



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2014-190: To conditionally rezone the properties known as 508 N. Adams Street and 510 N. Adams Street from the R-6 Single-Family Attached Residential District to the B-6C Mixed-Use Business District (Conditional), upon certain proffered conditions.

To: City Planning Commission
From: Land Use Administration
Date: October 6, 2014

PETITIONER

Hannibal Hasan - The Hanson Company, LLC

LOCATION

508 N. Adams Street and 510 N. Adams Street

PURPOSE

To conditionally rezone the properties known as 508 N. Adams Street and 510 N. Adams Street from the R-6 Single-Family Attached Residential District to the B-6C Mixed-Use Business District (Conditional), upon certain proffered conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the R-6 Single-Family Attached Residential District, which does not permit commercial uses. The applicant is requesting a conditional rezoning to B-6C that would allow use of the existing corner commercial space in the mixed-use building at 508 N. Adams Street without the need for special approvals from the Board of Zoning Appeals, and would allow future mixed-use development of the parcel currently improved with the surface parking area at 510 N. Adams Street.

Staff finds the proposed conditional rezoning would enable continued ongoing commercial use of existing commercial space and future mixed-use development of a corner lot currently improved with a surface parking area.

Staff further finds such land use would help facilitate continued development of the area that is consistent with the Downtown Plan's vision of Jackson Ward as a thriving mixed-use, walkable district.

Staff further finds that the proposed rezoning would not cause an undue parking burden on the neighborhood. On-site surface parking is currently available for use by the existing multi-family dwelling units and commercial space, and rezoning to B-6 would reduce the number of nonconforming off-street parking spaces attributed to the existing multi-family dwelling units. Should new development of the property take place, it will be required to meet the parking standards of the Zoning Ordinance.

Staff further finds that the proffered conditions attached to the ordinance provide additional assurances that use of the subject property will not adversely affect the neighborhood.

Therefore, staff recommends approval of the conditional rezoning request.

FINDINGS OF FACT

Site Description

The subject property is located in the Jackson Ward neighborhood and the Jackson Ward City Old & Historic District. The property consists of two parcels of land at the corner of W. Clay Street, N. Adams Street, and Pulliam Street.

508 N. Adams Street (0.159 acres) is improved with a multi-family dwelling and a mixed-use building containing multi-family dwelling units and approximately 550 square feet of commercial space at the corner of W. Clay Street and N. Adams Street. The commercial space has historically been used for commercial purposes, and was the subject of a special exception granted by the Board of Zoning Appeals to allow a retail use (food store) (BZA Case No. 12-01).

A total of 16 multi-family dwelling units exist at 508 N. Adams Street. Per tax assessment records, the multi-family and mixed-use structures were built in 1925.

510 N. Adams Street (0.237 acres) is improved with a surface parking area at the corner of N. Adams Street and Pulliam Street which is authorized by a special use permit (Ord. No. 2000-378-360). The parking area is currently designated to provide parking for the uses of 508 N. Adams Street and two (2) parking spaces for other uses permitted in the R-6 Single-Family Attached Residential district.

Proposed Use of the Property

The B-6 zoning district is a mixed-use district that permits a variety of commercial and services uses, as well as residential use. Rezoning to this district would allow the establishment of commercial use in the existing commercial space in the multi-use structure and the continuation of the multi-family residential and surface parking area uses present on the subject property. Future mixed-use development of 510 N. Adams Street could also take place, provided B-6 zoning standards are met.

Master Plan

According to the Richmond Downtown Plan, the subject property is located within a General Urban Area, which is “characterized by medium-density, mixed-use development, distributed along medium-sized blocks” (p. 3.23). “Historic Jackson Ward is...an example of the general urban condition in Richmond. The district represents the historic pattern of settlement in Downtown Richmond, with a connected network of blocks and streets and buildings shaping the public space. A mix of buildings types exist in the neighborhood, ranging from single-family homes to rowhouses to mixed-use, main street buildings” (p. 3.24).

The Plan goes on to state: “It is essential that Jackson Ward be revitalized not only as a residential neighborhood, but as a thriving mixed-use, walkable district. This can be achieved by encouraging neighborhood supported retail, office, and cultural centers in the district” (p. 4.10). General Recommendations for the subject property include the installation of street trees along N. Adams Street and constructing a building on 510 N. Adams Street that fronts directly on the street (p. 4.6).

