



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-133: To authorize the special use of the properties known as 1705 Chamberlayne Parkway, 1705 ½ Chamberlayne Parkway, 1707 Chamberlayne Parkway, 1716 Roane Street, 1718 Roane Street, 710 West Fells Street, and 712 West Fells Street for the purpose of a multifamily dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: June 7, 2021

PETITIONER

CRF LLC represented by Preston Lloyd

LOCATION

1705 Chamberlayne Parkway, 1705 ½ Chamberlayne Parkway, 1707 Chamberlayne Parkway, 1716 Roane Street, 1718 Roane Street, 710 West Fells Street, and 712 West Fells Street.

PURPOSE

To authorize the special use of the properties known as 1705 Chamberlayne Parkway, 1705 ½ Chamberlayne Parkway, 1707 Chamberlayne Parkway, 1716 Roane Street, 1718 Roane Street, 710 West Fells Street, and 712 West Fells Street for the purpose of a multifamily dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the B-6 Mixed-Use Business District. A multi-family housing project for persons 55 years of age and older is currently under construction and is a permitted use. Parking is required for this use at a ratio of one parking space per dwelling unit. The applicant proposes the provision of parking at a ratio of one space per two dwelling units as allowed in the zoning ordinance for multi-family housing restricted to those 60 years of age or older. Therefore a special use permit is required.

Staff notes that the development of this site was approved prior to the adoption of the Richmond 300 Master Plan, but finds that the proposed request is generally consistent with the recommendations of the Richmond 300 land use designation of Industrial Mixed-use.

Staff finds that with the provision of off-street parking and availability of mass transit, the special use should not pose an undue burden on the availability of on-street parking 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 this special use permit request.

FINDINGS OF FACT

Site Description

The subject property is a combination of seven parcels and totals 1.62 acres. A plan of development for the construction of age restricted multi-family housing was approved by the Director of Planning and Development Review on August 26, 2019. The approved Plan of Development authorized 152 dwelling units and the provision of 76 parking spaces. This ratio of one parking space per two dwelling units is permitted by the zoning ordinance for multi-family dwellings "where at least 90 percent of units are occupied by persons 60 years or more of age." The plan shows 62 parking space are provided on site. Fourteen parking spaces are provided off-site as authorized by the approved Plan of Development.

Proposed Use of Property

The parking requirement for multi-family housing for persons 60 years or older is one parking space per two dwelling units provided that at least 90% of the occupants are age 60 or older. The applicant proposes to provide parking at this ratio without maintaining the minimum of 90% age 60 or greater population. The minimum age of tenants shall be 55 years of age.

Master Plan

The Richmond 300 Master Plan designates the subject property for Industrial Mixed-Uses. These are formerly traditional industrial areas that are transitioning to mixed-use because of their proximity to growing neighborhoods and changes in market conditions. These areas may still retain some light industrial uses. Primary uses are retail, office personal service, multi-family residential, cultural and open space. Secondary uses are institutional and government.

Development Style: A mix of building types with low-scale, post-industrial buildings that are adapted for a new use are adjacent to new taller residential and/or office buildings. These areas allow "maker uses" to continue while encouraging more individuals to live, work, and play in the area. Buildings should have street-oriented façades with windows and door openings along street frontages. New light industrial uses are compatible with residential and office uses, and are attractively buffered. New developments continue or introduce a gridded street pattern to increase connectivity.

Ground Floor: 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.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveway entrances are prohibited on priority and principal street frontages and minimal driveway entrances are allowed on secondary streets. Vehicular access to parcels should use alleys where possible. Loading for trucks must be provided off-street. Parking lots and parking areas should be located to the rear of street-facing buildings.

Intensity: Medium to high density, three to eight stories.

Zoning and Ordinance Conditions

The subject property is located in the B-6 Mixed-Use Business District. Zoning Administration approved the request without comment.

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

- (a) The Special Use of the Property shall be as a multifamily dwelling, substantially as shown on the Plans.
- (b) Once 90 percent of the multifamily dwelling units are occupied by persons 55 years or more of age, off-street parking spaces shall be provided for the Property at a ratio of one parking space per two dwelling units.
- (c) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

Surrounding Area

M-1 Light Industrial and R-53 Multifamily Residential Districts surround the subject property. A mix of office, commercial, industrial, vacant, multi-family, and institutional land uses are present in the vicinity of the subject property.

Neighborhood Participation

Staff notified the Chamberlayne Industrial Center Association as well as area property owners and residents. No letters of support or opposition have been received.

Staff Contact

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