

INTRODUCED: April 23, 2018

AN ORDINANCE No. 2018-136

To conditionally rezone the properties known as 701, 705, and a portion of 715 West 19<sup>th</sup> Street from the R-53 Multifamily Residential District to the RF-2C Riverfront District (Conditional); a portion of the property known as 715 West 19<sup>th</sup> Street, a portion of the property known as 1701 Stonewall Avenue, and 700 Cowardin Avenue from the B-3 General Business District to the RF-2C Riverfront District (Conditional); and a portion of the property known as 1701 Stonewall Avenue from the M-1 Light Industrial District to the RF-2C Riverfront District (Conditional), upon certain proffered conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: MAY 29 2018 AT 6:00 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “ALTA / ACSM Land Title Survey Showing 2.276 Acres of Land Located at the Intersection of 19<sup>th</sup> Street and Riverside Drive,” prepared by Timmons Group, and dated June 24, 2010, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2018 records of the City Assessor, are excluded from the R-53 Multifamily Residential District and shall no longer be subject to the provisions of sections 30-418.1 through 30-418.8 of the Code

AYES:            7            NOES:            0            ABSTAIN:            \_\_\_\_\_

ADOPTED:      MAY 29 2018      REJECTED:    \_\_\_\_\_    STRICKEN:    \_\_\_\_\_

of the City of Richmond (2015), as amended, and that the same are included in the RF-2C Riverfront District (Conditional) and shall be subject to the provisions of sections 30-447.10 through 30-447.19 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

701 West 19 <sup>th</sup> Street	S000-0251/018
705 West 19 <sup>th</sup> Street	S000-0251/019
A portion of 715 West 19 <sup>th</sup> Street	S000-0251/021

§ 2. That, as shown on the survey entitled “ALTA / ACSM Land Title Survey Showing 2.276 Acres of Land Located at the Intersection of 19<sup>th</sup> Street and Riverside Drive,” prepared by Timmons Group, and dated June 24, 2010, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2018 records of the City Assessor, are excluded from the B-3 General Business District and shall no longer be subject to the provisions of sections 30-438.1 through 30-438.5 of the Code of the City of Richmond (2015), as amended, and that the same are included in the RF-2C Riverfront District (Conditional) and shall be subject to the provisions of sections 30-447.10 through 30-447.19 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

700 Cowardin Avenue	S000-0251/010
A portion of 715 West 19 <sup>th</sup> Street	S000-0251/021
A portion of 1701 Stonewall Avenue	S000-0251/022

§ 3. That, as shown on the survey entitled “ALTA / ACSM Land Title Survey Showing 2.276 Acres of Land Located at the Intersection of 19<sup>th</sup> Street and Riverside Drive,” prepared by Timmons Group, and dated June 24, 2010, a copy of which is attached to, incorporated into, and made a part of this ordinance, a portion of the property located at 1701 Stonewall Avenue, with Tax Parcel No. S000-0251/022 as shown in the 2018 records of the City Assessor, is excluded

from the M-1 Light Industrial District, and shall no longer be subject to the provisions of sections 30-452.1 through 30-452.4 of the Code of the City of Richmond (2015), as amended, and that the same is included in the RF-2C Riverfront District (Conditional) and shall be subject to the provisions of sections 30-447.10 through 30-447.19 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended.

§ 4. That the rezonings set forth in sections 1, 2, and 3 of this ordinance shall be conditioned upon the compliance by the owner or owners with all of the proffered conditions contained in the agreement entitled “Proffer Statement” and dated April 20, 2018, a copy of which is attached to, incorporated into, and made a part of this ordinance. These conditions, having been proffered by the owner or owners and accepted by the City, shall continue in full force and effect until a subsequent amendment to the City’s zoning ordinance changes the zoning of the parcels rezoned by this ordinance and specifically repeals such conditions.

§ 5. This ordinance shall be in force and effect upon adoption.

