



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Legislation Text

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**File #:** ORD. 2018-249, **Version:** 1

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To authorize the special use of the property known as 4022 Midlothian Turnpike for the purpose of perimeter fencing, upon certain terms and conditions.

### O & R Request

**DATE:** August 14, 2018

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor  
(This is no way reflects a recommendation on behalf of the Mayor.)

**THROUGH:** Selena Cuffee Glenn, Chief Administrative Officer

**THROUGH:** Douglas C. Dunlap, Interim Deputy Chief Administrative Officer for Economic Development and Planning

**FROM:** Mark A. Olinger, Director, Department of Planning and Development Review

**RE:** To authorize the special use of the property known as 4022 Midlothian Turnpike for the purpose of perimeter fencing, upon certain terms and conditions.

### **ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of the property known as 4022 Midlothian Turnpike for the purpose of perimeter fencing, upon certain terms and conditions.

**REASON:** The applicant is renovating an existing multi-family development. Perimeter fencing for the development would not satisfy the landscape buffer requirement for parking areas. A special use permit is therefore required.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its October 1, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The proposed development is located at on the intersection of Midlothian Turnpike and

Wythemar Street, in the Swansboro West neighborhood in the City's Old South Planning District. The property is comprised of 9.5 acres, and is currently improved with a 216-unit apartment complex.

The City of Richmond's current Land Use Plan designates a land use category for the subject property as Multi-family Medium Density. "Primary uses are multi-family dwellings at densities up to 20 units per acre. Includes day nurseries, adult day care and residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses" (City of Richmond Master Plan, p. 133).

The City's Zoning Ordinance designates this property as R-53 (Multi-family Residential). Citing the need to allow for clear lines of site throughout the property in order to improve safety within the community, the applicant is seeking relief from Section 30-710.13 of the Zoning Ordinance regarding buffering for parking areas. This special use permit would allow perimeter fencing along parking areas that does not include landscaping.

Adjacent and nearby properties are a combination of large areas of R-5 and R-4 Single-Family Residential Districts with some M-1 Light Industrial and B-3 General Business Districts occupying the adjacent areas to the south and west respectively. A mix of commercial, industrial, vacant, institutional, and single-family residential land uses are present in the vicinity of the subject property.

**FISCAL IMPACT / COST:** The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** \$2,400 application fee

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** September 10, 2018

**CITY COUNCIL PUBLIC HEARING DATE:** October 8, 2018

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, October 1, 2018

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)  
City Assessor (for preparation of mailing labels for public notice)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Application Form, Applicant's Report, Draft Ordinance, Plans, Map

**STAFF:** Matthew Ebinger, Principal Planner  
Land Use Administration (Room 511) 646-6304

*PDR O&R 18-54*

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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