

INTRODUCED: September 12, 2016

AN ORDINANCE 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.

Patron – Mayor Jones (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: OCT 10 2016 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the plat entitled “ALTA/NSPS Land Title Survey of Two Parcels of Land Lying on the South Line of Nine Mile Road – State Route 33,” prepared by Jenning Stephenson P.C., and dated May 4, 2016, 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 2016 records of the City Assessor, are excluded from R-6 Single-Family Attached Residential District and shall no longer be subject to the provisions of sections 30-412.1 through

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: OCT 10 2016 REJECTED: _____ STRICKEN: _____

30-412.8 of the Code of the City of Richmond (2015), as amended, and that the same are included in the UB-2 Urban Business District and shall be subject to the provisions of sections 30-433.10 through 30-433.17 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

1400 North 27 th Street	Tax Parcel No.	E000-0714/016
1404 North 27 th Street	Tax Parcel No.	E000-0714/013
1408 North 27 th Street	Tax Parcel No.	E000-0714/012
1410 North 27 th Street	Tax Parcel No.	E000-0714/011
1412 North 27 th Street	Tax Parcel No.	E000-0714/010
1414 North 27 th Street	Tax Parcel No.	E000-0714/008
1416 North 27 th Street	Tax Parcel No.	E000-0714/007

§ 2. That, as shown on the plat entitled “ALTA/NSPS Land Title Survey of Two Parcels of Land Lying on the South Line of Nine Mile Road – State Route 33,” prepared by Jennings Stephenson P.C., and dated May 4, 2016, 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 2016 records of the City Assessor, are excluded from the B-2 Community Business District and shall no longer be subject to the provisions of sections 30-436.1 through 30-436.5 of the Code of the City of Richmond (2015), as amended, and that the same are included in the UB-2 Urban Business District and shall be subject to the provisions of sections 30-433.10 through 30-433.17 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

1401 North 26 th Street	Tax Parcel No.	E000-0714/017
1403 North 26 th Street	Tax Parcel No.	E000-0714/018

1418 North 27 th Street	Tax Parcel No.	E000-0714/006
1420 North 27 th Street	Tax Parcel No.	E000-0714/005
1422 North 27 th Street	Tax Parcel No.	E000-0714/004
2603 Nine Mile Road	Tax Parcel No.	E000-0714/019
2605 Nine Mile Road	Tax Parcel No.	E000-0714/020
2607 Nine Mile Road	Tax Parcel No.	E000-0714/021
2623 Nine Mile Road	Tax Parcel No.	E000-0714/001

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



City of Richmond

Intracity Correspondence

Ordinance: ORD. 2016-194

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.richmondgov.com

RECEIVED

JUL 22 2016

File Number: ORD. 2016-194

OFFICE OF CITY ATTORNEY

To rezone the properties known as 2603, 2605, 2607, and 2623 Nine Mile Road; 1401 and 1403 North 26th Street; and 1416, 1418, 1420 and 1422 North 27th Street from the B-2 Community Business District to the UB-2 Urban Business District and 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.

4-5348

O & R REQUEST

JUN 28 2016

O & R Request

DATE: June 21, 2016 EDITION: 1

TO: The Honorable Members of City Council

Chief Administration Office
City of Richmond

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

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

THROUGH: Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning

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

SUBJECT: To rezone the properties in the block bound by Nine Mile Road, North 26th Street, T Street and North 27th Street from the B-2 Community Business District and the R-6 Single-Family Attached Residential District to the UB-2 Urban Business District.

ORD. OR RES. No.

PURPOSE: To rezone the properties known as 2603, 2605, 2607, and 2623 Nine Mile Road; 1401 and 1403 North 26th Street; and 1416, 1418, 1420 and 1422 North 27th Street from the B-2 Community Business District to the UB-2 Urban Business District and 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.

REASON: The subject properties are zoned B-2 Community Business District and R-6 Single-Family Attached Residential District, which does not permit the proposed medical office building use and layout. A rezoning to UB-2 Urban Business has been requested to permit the proposed uses.

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 September 6, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: 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. 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.

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.

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.

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: \$1,800 application fee

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: July 25, 2016

CITY COUNCIL PUBLIC HEARING DATE: September 12, 2016

REQUESTED AGENDA: Regular

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, September 6, 2016

AFFECTED AGENCIES: Office of Chief Administrative Officer; Law Department (for review of draft ordinance); and City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORDINANCES: None.

ATTACHMENTS: Application Form, Applicant's Letter, Draft Ordinance, Survey, Conceptual Layout, Proffers

STAFF: Willy Thompson, Senior Planner; Land Use Administration (Room 511); 646-5734

PDR O&R No. 16-12



Application for **REZONING/CONDITIONAL REZONING**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 848-8304
<http://www.richmond.gov/>

Project Name/Location

Project Name: 27th Street MOB Date: May 16, 2016

Property Address: See Attached Tax Map #: See Attached

Fee: _____ Total area of affected site in acres: 1.233
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-6 and B-2

Proposed Zoning/Conditional Zoning

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

Existing Use: Vacant & Single Family Residential

Is this property subject to any previous land use cases? Medical office building and uses accessory thereto
 Yes No

If Yes, please list the Ordinance Number: _____
2003-294-310

Applicant/Contact Person: Charles H. Rothenberg, Esq. and James W. Theobald, Esq.