# City of Richmond

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

Item Request  
File Number: PRE.2018.128

**O & R REQUEST**

4-7659

MAR 28 2018

Office of the  
Chief Administrative Officer

RECEIVED

APR 15 2018

OFFICE OF CITY ATTORNEY

O & R Request

7 DATE: March 27, 2018 EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Levar M. Stoney, Mayor (Patron: Mayor, by Request) *JS 4/16/18*  
(This in no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer *SCG*

THROUGH: Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning *PLD 3-28-18*

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

RE: To rezone the properties known as 701, 705 and a portion of 715 West 19th Street from the R-53 Multifamily Residential District to the RF-2C Riverfront District (Conditional); to rezone a portion of 715 West 19th Street, a portion of 1701 Stonewall Avenue and 700 Cowardin Avenue from the B-3 General Business District to the RF-2C Riverfront District (Conditional); and to rezone a portion of 1701 Stonewall from the M-1 Light Industrial District to the RF-2C Riverfront District (Conditional).

ORD. OR RES. No. \_\_\_\_\_

**PURPOSE:** To rezone the properties known as 701, 705 and a portion of 715 West 19th Street from the R-53 Multifamily Residential District to the RF-2C Riverfront District (Conditional); to rezone a portion of 715 West 19th Street, a portion of 1701 Stonewall Avenue and 700 Cowardin Avenue from the B-3 General Business District to the RF-2C Riverfront District (Conditional); and to rezone a portion of 1701 Stonewall from the M-1 Light Industrial District to the RF-2C Riverfront District (Conditional).

**REASON:** The applicant is requesting to rezone five properties to the nearby RF-2 Riverfront District in order to develop the property with uses under the urban mixed-use, form-based regulations found in the RF-2 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 May 21, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The proposed rezoning is for five properties that make up the block bound by Riverside Drive, Cowardin Avenue, Stonewall Avenue and West 19th Street, at the southern terminus of the Belvidere Street Bridge in the Springhill area. The five properties together are comprised of 2.276 acres and are currently unimproved. A significant portion of the parcel area resides within a Chesapeake Bay Resource Management Area where steps should be taken to reduce the total volume of storm-water from entering the James River and/or entering the City's combined sewer network.

The property is currently located in M-1 Light Industrial, B-3 General Business and R-53 Multi-Family Residential zoning districts. The M-1 district permits a wide variety of commercial, industrial and service uses. The B-3 district permits highway commercial, office, retail and multi-family residential uses. The R-53 district permits garden style multi-family residential uses. The property is also subject to a special use permit, authorized in 2008 by ordinance 2008-108-130. This ordinance allowed the development of the property with a 200-unit multi-family building, parking deck and commercial uses.

The applicant intends to construct new residential dwellings on the property pursuant to the RF-2 Riverfront zoning district regulations. The intent of the district is to provide for medium scale planned mixed-use development on relatively large sites in close proximity to the riverfront in a manner that will protect prominent views of the James River and will encourage public and private use of and access to the riverfront. The district is intended to facilitate the economic development benefits that will accrue through enhanced commercial and residential development and increased tourism generated by riverfront redevelopment. Finally, the district regulations are intended to promote a concentration of uses that result in a high degree of pedestrian attraction and activity along the riverfront, while protecting the area at the shore of the river from building development.

In addition to the normal zoning requirements, any development of the site with ten or more dwelling units will require a plan of development be approved by the Director of Planning and Development Review.

The applicant has agreed to various the proffered conditions, as shown in the attached proffer statement.

The City of Richmond's Master Plan designates a future land use category for the subject properties as a combination of Multi-Family (medium density) and Single-Family (medium density).

Primary uses for the Multi-Family (medium density) designation are multi-family dwellings at densities up to 20 units per acre, and include day nurseries, adult day care and residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses.

Primary uses for the Single-Family (medium density) designation are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre, and include residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. (p. 133).

Surrounding properties are located within the R-53, M-1, and B-3, as well as R-73 Multi-Family Residential, R-6 Single-Family Attached Residential, B-7 Mixed-Use Business, and RF-2 Riverfront Districts. A mix of single-family residential, multi-family residential, vacant, and public-open space land uses are present in the vicinity of the subject property.

