



City of Richmond

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

Legislation Text

File #: ORD. 2018-217, **Version:** 2

To authorize the special use of the property known as 5263 Warwick Road for the purpose of a wireless telecommunications monopole and associated equipment, upon certain terms and conditions.

O & R Request

DATE: June 25, 2018

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, 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: To authorize the special use of the property known as 5263 Warwick Road for the purpose of a wireless telecommunications monopole, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the property known as 5263 Warwick Road for the purpose of a wireless telecommunications monopole, upon certain terms and conditions.

REASON: The subject property is property of the Metropolitan African American Baptist Church and is located in the R-4 Single-Family Residential zoning district. The proposed wireless telecommunications monopole does not meet the requirements of section 30-692.5(b)(1) of the Zoning Ordinance, concerning setback requirements. 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 Planning Commission at its September 4, 2018 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property is located near the intersection of Warwick Road and Alberene Road and consists of a parcel with approximately 7.32 acres of land area. The property is currently improved with the Metropolitan African American Baptist Church constructed, per tax assessment records, in 1967. The

property is located in the Swanson neighborhood of the Midlothian Planning District.

The subject property is located in the R-4 Single-Family Residential zoning district. The applicant proposes to construct and operate a 150 foot monopole communications tower located to the rear of the subject property. T-Mobile is interested in the proposed location and will be the anchor tenant. The associated ground equipment will be located within a 50' x 50' fenced compound area. The fenced compound will be screened with landscaping on the north and east sides. The south and west portions will be screened by existing mature vegetation.

The City of Richmond's Master Plan recommends Single-Family Low Density land use for the subject property. This category includes schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses (p. 133).

Surrounding properties include single-family homes to the north, east and west located within the R-4 and R-2 Single-Family Zoning Districts. To the south and southeast are a shopping center and apartment complex located within the R-48 Multi-Family Zoning District and the B-3 Central Business Zoning District.

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: \$1,800 application fee.

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: July 23, 2018.

CITY COUNCIL PUBLIC HEARING DATE: September 10, 2018.

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, September 4, 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 ORDINANCES: None.

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

STAFF: Leigh V. Kelley, Planner II
Land Use Administration (Room 511)
646-6384

PDR O&R No.18-44