Company: Hirschler Flescher

Mailing Address: P.O. Box 500

City: Richmond State: VA Zip Code: 23218-0500

Telephone: (804) 771-9503 and 771-9513 Fax: (804) 644-0957

Email: crothenberg@hf-law.com
jtheobald@hf-law.com

Property Owner: Bon Secours-Richmond Community Hospital, Inc.

If Business Entity, name and title of authorized signee: _____

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

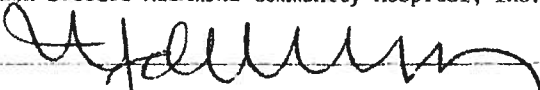
Mailing Address: c/o Cabell Ackerly, 1501 Maple Avenue, Suite 105

City: Richmond State: VA Zip Code: 23226

Telephone: (804) 287-7374 Fax: ()

Email: cabell_ackerly@bshsi.org

Bon Secours-Richmond Community Hospital, Inc.

Property Owner Signature: By: 

(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.)

**BON SECOURS-RICHMOND COMMUNITY HOSPITAL, INC.
27TH STREET MOB SITE
APPLICATION/PROPERTY INFORMATION**

Property Address	Tax Map Number	Current Zoning
2603 Nine Mile Road	E0000714019	B-2
2605 Nine Mile Road	E0000714020	B-2
2607 Nine Mile Road	E0000714021	B-2
2623 Nine Mile Road	E0000714001	B-2
1401 N. 26 th Street	E0000714017	B-2
1403 N. 26 th Street	E0000714018	B-2
1400 N. 27 th Street	E0000714016	R-6
1404 N. 27 th Street	E0000714013	R-6
1408 N. 27 th Street	E0000714012	R-6
1410 N. 27 th Street	E0000714011	R-6
1412 N. 27 th Street	E0000714010	R-6
1414 N. 27 th Street	E0000714008	R-6
1416 N. 27 th Street	E0000714007	R-6
1418 N. 27 th Street	E0000714006	B-2
1420 N. 27 th Street	E0000714005	B-2
1422 N. 27 th Street	E0000714004	B-2

BON SECOURS-RICHMOND COMMUNITY HOSPITAL, INC.
27TH STREET MOB
APPLICANT'S REPORT

1. INTRODUCTION.

In furtherance of the Richmond Community Hospital expansion described in the 2012 Performance Agreement between the City of Richmond (the "City"), the Economic Development Authority ("EDA") and Bon-Secours Richmond Community Hospital, Inc. (the "Applicant"), the Applicant is planning to develop an approximately 25,000 square feet, two-story office building providing space for medical and office use ("MOB") and related parking on sixteen (16) parcels totaling approximately 1.2 acres of land located in the City. The subject parcel is triangular in shape and located on Nine Mile Road between 26th and 27th Streets, adjacent to Richmond Community Hospital (the "Property"). The Property is shown on the City's tax map as E0000714019, E0000714020, E0000714021, E0000714001, E0000714017, E0000714018, E0000714016, E0000714013, E0000714012, E0000714011, E0000714010, E0000714008, E0000714007, E0000714006, E0000714005, E0000714004C0050500006 and many of the parcels have never been developed. The Applicant's proposed MOB will support health care services in an area that the City has targeted as needing additional medical services, and will complement Richmond Community Hospital as well. The Applicant's investment in the Property will be a catalyst for continued growth and improvement in this area of Nine Mile Road. Development of the MOB will also require closing the alley running internally through the Property between T Street and Nine Mile Road simultaneously with zoning.

2. PROPERTY/AREA.

The Property is shown on the enclosed ALTA/ACSM survey prepared by Jennings Stephenson P.C. dated May 4, 2016. The Property is currently zoned B-2 and R-6. The majority of the lots comprising the Property are unimproved, with perhaps four lots having unused improvements located upon them.

Neighboring properties include a mixture of uses. Properties near the southwestern property line of the Property include vacant lots and a few improved lots zoned R-6. Properties near the south and eastern property lines of the Property include Richmond Community Hospital which is zoned R-O2. To the north across Nine Mile Road are properties owned by the Applicant, zoned B-2 and currently under construction for use as the Center for Healthy Communities.

3. DEVELOPMENT OVERVIEW.

In furtherance of the Bon Secours Richmond Community Hospital expansion described in the 2012 Performance Agreement between the City, the EDA and the Applicant, the Applicant plans to develop an approximately 25,000 square feet, two-story MOB with related parking, as well as the closing of the alley running internally through the Property between T Street and Nine Mile Road simultaneously with zoning. A proposed layout of the development and elevations of the building have been provided to the City for informational purposes. The

proposed MOB will provide a transitional use between the Bon Secours Richmond Community Hospital and the residences in the area. Access will be provided on Nine Mile Road in the area of the current alley, and on N. 27th Street.

To permit the development of the MOB, the Applicant requests the City's approval of a rezoning for the Property from the current B-2 and R-6 classifications to the UB-2 classification. The City's Master Plan designates the area Institutional, and the proposed MOB, along with the adjacent hospital, are in keeping with that designation.

The Applicant's proposed investment in the Property will help to revitalize the area and help increase the City's tax base.

4. CONCLUSION.

Currently, the Property is underutilized and ripe for development. The development is in response to the 2012 Performance Agreement, and the City's Master Plan's designation calls for Institutional development in the area. The proposed request supports both these goals, brings an appropriate transitional use to the area, will help stimulate the Nine Mile Road area, and increase the City's tax base. The MOB will help Bon Secours in achieving its mission of bringing compassion to healthcare, to be good help to those in need, and to support patients and their families.

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