**FISCAL IMPACT / COST:** The Department of 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:** None.

**REVENUE TO CITY:** \$1,800 application fee.

**DESIRED EFFECTIVE DATE:** Upon Adoption.

**REQUESTED INTRODUCTION DATE:** April 23, 2018

**CITY COUNCIL PUBLIC HEARING DATE:** May 29, 2018

**REQUESTED AGENDA:** Consent.

**RECOMMENDED COUNCIL COMMITTEE:** None.

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, May 21, 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 ORD. OR RES.:** None.

**REQUIRED CHANGES TO WORK PROGRAM(S):** None.

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

**STAFF:** Jonathan Brown, Planner II  
Land Use Administration (Room 511) 646-5734

*PDR O&R 18-19*

### Proffer Statement

The owner of the properties located at 1701 Stonewall Avenue (Tax ID S0000251022), 700 Cowardin Avenue (Tax ID S0000251010), 701 West 19<sup>th</sup> Street (Tax ID S0000251018), 705 West 19<sup>th</sup> Street (Tax ID S0000251019) & 715 West 19<sup>th</sup> Street (Tax ID S0000251021) hereby voluntarily proffer the following conditions in connection to the rezoning:

1. One and one half (1.5) parking spaces shall be provided for each dwelling unit at no additional charge to the occupant(s). Such parking shall be provided in accordance with the current provisions of Chapter 30 Article VII of the Code of the City of Richmond (2015).
2. A usable open space ratio of not less than 0.20 shall be provided for newly constructed buildings or portions thereof devoted to dwelling uses
3. The front yard setback along West 19<sup>th</sup> Street shall be ten feet (10').
4. No building shall exceed thirty-five feet (35') in height within forty-five feet (45') of the property line along West 19<sup>th</sup> Street.
5. Buildings along West 19<sup>th</sup> Street and Stonewall Avenue shall have entrances that face on these streets.
6. Lighting of the property shall be decorative pedestrian scaled lighting and shall be designed and installed so as to concentrate illumination within the property and to prevent glare on adjoining properties and streets. In no case shall the intensity of illumination exceed 0.5 horizontal footcandle at the centerline of West 19<sup>th</sup> Street, Riverside Drive and Stonewall Avenue.
7. Streetscape improvements along Riverside Drive, West 19<sup>th</sup> Street and Stonewall Avenue shall be provided adjacent to the property, the design of which shall be pedestrian scaled and shall be approved at the time of Plan of Development approval.
8. All sewers, gas and water distribution facilities and all facilities to furnish electric power, telephone and internet service installed to serve the property shall be located underground.
9. Parking areas and parking lots containing more than twenty (20) parking spaces shall include a minimum of five (5) parking spaces constructed of a type of permeable pavement that conforms to the Virginia Tech BMP clearing house technical standards.
10. All landscaping on the property shall consist of native non-invasive plant species.
11. Parking areas and parking lots containing more than twenty (20) parking spaces shall include a minimum of one (1) parking island as a type of bioretention water quality structure that conforms to the Virginia Tech BMP clearing house technical standards. This bioretention water quality structure shall be provided in addition to the requirements for water quality offsets in the Chesapeake Bay area and the MS4 area.

Executed this 20<sup>th</sup> day of April, 2018.

NR Manchester, LLC  
A Virginia limited liability company

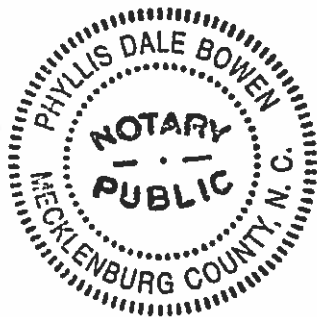
By: *me*  
Name: Michael Grubbe  
Its: Vice President

The foregoing was acknowledged before me the 20<sup>th</sup> day of APRIL, 2018, by (ENTER NAME), as the (ENTER TITLE) of NR Manchester, LLC.

