of the building; therefore, the Special Use Permit is required.

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

(a) The Special Use of the Property shall be as an automated teller machine accessible from the exterior of a building, substantially as shown on the Plans.

(b) The height of the Special Use shall not exceed the height 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.

(d) The automated teller machine shall be enclosed by a kiosk, substantially as shown on the Plans.

Surrounding Area

The properties are currently located in the Scott's Addition neighborhood in close proximity to the Pulse (BRT) Corridor. Properties to the North and West are located within the B-7 Mixed-Use Business Zoning District. Properties to the South and East are located within the TOD-1 District. A mix of commercial, office, industrial, and multi-family residential land uses are present in the vicinity.

Neighborhood Participation

Staff notified area residents, property owners, and the Scott's Addition Boulevard Association of the proposed Special Use Permit application. Staff received a letter of no opposition from the Association for this application.

Staff Contact: Jonathan Brown, Senior Planner, Land Use Administration, 804-646-5734