



Legislation Text

File #: ORD. 2014-121-201, **Version:** 1

To authorize the special use of the property known as 1650 Overbrook Road for the purpose of [uses permitted in the B-7 Mixed-Use Business District and] authorizing multifamily dwellings with up to [one hundred seventy-three (173)] two hundred five (205) dwelling units and other site amenities, upon certain terms and conditions. (As Amended)

O & R Request

DATE: April 9, 2014

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor

THROUGH: Byron C. Marshall, Chief Administrative Officer

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

SUBJECT: To authorize the special use of the property known as 1650 Overbrook Road for the purpose of a use(s) permitted in the B-7 Mixed-Use Business zoning district and up to one hundred and seventy-three multifamily (173) dwelling units and other site amenities, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 1650 Overbrook Road for the purpose of a use(s) permitted in the B-7 Mixed-Use Business zoning district and up to one hundred and seventy-three multifamily (173) dwelling units and other site amenities, upon certain terms and conditions.

The applicant is proposing to convert the existing primary structure into residential and possible commercial uses. Up to 173 total dwelling units could be developed in two sections of the building, "Section A" and "Section B" with "Section B" having the option to develop into 65 dwelling units or develop commercially. In addition, the smaller building at the corner of Overbrook Road and Hermitage Road is designated for commercial use.

REASON: The applicant is seeking permission to convert the existing primary structure into 173 dwelling uses. The M-1 Light Industrial District prohibits conversion of existing structures to residential use. Therefore, the applicant is requesting a special use permit.

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 June 2, 2014, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property is an improved lot of 6.44 acres located on the block bounded by Overbrook Road to the south, Hermitage Road to the west, and a private alley running the length of the northern boundary. The primary masonry structure has a building footprint of 110,851 square feet and varies in building height between approximately 18 feet and 35 feet. A second masonry structure is located at the corner of Overbrook Road and Hermitage Road and it has a building footprint of 2,392 square feet. Located next to this building is one-story metal building 1,532 square feet in size.

The larger building was used historically as an old tobacco warehouse with interior columns and the applicant intends to preserve the building as recommended by the Department of Historical Resources. Using the Department of Historic Resource's preliminary recommendations, the applicant is proposing a renovation design for Section A that removes portions of the existing roof and decking but keeps the existing exterior masonry walls. New openings will be provided in the walls and an open air courtyard space will be created between the existing masonry walls and a new exterior wall to the dwelling units.

The applicant proposes developing up to 173 dwelling units and providing 296 total parking spaces, of which 24 would be designated for commercial uses. The development of the primary building would take place in two sections, "Section A" and "Section B," with "Section B" having the option to develop into 65 dwelling units or develop commercially. Site amenities include a swimming pool, fitness center, basketball court, and volleyball court. The one-story masonry building at the corner of Overbrook Road and Hermitage Road is designated for commercial use. The metal building would be removed.

The property is currently zoned M-1 Light Industrial, which does not permit the proposed multifamily use of the property. The City of Richmond's Master Plan, adopted in 2001, also designates the subject property for "industrial" development. In keeping with the industrial zoning and Master Plan land use designation, the property has most recently been used for furniture sales.

For the Near West Planning District, The Master Plan states that "There are a number of vacant industrial and commercial properties within the District, many of which are within or adjacent to residential neighborhoods. Creative reuse strategies for these buildings or sites are needed" (p. 229).

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

COST TO CITY: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

REVENUE TO CITY: \$2,400 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: May 12, 2014

CITY COUNCIL PUBLIC HEARING DATE: June 9, 2014

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission,

June 2, 2014

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 ORDINANCES: None.

ATTACHMENTS: Application Form, Applicant's Report, Draft Ordinance, Survey, Plan

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PDR O&R No. 14-16