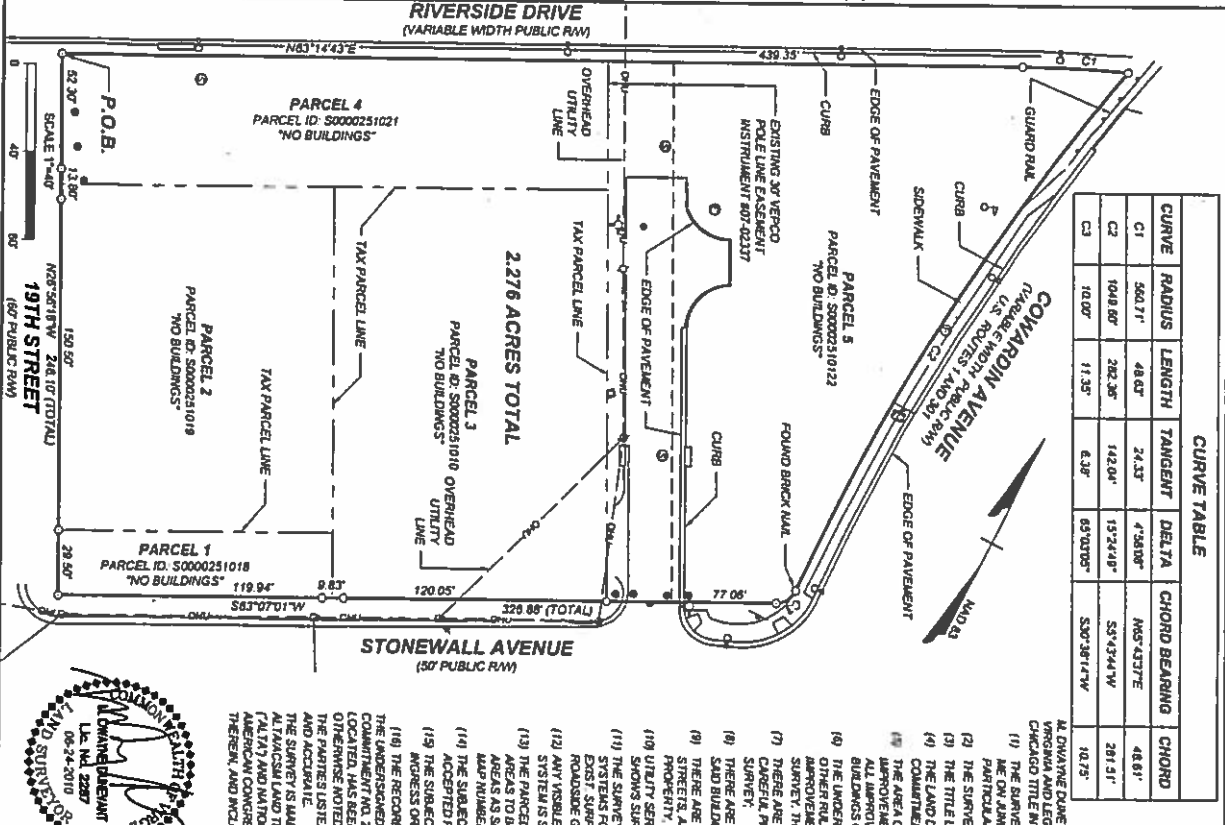
My commission expires: 9-8-2019.

Phyllis Dale Bowen  
Notary Public

Notary Reg No. 19942760108





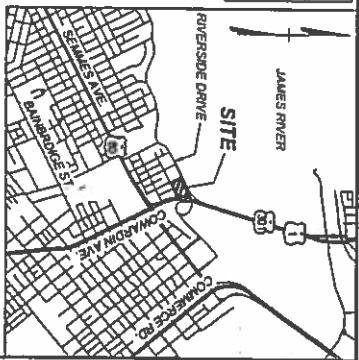
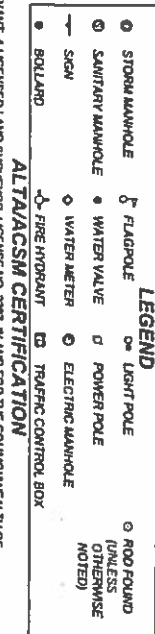


