

INTRODUCED: September 13, 2021

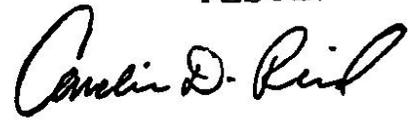
AN ORDINANCE No. 2021-266

To amend the official zoning map for the purpose of rezoning the property known as 2400 Hermitage Road from the B-7 Mixed-Use Business District to the TOD-1 Transit-Oriented Nodal District in order to implement the adopted Richmond 300 Master Plan.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

**A TRUE COPY:
TESTE:**


City Clerk

PUBLIC HEARING: OCT 11 2021 AT 6 P.M

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the plat entitled “2300 Hermitage Road, Additional Property Acquisition,” prepared by Timmons Group, and dated February 16, 2021, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 2400 Hermitage Road, with Tax Parcel No. N000-1292/004 as shown in the 2021 records of the City Assessor, is excluded from the B-7 Mixed-Use Business District and shall no longer be subject to the provisions of sections 30-446.1 through 30-446.8 of the Code of the City of Richmond (2020), as amended, and that the same is included in the TOD-1 Transit-Oriented Nodal District and shall be subject to the provisions of sections 30-457.1 through 30-457.10 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended.

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

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: OCT 11 2021 REJECTED: _____ STRICKEN: _____

City of Richmond

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

Item Request File Number: PRE.2021.788

O & R Request

DATE: August 12, 2021

EDITION:1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (By Request)
(This in no way reflects a recommendation on behalf of the Mayor.)



THROUGH: J.E. Lincoln Saunders, Acting Chief Administrative Officer



THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning



FROM: Kevin J. Vonck, Acting Director, Department of Planning and Development Review



RE: To amend the official zoning map for the purpose of rezoning the property known as 2400 Hermitage Road, in order to implement the adopted Richmond 300 Master Plan.

ORD. OR RES. No. ____

PURPOSE: To amend the official zoning map for the purpose of rezoning the property known as 2400 Hermitage Road, in order to implement the adopted Richmond 300 Master Plan.

REASON: The proposed ordinance would amend the official zoning map for the purpose of rezoning the property known as 2400 Hermitage Road from the B-7 Mixed-Use Business District to the TOD-1 Transit-Oriented Nodal District. This would allow a portion of this currently city-owned property to be incorporated into a proposed mixed-use development intended for 2300 Hermitage Road, which is located directly to the south of the subject property and already within a TOD-1 District. A separate ordinance would enable acquisition of the portion of 2400 Hermitage Road by the developer.

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 4, 2021 meeting.

BACKGROUND: The subject property consists of a 216,057 sq. ft., or 4.96 acre, improved parcel of land located between located on Hermitage Road across from its intersection with Overbrook Rd, in the Diamond neighborhood. The property is currently owned by the City of Richmond and contains the Richmond Ambulance Authority facility.

The City's Richmond 300 Plan designates a future land use category for the property as Destination Mixed-Use which is defined as "Key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements." The development style is higher density, transit-oriented development encouraged on vacant or underutilized sites. New development should be urban in form, may be of larger scale than existing context, and, where relevant, should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place. Many buildings are vertically mixed-use. Developments continue or introduce a gridded street pattern to increase connectivity. 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. Active commercial ground floor uses are required on street-oriented commercial frontages. Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. Driveway entrances are required to be of alleys whenever possible; new driveways are prohibited on priority and principal street frontages. Surface parking is prohibited as a principal use; when surface parking is provided as an accessory use, it should be located to the rear of buildings and screened. Parking requirements are reduced to allow more market-based parking strategies, including shared parking.

Intensity: Buildings typically a minimum height of five stories.

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.

Secondary Uses: Institutional and government. (p. 64)

The property is within the Greater Scott's Addition Priority Growth Node. These areas are "where the City is encouraging the most significant growth in population and development over the next 20 years." (ibid, 24) The property is also considered a Great Street within the Plan's Major Mixed Use Street typology.

Properties to the north and east are currently zoned B-7 while properties to the South and west are zoned TOD-1. A mix of commercial, municipal, and industrial land uses are present in the vicinity of the property.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: None

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: September 13, 2021

CITY COUNCIL PUBLIC HEARING DATE: October 11, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
October 4, 2021

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: CPCR.2021.123

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Resolution, Ordinance Draft, Map

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



CITY OF RICHMOND

PLANNING COMMISSION

August 16, 2021

**RESOLUTION 2021-001
MOTION OF THE CITY OF RICHMOND PLANNING COMMISSION**

**MOTION OF THE CITY OF RICHMOND PLANNING COMMISSION TO DECLARE AN
INTENT TO AMEND THE OFFICIAL ZONING MAP FOR THE PURPOSE OF
REZONING THE PROPERTY AT 2400 HERMITAGE ROAD IN ACCORDANCE WITH
THE RICHMOND 300 MASTER PLAN.**

