



City of Richmond

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

Legislation Text

File #: ORD. 2016-261, **Version:** 2

To authorize the special use of a portion of the property known as 1407 Cummings Drive for the purpose of a residential use with up to 40 units accessory to a vocational school and other permitted principal uses on the property, upon certain terms and conditions.

O & R Request

DATE: August 31, 2016

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, 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, Jr., Deputy Chief Administrative Officer for Economic

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

RE: To authorize the special use of a portion of the property known as 1407 Cummings Drive for the purpose of residential use accessory to a vocational school and other permitted principal uses on the property, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of a portion of the property known as 1407 Cummings Drive for the purpose of residential use accessory to a vocational school and other permitted principal uses on the property, upon certain terms and conditions.

REASON: The proposed residential use, which would be accessory to the proposed vocation school and other permitted uses on the subject property, would not meet the requirements for residential uses within the M-1 district. 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 17, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a 9.25 acre parcel of land improved with an industrial

building containing call center and warehouse/distribution uses. The property is located in The Diamond neighborhood of the Near West planning district and is bound by Interstate 95/64, Cummings Drive, and Durham Street.

The City of Richmond's Master Plan recommends industrial land use for the property. The Master Plan defines the primary uses for this category as "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).

The subject property and all adjacent properties are within the same M-1 Light Industrial Zoning District that encompasses much of the area. Industrial land use predominates the area.

FISCAL IMPACT / COST: The Department 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: \$2,400.00

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: September 26, 2016

CITY COUNCIL PUBLIC HEARING DATE: November 14, 2016

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, October 17, 2016.

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: Draft Ordinance, Application Form & Applicant's Report, Plans, Survey, Map

STAFF: Matthew J. Ebinger, AICP, Senior Planner
Land Use Administration (Room 511)
804-646-6308

PDR O&R No. 16-25

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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