



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**CPCR 2019-025:** To declare and intent to amend the Official Zoning Map for the purpose of rezoning certain properties in the VUU/Chamberlayne Neighborhood Plan area along both sides of: Lombardy St between Brook Rd and Chamberlayne Ave, Chamberlayne Ave between the 2300 and 2900 blocks, Graham Ave between Lombardy St and Chamberlayne Ave, and Overbrook Rd between Lombardy St and Chamberlayne Ave.

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**To:** City Planning Commission  
**From:** Department of Planning and Development Review  
**Date:** April 1, 2019

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#### **PETITIONER**

City of Richmond  
900 East Broad Street  
Richmond, VA 23219

#### **LOCATION**

Lombardy Street, Chamberlayne Avenue, Graham Avenue and Overbrook Road in the Virginia Union neighborhood.

#### **PURPOSE**

To amend the official zoning map and text for the purpose of creating a neighborhood center at the heart of the VUU/Chamberlayne Plan area, the key recommendation of the Plan.

#### **SUMMARY & RECOMMENDATION**

In November 2015 the City Planning Commission adopted the VUU/Chamberlayne Neighborhood Plan (adopted by City Council February 2016), (herein referred to as "The Plan"). The Plan was created with significant input from neighborhood residents and area institutions. The key recommendation of The Plan was to create a walkable neighborhood center with shops, restaurants, and other amenities. The area is currently zoned B-3 (General Business) and B-2 (Community Business), which allow uses incompatible with Plan goals. Rezoning to UB-2 (Urban Business) would allow development to take on a character compatible with plan goals and a walkable neighborhood center.

**Staff supports this resolution.**

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## FINDINGS OF FACT

### Background

These amendments arise out of the recommendations of the adopted VUU/Chamberlayne Plan. The Plan was formed with input from a steering committee made up of representatives from both the Edgehill Civic Association and the Chamberlayne Court Civic Association, as well as representatives of Virginia Union University, Pfizer, the Children's Hospital of Richmond at VCU, and the Richmond Association of Realtors, along with multiple small business owners in the area.

The steering committee identified *Strengths*, *Weaknesses* and *Opportunities* of the study area. The primary *Weaknesses* were "lack of neighborhood and retail services", "too many storage and auto uses in critical locations", "corrosion of streetscapes and inconsistent sidewalks", "too many parking lots, not enough green space", and "old motels and nuisance uses". The primary *Opportunities* were: "create a neighborhood and college town center on Lombardy", "attract shops, restaurants, and community services", "build more housing" and "improve appearance and usefulness of streets".

Changing the zoning designation to UB-2, as recommended by The Plan, will guide new development to fit the character of the neighborhood center, eventually turning Lombardy Street into the walkable neighborhood retail center envisioned.

### Master Plan

The VUU/Chamberlayne Neighborhood Plan is an adopted amendment to the official Master Plan. Rezoning will fulfill the first phase of Plan implementation. The VUU/Chamberlayne Plan future land use map and recommendations will be incorporated into Richmond 300, the City Master Plan update currently underway.

### Existing and Proposed Zoning

Staff has completed a thorough analysis of the specifics of each zoning district and has concluded that the UB-2 Urban Business District, as recommended by The Plan, will achieve the land use goals of The Plan.

UB-2 differs from B-3 and B-2 in that it does not allow auto-service centers, auto sales, motor fuels dispensing and other uses typical of B-3 and B-2. UB-2 has no required front yard setback and new buildings must be a minimum of two stories and a maximum of three stories (four if adjacent lot has four stories, which is not applicable to this area). Parking lots may not be located between a main building and the right-of-way, and must be screened. Driveways from streets are not allowed if alley access is available. All new development over 1,000 square feet is required to undergo a Plan of Development review.

### **Public Engagement**

In addition to the above-mentioned resident and business participation in the planning process, PDR staff presented the concept and details of the rezoning to the Edgehill/Chamberlayne Court Civic Association on March 26<sup>th</sup>, 2019. There was detailed discussion about what the rezoning means for the neighborhood, and general agreement to move forward. After the Planning Commission approves the Resolution to proceed with the rezoning, staff will send notice to affected property owners and hold a public meeting on the rezoning, as well as present at neighboring civic association meetings. Staff will also continue to keep in touch with the Edgehill/Chamberlayne Court Civic Association as the process moves forward.

### **Attached Summary Document**

In order to convey the ideas and reasoning behind this rezoning process clearly and thoroughly, staff created a summary document complete with explanatory text, photos of the rezoning area, maps of existing and proposed zoning, exact zoning changes, and explanation of each recommendation. Please see summary (attached) for further details.

### **Staff Contact:**

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