



Urban Design Committee

UDC 2024-24	Plan of Development Recommendation for Front Yard Setback – 3200 W. Moore Street Meeting Date: 2/8/2024
Applicant/Petitioner	Charlie Wilson, Baker Development Resources Representative of the Property Owner
Project Description	Setback Recommendation, Moore Street Façade - Proposed Multi-Family Building
Project Location	
Address: 3200 W. Moore St	
Property Owner: Hcl Parking Llc,	
High-Level Details: City Code requires that a Plan of Development Application receive review by the UDC when a setback depth is greater than permitted by the zoning code. The proposed building is setback roughly 26ft feet along the Moore Street facade. The UDC makes a recommendation for consideration by the Director of Planning and Development Review in approving the Plan of Development.	
Staff Recommendation	Approval, with Conditions
Staff Contact	Ray Roakes, Planner, raymond.roakes@rva.gov
Public Outreach/ Previous Reviews	NA
Conditions for Approval	Applicant to record the setback space that is dedicated to pedestrians as a public access easement.

Findings of Fact

Site Description	The Plan of Development application is to construct a multi-family building to replace the existing parking lot use.
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Scope of Review	<p>DIVISION 22. - B-7 CENTRAL BUSINESS DISTRICT Sec. 30-446.4. - Yards.</p> <p>(1) <i>Front yard.</i></p> <p>a. No front yard shall be required. In no case shall a front yard with a depth greater than ten feet be permitted, provided further that not more than ten percent of the building wall of the street level story along the street shall be set back more than ten feet, except as may be authorized pursuant to subsections (1)b and (1)c of this section.</p> <p>b. A front yard with a depth greater than permitted by application of the provisions of subsection (1)a of this section may be provided when such front yard is improved for purposes of a pedestrian plaza or outdoor dining area as permitted by Section 30-446.2 and is approved subject to a plan of development as set forth in Article X of this chapter. Except where the property is within an old and historic district, the City Urban Design Committee shall review the application and plans and submit a recommendation to the Director of Planning and Development Review prior to approval of such plan of development by the Director.</p>
Prior Approvals	NA
Project Description	<p>The Plan of Development application is to construct an multi-family to replace the existing uses on this block.</p> <p>The review of the UDC is to the setback, only. The setback in question is along West Moore Street.</p> <p>The proposal is to set back the building roughly 26 ft from the property line along Moore Street and have that space be dedicated to pedestrian use as a plaza, including outdoor café seating. The plaza is located under an overhang of the proposed building, landscaping would not be possible in the plaza space.</p> <p>Staff finds the proposal for setback meets the zoning requirements by being used as outdoor seating and pedestrian plaza. Staff finds the Staff recommends approval with one condition.</p> <ol style="list-style-type: none"> 1. Applicant to record the setback space that is dedicated to public use of pedestrians as a public access easement.

Urban Design Guidelines and Master Plan

	Text	Staff Analysis
Master Plan		
Future Land Use: Industrial Mixed-Use	Ground floor uses engage with and enliven the street. Monolithic walls are discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged.	The proposal increases space for pedestrians along Moore Street. The proposal contributes to a highly-walkable urban environment by creating interesting and varying public spaces.
Urban Design Guidelines		
<i>P.17 Community Character: Streetscapes</i>	<i>streetscapes are designed to reflect the character of the neighborhood and to offer a safe, comfortable environment for pedestrians.</i>	The proposal increases space for pedestrians along Moore Street, while providing a setback for outdoor seating areas. The proposal contributes to a safe, comfortable environment for pedestrians.