



City of Richmond

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

Legislation Text

File #: ORD. 2016-191, **Version:** 1

To authorize the special use of the property known as 701 East Cary Street for the purpose of allowing a building to exceed the applicable height restrictions, upon certain terms and conditions. (As Amended)

O & R Request

DATE: June 7, 2016

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor
(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

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 701 East Cary Street for the purpose of authorizing a waiver to the height restrictions, upon certain terms and conditions.

REASON: The applicant has requested a Special Use Permit, which authorize a waiver to the incline plane provisions in the B-4 Central Business District.

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 20, 2016, 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 located on the block bounded by East Cary Street to the north, South 8th Street to the east, East Canal Street to the south, and South 7th Street to the west. The existing building is the headquarters for Dominion Resources.

The proposed Dominion Workplace project will be one of two towers proposed for the two blocks located within South 6th Street, East Cary Street, South 8th Street, and East Canal Street. A plan of development (POD) has been filed for Tower 1, which will be located on the South 6th Street block.

The building proposed for the subject property is Tower 2 with a total height 424.4 feet. Approximately 3.83 percent of the building's façade is not in compliance with the height restrictions. The ordinance requires that no portion of a building shall penetrate an inclined plane originating at the centerline of each abutting street and extending over the lot at an inclination of one foot horizontal for each four feet vertical and provided, further, that such inclined plane may be penetrated by a building wall adjacent to a street for a horizontal distance not exceeding 50 percent of the length of the property line along such street. In all other respects, the proposed building shall meet the B-4 zoning requirements.

The Downtown Master Plan designates this area as an Urban Core Area. The Plan states that, "The Urban Core Area is the most urban Character Area. This area is characterized by high density, an intense mix of uses, and civic buildings of regional significance, distributed along urban blocks with wide sidewalks, regular street tree plantings, and buildings that front the street. City Center is an example of the urban core condition in Downtown Richmond, with tall buildings that contain a range of office, residential and retail space. Continued pedestrian-oriented development will support a vibrant street realm in City Center" (p.3.27).

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

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

BUDGET AMENDMENT NECESSARY: No budget amendment is necessary.

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

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: June 20, 2016

CITY COUNCIL PUBLIC HEARING DATE: July 25, 2016

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, July 20, 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 ORDINANCES: None.

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

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

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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