**ALTA/ACSM CERTIFICATION**

ALTA/ACSM CERTIFICATION, ATTENDED LAND SURVEYOR LICENSE NO. 2287, M AND FOR THE COMMONWEALTH OF VIRGINIA AND LEGALLY DOING BUSINESS IN THE DISTRICT OF COLUMBIA, DOES HEREBY CERTIFY TO CITY VENUE LLC, CHICAGO TITLE INSURANCE COMPANY AND EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, THE SURVEY (SURVEY 7) SHOWN HEREON REPRESENTS A TRUE AND CORRECT SURVEY SUPERVISED BY ME ON JUNE 24, 2010 OF THE LAND THEREON AND THE IMPROVEMENTS LOCATED THEREON PARTICULARLY DESCRIBED:

- THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT;
- THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;
- THE LAND DESCRIBED IN THE SURVEY IS THE SAME AS DESCRIBED IN THE TITLE INSURANCE COMMITMENT DESCRIBED BELOW;
- THE AREA OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY ARE AS SHOWN AND ALL IMPROVEMENTS AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY ARE AS SHOWN AND APPROVED IN THE SURVEY WITHIN THE BOUNDARY LINES (UNLESS OTHERWISE NOTED), THERE ARE NO BUILDINGS ON THE SITE;
- THE LANDSCAPING IS NOT AWARE OF ANY VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR APPROVED REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS AND IMPROVEMENTS AND ALL MATTERS OF ZONING HAVE BEEN FLOTTED OR OTHERWISE NOTED ON THE SURVEY; THERE ARE NO BUILDINGS ON THE SITE;
- THERE ARE NO APPURTENANCES OR USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED ON THE SURVEY;
- THERE ARE NO ENCROACHMENTS ON THE ADJOINING PROPERTIES, STREETS, OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES AND IMPROVEMENTS, OTHER THAN AS SHOWN ON THE SURVEY;
- THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS ON SAID DESCRIBED PROPERTY BY STREETS, ALLEYS OR BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURVEY;
- UTILITY SERVICES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS, OR THE SURVEY SHOWS SURFACE INDICATIONS OF ANY UTILITIES THAT PASS THROUGH THE SITE;
- THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL VISIBLE ABOVE GROUND STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE, AND ROOF DRAINS ROADSIDE DRAINAGE SYSTEMS OR STORM DRAINAGE SYSTEMS ARE SHOWN HEREON AS DROPPED AND ROADSIDE DRAINAGE SYSTEMS;
- ANY VISIBLE ABOVE GROUND EVIDENCE OF DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCES IS SHOWN ON THE SURVEY;
- THE PARCELS DESCRIBED IN THE SURVEY WITHIN ZONE "X" AS MORE PARTICULARLY DESCRIBED AS APPEARS AS SHOWN ON THE CITY OF CHICAGO ZONING MAP AND DO NOT LIE WITHIN FLOOD HAZARD MAP NUMBER 510150000D AND DATED APRIL 2, 2009;
- THE SUBJECT PROPERTY HAS DIRECT AND LEGAL ACCESS TO AND FROM A PUBLIC VEICULATED AND ACCEPTED PUBLIC STREET KNOWN AS STONEWALL AVENUE WITHIN 100 FEET OR OTHERS THEREON;
- THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR BUSINESS OR EGRESS; AND
- THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF CHICAGO TITLE INSURANCE COMPANY'S POLICY NUMBER 510150000D AND THE LOCATION OF ANY MATTER SHOWN THEREON, TO THE EXTENT IT CAN BE LOCATED, HAS BEEN SHOWN ON THE SURVEY WITHIN THE RECORDED REFERENCE OR OTHERWISE NOTED ON THE SURVEY IF APPLICABLE IN NATURE. THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.



