



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2016-233: To rezone the properties known as 1400, 1404, 1408, 1410, 1412, 1414 and 1416 North 27th Street from the R-6 Single-Family Attached Residential District to the UB-2 Urban Business District and the properties known as 1401 and 1403 North 26th Street; 1418, 1420 and 1422 North 27th Streets; and 2603, 2605, 2607, and 2623 Nine Mile Road from the B-2 Community Business District to the UB-2 Urban Business District.

To: City Planning Commission
From: Land Use Administration
Date: October 3, 2016

PETITIONER

Mr. James W. Theobald, Esq.

LOCATION

Block bound by Nine Mile Road, North 27th Street, T Street, and North 26th Street

PURPOSE

Rezoning to allow for the construction of a medical office building

SUMMARY & RECOMMENDATION

The subject properties are 16 vacant parcels totaling approximately 1.23 acres. The properties are currently located in the City's B-2 Community Business and R-6 Single-Family Attached Residential zoning districts. The property owner intends to develop a medical office building with accessory parking on the subject properties.

The existing B-2 zoning permits a variety of commercial uses, including medical offices. However, the B-2 district requires buildings have a 25 foot front yard and permits parking between the building and the street. The R-6 zoning permits single- and two-family uses but does not permit the proposed medical office use. The proposed UB-2 zoning would allow for the medical office use as well as other commercial uses such as retail and restaurants. The UB-2 zoning requires buildings to address the street and prohibits parking between the building and the principal street.

The subject properties are currently designated for Institutional and Transitional Office land uses in the City's Master Plan. The Transitional Office land use designation recommends primary uses that are low-to-medium intensity professional, business and administrative offices, and medical and dental clinics that are compatible with adjacent residential uses and serve as separation between residential areas and nearby commercial or other higher intensity land use features. The Institutional land use designation recommends primary uses that are institutional in nature including hospitals and other care facilities. The request to rezone the properties from the B-2 and R-6 zoning districts to the UB-2 zoning district to allow for a medical office building is consistent with the recommendations found in the City's Master Plan. Therefore, staff recommends approval of the proposed rezoning.

FINDINGS OF FACT

Site Description

The subject properties consist of 16 parcels in the block bound by Nine Mile Road, North 26th Street, T Street and North 27th Street. There is an alley that runs from T Street to Nine Mile Road that is proposed to be closed by a separate ordinance. The properties total approximately 1.23 acres. The subject properties are currently zoned B-2 and R-6. The majority of the lots are unimproved, with one of the lots having a single-family home.

Proposed Use of the Property

The proposed UB-2 zoning district would allow a variety of commercial, office and residential uses to be developed on the subject property. The property owner, Bon Secours- Richmond Community Hospital, intends to develop a medical office building with accessory parking in accordance with the requirements of the UB-2 district.

Master Plan

The subject properties are currently designated for Institutional and Transitional Office land uses in the City's Master Plan. The Transitional Office land use designation recommends primary uses that are low-to-medium intensity professional, business and administrative offices, and medical and dental clinics that are compatible with adjacent residential uses and serve as separation between residential areas and nearby commercial or other higher intensity land use features. The Institutional land use designation recommends primary uses that are institutional in nature including hospitals and other care facilities.

Zoning & Ordinance Conditions

The existing B-2 zoning permits a variety of commercial uses, including medical offices. However, the B-2 district requires buildings have a 25 feet front yard and permits parking between the building and the street. The R-6 zoning permits single- and two-family uses but does not permit the proposed medical office use. The proposed UB-2 zoning would allow for the medical office use as well as other commercial uses such as retail and restaurants. The UB-2 zoning requires buildings to address the street and prohibits parking between the building and the principal street.

Surrounding Area

Neighboring properties include a mixture of uses including the Bon Secours Community Hospital to the east, single-family homes to the south and commercial uses to the north across Nine Mile Road.

Neighborhood Participation

Staff has not received any letters of support or opposition for the proposed rezoning.

Staff Contact: Lory Markham, Planner III, 804-646-6309