



City of Richmond

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

Legislation Text

File #: ORD. 2016-236, **Version:** 1

To authorize the special use of the property known as 1400 Roseneath Road for the purpose of a multifamily dwelling with up to 364 dwelling units and commercial uses permitted in the B-6 Mixed-Use Business District, upon certain terms and conditions.

O&R Request

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

THROUGH: Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning

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

SUBJECT: Special use permit for a mixed-use development at 1400 Roseneath Road

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 1400 Roseneath Road for the purpose of a multi-family dwelling with up to 364 dwelling units and commercial uses permitted in the B-6 Mixed-Use Business district, upon certain terms and conditions.

REASON: The subject property is located in the M-1 Light Industrial zoning district, which does not permit residential uses; therefore, the applicant has requested 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 October 3, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property is located in the Scott's Addition neighborhood at the intersection along West Clay Street between Belleville Street and Roseneath Road where the I-195 exit ramp enters the neighborhood. The property is approximately 2.54 acres and was last used an asphalt processing facility and is currently unimproved.

The property is located in the City's M-1 Light Industrial zoning district, which does not permit residential uses. The applicant proposes a special use permit that would authorize the construction of two, six-story, mixed-use buildings containing a total of up to 364 dwelling units. A total of approximately 26,000 square feet of

commercial uses consistent with uses permitted in the B-6 Mixed-Use Business zoning district would be authorized on the ground floor of the proposed buildings. The second story would be optional and may be eliminated to provide taller ceiling heights for the commercial uses on the ground floor. If the second story is provided it would be authorized for approximately 24,000 square feet of additional B-6 commercial uses or dwelling units. The buildings would be authorized to contain optional seventh story penthouse units. A two-level parking deck containing a minimum of 450 parking spaces would be required to serve the residential and commercial uses of the property. Two swimming pools and courtyards located above the parking deck are proposed to serve the buildings.

The surrounding properties are all located in the M-1 Light Industrial zoning district and are occupied by a variety of commercial, industrial and residential uses. The properties to the south across West Clay Street were recently converted to residential use after the approval of a special use permit.

According to the Richmond Master Plan, the subject property has an Industrial land use designation. Primary uses for this designation include “a wide variety of manufacturing, processing, research and development, warehousing, distribution office warehouse and service uses. Office, retail and other uses that complement industrial areas are often secondary support uses” (p. 135). Though residential uses are present, the predominant land use of the Scott’s Addition neighborhood, in which the subject property is located, is industrial. Moreover, Scott’s Addition serves as one of the two largest concentrations of industrial uses in the Near West planning district (p. 225). The proposed 364 dwelling units would establish a residential density of 143 units per acre.

FISCAL IMPACT: The Department 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: September 12, 2016

CITY COUNCIL PUBLIC HEARING DATE: October 10, 2016

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, October 3, 2016

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

RELATIONSHIP TO EXISTING ORDINANCES: None.

ATTACHMENTS: Application Form, Applicant’s Letter, Draft Ordinance, Plans

STAFF: Willy Thompson, Senior Planner; Land Use Administration (Room 511); 646-5734