**PARCEL DESCRIPTION**

BEGINNING AT A POINT MARKED P.O.B., SAID POINT BEING A ROD FOUND AT THE INTERSECTION OF THE EAST LINE OF 19TH STREET AND THE SOUTH LINE OF RIVERSIDE DRIVE; THENCE ALONG SAID SOUTH LINE OF RIVERSIDE DRIVE 1442.7 FEET TO A ROD FOUND; THENCE ALONG SAID SOUTH LINE OF RIVERSIDE DRIVE A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 560.71 FEET, A LENGTH OF 48.67 FEET, A TANGENT LENGTH OF 24.33 FEET, A DELTA ANGLE OF 47.56 DEGREES, A CHORD BEARING N65°43'37"E AND A CHORD DISTANCE OF 48.61 FEET TO A ROD FOUND LYING AT THE INTERSECTION OF THE SOUTH LINE OF RIVERSIDE DRIVE AND THE WEST LINE OF COMAROIN AVENUE; THENCE ALONG SAID WEST LINE OF COMAROIN AVENUE ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1048 FEET, A LENGTH OF 282.36 FEET, A TANGENT LENGTH OF 142.04 FEET, A DELTA ANGLE OF 157°24'18", A CHORD BEARING S57°43'41"W AND A CHORD DISTANCE OF 281.31 FEET TO A BRUCK WALL FOUND; THENCE ALONG SAID WEST LINE OF COMAROIN AVENUE ALONG A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 10.00 FEET, A LENGTH OF 11.35 FEET, A TANGENT LENGTH OF 6.38 FEET, A DELTA ANGLE OF 69.00705 DEGREES, A CHORD BEARING S00°38'14"W AND A CHORD DISTANCE OF 10.75 FEET TO A BRUCK WALL FOUND; THENCE ALONG SAID WEST LINE OF COMAROIN AVENUE ALONG A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 10.00 FEET, A LENGTH OF 11.35 FEET, A TANGENT LENGTH OF 6.38 FEET, A DELTA ANGLE OF 69.00705 DEGREES, A CHORD BEARING S00°38'14"W AND A CHORD DISTANCE OF 10.75 FEET TO A BRUCK WALL FOUND; THENCE ALONG SAID WEST LINE OF COMAROIN AVENUE ALONG A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 10.00 FEET, A LENGTH OF 11.35 FEET, A TANGENT LENGTH OF 6.38 FEET, A DELTA ANGLE OF 69.00705 DEGREES, A CHORD BEARING S00°38'14"W AND A CHORD DISTANCE OF 10.75 FEET TO A BRUCK WALL FOUND; THENCE ALONG SAID WEST LINE OF COMAROIN AVENUE ALONG A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 10.00 FEET, A LENGTH OF 11.35 FEET, A TANGENT LENGTH OF 6.38 FEET, A DELTA ANGLE OF 69.00705 DEGREES, A CHORD BEARING S00°38'14"W AND A CHORD DISTANCE OF 10.75 FEET TO A BRUCK WALL FOUND; THENCE ALONG SAID WEST LINE OF COMAROIN AVENUE ALONG A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 10.00 FEET, A LENGTH OF 11.35 FEET, A TANGENT LENGTH OF 6.38 FEET, A DELTA ANGLE OF 69.00705 DEGREES, A CHORD BEARING S00°38'14"W AND A CHORD DISTANCE OF 10.75 FEET TO A BRUCK WALL FOUND.

**NOTES:**

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT NUMBER 2740142 AND DATED JUNE 24, 2010.
- THE FOLLOWING EASEMENT AFFECTS THE SUBJECT PROPERTY BUT IS NOT SHOWN THEREON: A 40' WIDE UTILITY EASEMENT RETAINED BY GRANITON LISTED AS EXCEPTED IN THE FOLLOWING EASEMENT AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON: INSTRUMENT NO. 07-02131-VERPOD EASEMENT LISTED AS EXCEPTED IN 14.
- THERE IS NO EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SWAMP OR SANITARY LANDFILL.

**ALTA/ACSM LAND TITLE SURVEY SHOWING 2.276 ACRES OF LAND LOCATED AT THE INTERSECTION OF 19TH STREET AND RIVERSIDE DRIVE**

CITY OF RICHMOND, VA  
DATE: JUNE 24, 2010  
SCALE: AS SHOWN  
DRAWN BY: B.L.S.  
CHECK BY:



Application for **REZONING/CONDITIONAL REZONING**

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6304  
<http://www.richmondgov.com/>

**Project Name/Location**

Property Address: 1701 Stonewall Ave, 700 Cowardin Ave, 701, 705 & 715 W 19th St Date: \_\_\_\_\_  
Tax Map #: 8000-0251/022, /010, /021, /019, /018 Fee: \$1,700  
Total area of affected site in acres: 2.275 acres

(See page 6 for fee schedule, please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: M-1, B-3 and R-53

Existing Use: Unimproved vacant lot

**Proposed Zoning/Conditional Zoning**

(Please include a detailed description of the proposed use and proffers in the required applicant's report)

RF-2 Riverfront District

Existing Use: Unimproved vacant lot

Is this property subject to any previous land use cases?

