

INTRODUCED: September 8, 2014

AN ORDINANCE No. 2014-190-174

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

Patron – Mayor Jones (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: OCT 13 2014 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on Sheets 1 and 2 of the plat entitled “ALTA/ACSM Land Title Survey Showing Improvements on #100-104 West Clay Street and #500-508 North Adams Street (Formerly #502-508), and #510 North Adams Street, City of Richmond, Virginia,” prepared by Potts, Minter and Associates, P.C., and dated January 29, 2014, 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 2014 records of the City Assessor, are excluded from the R-6 Single-Family Attached Residential District and shall no longer be subject to the provisions of sections 114-412.1 through 114-412.8 of the Code of the City of Richmond (2004), as amended, and that the same are included in the B-6C Mixed-Use Business District (Conditional)

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: OCT 13 2014 REJECTED: _____ STRICKEN: _____

and shall be subject to the provisions of sections 114-444.1 through 114- 444.8 and all other applicable provisions of Chapter 114 of the Code of the City of Richmond (2004), as amended:

508 N. Adams Street
510 N. Adams Street

Tax Parcel No. N000-0121/020
Tax Parcel No. N000-0121/014

§ 2. That this rezoning shall be conditioned upon the compliance by the owner or owners with the proffered conditions entitled “Statement of Proffer” and dated June 13, 2014, 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.

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



RECEIVED
AUG 20 2014

O & R REQUEST

AUG 13 2014

CITY OF RICHMOND
OFFICE OF CITY ADMINISTRATION
INTRACITY CORRESPONDENCE

Chief Administration Office
City of Richmond

O&R REQUEST

DATE: August 11, 2014

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Byron C. Marshall, Chief Administrative Officer

THROUGH: Peter H. Chapman, Deputy Chief Administrative Officer

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

SUBJECT: 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.

ORD. OR RES. No. _____

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.

REASON: The subject property is located in an R-6 Single-Family Attached Residential District which does not permit commercial uses. The applicant is requesting a conditional rezoning that would allow commercial and residential uses on the property.

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 6, 2014 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property is located in the Jackson Ward neighborhood and 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 commercial space at the corner of W. Clay Street and N. Adams Street. 510 N. Adams Street (0.237 acres) is improved with a surface parking lot at the

201408005

corner of N. Adams Street and Pulliam Street which is authorized by special use permit ordinance 2000-378-360. The subject property is also located in the Jackson Ward City Old & Historic District.

Rezoning to B-6C 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. Under B-6 standards, parking for the 16 existing multi-family dwelling units are to be provided at a ratio of 1 parking space per 2 dwelling units, due to a provision in the Zoning Ordinance allowing this reduced parking ratio for residential uses located within buildings existing on July 10, 2006. Parking for new residential development is to be provided at a ratio of 1 parking space per 1 dwelling unit.

The applicant has voluntarily proffered conditions of development which would prohibit night club/dance club uses, would limit the operating hours of any ground floor retail uses to 6:00 a.m. through 11:00 p.m., and would limit the height of future development of 510 N. Adams Street to three stories.

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).

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.

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: \$1,200 application fee

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: September 8, 2014

CITY COUNCIL PUBLIC HEARING DATE: October 13, 2014

REQUESTED AGENDA: Regular

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission,
October 6, 2014

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: Draft Ordinance, Application Form, Applicant's Letter, Survey, Proffer
Sheet

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

DCD O&R No.14-28



Application for **REZONING/CONDITIONAL REZONING**

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

Project Name/Location

Project Name: Historic Manor Date: 06/05/2014

Property Address: 500-510 North Adams Street Tax Map #: n0000121020

Fee: \$1200 Total area of affected site in acres: 0.159
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-6

Existing Use: Multifamily

Is this property subject to any previous land use cases? B-6
 Yes No

If Yes, please list the Ordinance Number: _____

Proposed Zoning/Conditional Zoning

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

Applicant/Contact Person: Hannibal Hasan

Company: The Hanson Company LLC

Mailing Address: 927 Hull Street

City: Richmond State: VA Zip Code: 23224

Telephone: (757) 286-0772 Fax: (804) 325-3799

Email: hh@thehansonco.com

Property Owner: Historic Manor LP

If Business Entity, name and title of authorized signee: Hannibal Hasan

Mailing Address: 927 Hull Street

City: Richmond State: VA Zip Code: 23224

Telephone: (757) 286-0772 Fax: (804) 325-3799

Email: hh@thehansonco.com

Property Owner 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.)



The Hanson Company, LLC

June 13, 2014

Department of Planning and Development Review
900 East Broad Street
Richmond, Virginia 23219

RECEIVED
JUN 13 2014
LAND USE ADMINISTRATION

RE: Applicant's Report

To whom it may concern

We are filing for a rezoning to a property that is owned by Historic Manor LP. The Addresses are 500-510 North Adams Street. This property will also include 100-104 West Clay Street. The current R-6 zoning for the property is not the correct designation as the physical building was originally built as 16 apartments with two ground floor commercial spaces. It was subsequently down-zoned from its original intended purpose which has an adverse effect on the value of the property. For an example: if a fire were to destroy the complex, current zoning would not allow the structure to be rebuilt as it stands today.

The proper designation for this property should be zoned B-6 as this proposed change in zoning is more consistent with the surrounding urban business uses such as Saison's Restaurant and deli, Bistro 27, and Max's restaurant. Moreover the previous use for this subject property was a deli/grocery store. The proposed zoning change will help to create the much needed neighborhood retail North of West Marshall and Broad Street.

The rezoning will be more inline with the City's current master plan which encourages the pedestrian-friendly environment that local residents can patronize without having to have a car.

The retail component of this development will add help to generate additional sales tax revenue for the City, and will provide goods and services Therefore the applicant is requesting that the zoning be corrected to a more appropriate zoning classification

In the interim should you have any questions please give me a call. My direct number is 757-286-0772.

Best Regards,

Hannibal Hasan
The Hanson Company LLC