Zoning & Proffered Conditions

According to the Zoning Ordinance, “the intent of the B-6 district is to encourage development of mixed land uses consistent with the objectives of the master plan and the downtown plan, and to promote enhancement of the character of development along principal corridors and in other areas. The district regulations are intended to encourage appropriate infill development on undeveloped land, promote adaptive reuse of underutilized buildings or enable redevelopment of properties where continuation of current uses or adaptive reuse is not feasible, depending on the character and needs of particular areas.”

“The district regulations are also intended to safeguard the character of adjoining properties, to maintain existing streetscape character by providing continuity of building setbacks and heights, to enhance public safety and encourage an active pedestrian environment appropriate to the mixed use character of the district by providing for windows in building facades along street frontages, and to promote an environment that is conducive to preservation of important historic, architectural and cultural features that may exist within the district.”

“Finally, the district regulations are intended to assure adequate accessible parking and safe vehicular and pedestrian circulation, to facilitate a streetscape with minimum setbacks along principal street frontages and to provide for limited interruption by driveways and vehicular traffic across public sidewalk areas along principal street frontages.”

The B-6 zoning district requires buildings to be no less than two and no greater than four stories in height. Yard, screening, parking area, and building façade fenestration requirements are also provided in the Zoning Ordinance for the B-6 district.

Due to nonconforming rights of the existing multi-family dwelling units, no off-street parking spaces are required for them. In the absence of nonconforming rights, a total of 20 off-street parking spaces for the 16 existing multi-family dwelling units would be required under the current R-6 zoning; under the proposed B-6 zoning, parking would be required at a ratio of 1 parking space per 2 dwelling units (i.e. eight parking spaces), pursuant to a provision in the Zoning Ordinance allowing a reduced parking ratio for uses located within buildings existing on July 10, 2006. The result of rezoning to B-6 would be the loss of 11 nonconforming parking spaces. Nevertheless, off-street parking spaces in excess of eight spaces is currently available at 510 N. Adams Street for use by the nonconforming multi-family dwelling units.

Off-street parking for new residential development on the property under B-6 standards is to be provided at a ratio of 1 parking space per 1 dwelling unit. Additional provisions allow off-street parking spaces required for dwelling units to be supplied by off-street parking

spaces provided for non-dwelling uses (i.e. shared parking), provided that certain conditions are met.

There are currently no nonconforming parking spaces attributed to the existing commercial space. Parking for the commercial space under R-6 zoning would follow standard parking requirements of the Zoning Ordinance; under B-6 zoning off-street parking for the existing commercial space is to be provided at 50% of what is normally required by the Zoning Ordinance, due to the same provision referenced above. Parking for new commercial development is to be provided according to the standard parking requirements of the Zoning Ordinance.

The applicant has voluntarily proffered conditions of development which would prohibit night club/dance club uses, which are normally permitted in the B-6 district with a conditional use permit. The height of future development of 510 N. Adams Street would be limited to three stories rather than four stories.

The proffered conditions would also limit the operating hours of any ground floor retail uses to 6:00 a.m. through 11:00 p.m. and would require any noise level from music to be limited to inside the building and inaudible beyond the building.

No prohibition to the sale of alcohol on the premises has been included in the proffered conditions, which is in keeping with previous approvals pertaining to the subject property. BZA Case No. 12-01 prohibited the sale or consumption of alcoholic beverages on the premises. Subsequently, BZA Case No. 20-03 conditionally approved off-premises alcohol sales.

Surrounding Area

The subject property and all adjacent properties are located in the R-6 Single-Family Attached Residential District. R-63 Multi-family Urban Residential, RO-2 Residential Office, B-1 Neighborhood Business, and B-4 Central Business Districts are located in the vicinity.

A mix of residential (single-, two-, and multi-family), institutional, commercial, mixed-use, and office uses are present in the area.

Neighborhood Participation

Staff sent notice of the conditional rezoning request to the Historic Jackson Ward Association and Councilman Samuels. A letter of support was received from the Historic Jackson Ward Association.

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