Yes

No



If Yes, please list the Ordinance Number: 2008-108-130 and 2005-324-2006-5  
2008-108-130 and 2005-324-2006-5

**Applicant/Contact Person:** Lory Markham

Company: Markham Planning

Mailing Address: 2314 West Main Street

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 248-2561 Fax: ( )

Email: lory@markhamplanning.com

**Property Owner:** NR Manchester LLC

If Business Entity, name and title of authorized signee: Michael Gribble, Vice President

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 127 Scaleybark Road

City: Charlotte State: NC Zip Code: 28209

Telephone: (704) 714-7681 Fax: ( )

Email: mgribble@nwravin.com

**Property Owner Signature:** [Signature]

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.



March 28, 2018

Mr. Mark Olinger, Director  
Department of Planning & Development Review  
900 East Broad Street, Suite 511  
Richmond, VA 23219  
[Mark.Olinger@richmondgov.com](mailto:Mark.Olinger@richmondgov.com)

RE: Applicant's Report for Rezoning of Cowardin Avenue and Riverside Drive properties

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Conditional Rezoning application for 1701 Stonewall Avenue, 700 Cowardin Avenue, 701, 705 & 715 W 19th Street from the M-1 Light Industrial, B-3 General Business and R-53 Multi-Family Residential Districts to the RF-2C Riverfront Conditional District. With this application, NR Manchester LLC as the owner of record and Jeremy Connell as the contract purchaser are petitioning the City Council to rezone the five properties from the existing hodge-podge zoning regulations to the nearby RF-2 Riverfront District in order to develop the property with uses under the urban mixed-use form-based regulations found in the RF-2 district.

#### *Site*

The proposed rezoning is for five properties that make up the block bound by Riverside Drive, Cowardin Avenue, Stonewall Avenue and West 19th Street in the Springhill Neighborhood at the southern terminus of the Belvidere Street Bridge. The five properties together are comprised of 2.276 acres and are currently unimproved. The property boasts spectacular views of the downtown skyline, Hollywood Cemetery and the James River.

#### *Zoning Regulations*

The property is currently located in M-1 Light Industrial, B-3 General Business and R-53 Multi-Family Residential zoning districts. The M-1 district permits a wide variety of commercial, industrial and service uses, many of which could be considered noxious or undesirable adjacent to a residential use. The B-3 district permits high-way commercial, office, retail and multi-family residential uses. The R-53 district permits garden style multi-family residential uses. The property is also subject to a special use permit, authorized in 2008 by ordinance 2008-108-130. This ordinance allowed the development of the property with a 200-unit multi-family building, parking deck and commercial uses.

The applicant wishes to construct new residential dwellings on the property that would comply with the RF-2 Riverfront zoning district regulations. The proposed RF-2 district regulations would allow for a mix of uses, including single- and two-family and multi-family dwellings. The applicant plans to develop the property in accordance with the stated intent of the RF-2 riverfront district. The district's

MARKHAM PLANNING  
2314 West Main Street · Richmond, Virginia 23220  
(804) 248-2561

intent is to provide for medium scale planned mixed-use development on relatively large sites in close proximity to the riverfront in a manner that will protect prominent views of the James River from public spaces and will encourage public and private use of and access to the riverfront. The district is intended to facilitate the economic development benefits that will accrue through enhanced commercial and residential development and increased tourism generated by riverfront redevelopment. Finally, the district regulations are intended to promote a concentration of uses that result in a high degree of pedestrian attraction and activity along the riverfront, while protecting the area at the shore of the river from building development.

The RF-2 district allows for a maximum of thirteen stories and includes form-based requirements that are not found in the existing zoning districts, which will ensure that any development of the site is more urban in character, will provide life and activity on the street and will be protective of views to and from the James River. These requirements include such things as regulation on the location and screening of parking decks and lots, bulk and lot coverage maximum, fenestration and setbacks maximums.

In addition to the normal zoning requirements, any development of the site with ten or more dwelling units will require a plan of development be approved by the Director of Planning and Development Review to ensure compatibility.

Additionally, the applicant has agreed to the following proffered conditions to further ensure compatibility with the surrounding neighborhood and the goals of the Master Plan and the Spring Hill Community Vision:

1. One and one half (1.5) parking spaces shall be provided for each dwelling unit at no additional charge to the occupant(s). Such parking shall be provided in accordance with the current provisions of Chapter 30 Article VII of the Code of the City of Richmond (2015).
2. A usable open space ratio of not less than 0.20 shall be provided for newly constructed buildings or portions thereof devoted to dwelling uses
3. The front yard setback along West 19th Street shall be ten feet (10').
4. No building shall exceed thirty-five feet (35') in height within forty-five feet (45') of the property line along West 19th Street.
5. Buildings along West 19th Street and Stonewall Avenue shall have entrances that face on these streets.
6. Lighting of the property shall be decorative pedestrian scaled lighting and shall be designed and installed so as to concentrate illumination within the property and to prevent glare on adjoining properties and streets. In no case shall the intensity of illumination exceed 0.5 horizontal footcandle at the centerline of West 19th Street, Riverside Drive and Stonewall Avenue.
7. Streetscape improvements along Riverside Drive, West 19th Street and Stonewall Avenue shall be provided adjacent to the property, the design of which shall be pedestrian scaled and shall be approved at the time of Plan of Development approval.

8. All sewers, gas and water distribution facilities and all facilities to furnish electric power, telephone and internet service installed to serve the property shall be located underground.
9. Parking areas and parking lots containing more than twenty (20) parking spaces shall include a minimum of five (5) parking spaces constructed of a type of permeable pavement that conforms to the Virginia Tech BMP clearing house technical standards.
10. All landscaping on the property shall consist of native non-invasive plant species.
11. Parking areas and parking lots containing more than twenty (20) parking spaces shall include a minimum of one (1) parking island as a type of bioretention water quality structure that conforms to the Virginia Tech BMP clearing house technical standards. This bioretention water quality structure shall be provided in addition to the requirements for water quality offsets in the Chesapeake Bay area and the MS4 area.

#### *Neighborhood Plan / Master Plan*

In 2013, the Storefront for Community Design held a workshop series with the surrounding community to develop a shared vision for the Springhill Neighborhood and the attached Spring Hill Community Vision document was created. The document recognizes the subject property as a gateway site to the neighborhood and encourages new high-rise development to be massed to step down towards existing residential neighborhood and to accommodate parking needs on-site. The document also states that pedestrian-friendly development, with commercial or office uses on the ground floor, will be expected on significant gateway sites. The illustrative plan found in the document shows a highrise building on this site and is very much in keeping with the regulations of the proposed RF-2 district.

The RF-2 district contains the form-based requirements that will create a pedestrian friendly environment and parking requirements of one space per unit that will ensure parking is accommodated on-site as recommended by the plan.

The City Master Plan land use recommendations for this site have not been updated since 2001 and include designations for Multi-Family Medium Density development on the eastern portion of the site and Single-Family Medium Density development on the western portion of the site. The very similarly situated property on the other side of Cowardin Avenue was included in the City's 2009 Downtown Plan and was designated as a Downtown Urban Center Area. Subsequently, the property across the street was rezoned to the RF-2 district.

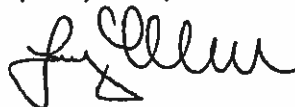
#### *City Charter Conditions*

We trust that you will agree with us that the development of the site would be better suited under the regulations in the RF-2C Riverfront Conditional district than the existing hodge-podge of districts or the existing special use permit and that the rezoning meets the City Charter considerations to be observed in the alteration of zoning regulations.

Thank you for your consideration of this application. Please feel free to contact me at

lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Lory Markham', written in a cursive style.

Lory Markham

**Enclosures**

cc: The Honorable Parker Agelasto  
Matthew Ebinger, Secretary to the City Planning Commission