WHEREAS, in accordance with §17.06 of the Charter of the City of Richmond, the City Planning Commission has adopted and City Council has approved a master plan, known as Richmond 300, to promote a coordinated, adjusted, and harmonious development of the city and its environs; and

WHEREAS, in accordance with §17.10 of the Charter of the City of Richmond, the City Council has adopted a comprehensive zoning ordinance in order to regulate the use of land, buildings, and structures in a manner consistent with future land uses identified in the Richmond 300 master plan; and

WHEREAS, the Richmond 300 master plan provides detailed descriptions, illustrations, and maps for certain geographic areas, including a Priority Growth Node known as Greater Scott's Addition, with specific reference to the creation of "Gateway" and "Ballpark and Entertainment" Districts; and

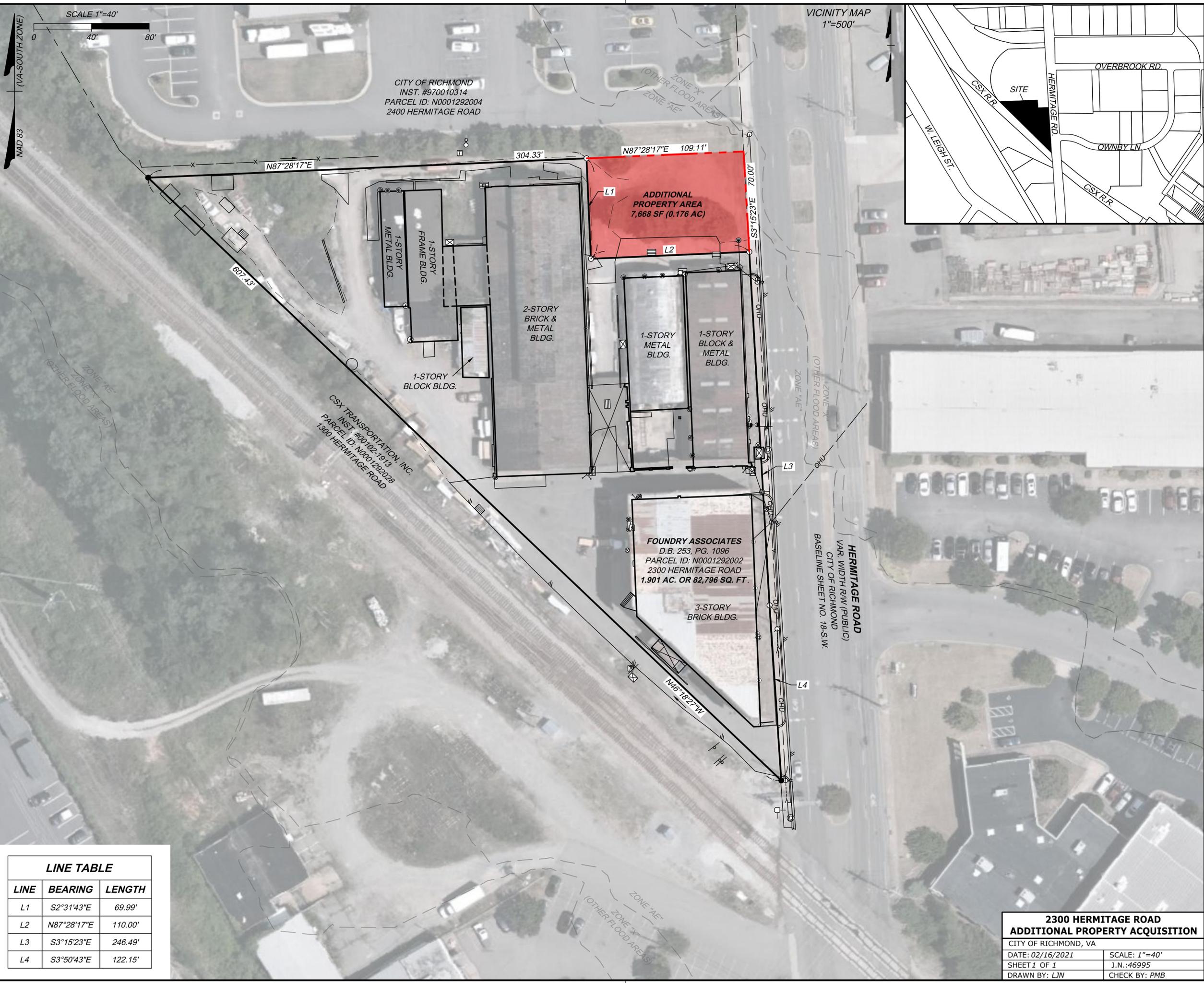
WHEREAS, the zoning of certain areas within Greater Scott's Addition, including the "Gateway," "Ballpark and Entertainment," "Ownby" and "Industrial Mixed-Use" Districts shown in Richmond 300, conflicts with current land use conditions, trends, and goals identified in the Richmond 300 master plan; and

WHEREAS, in accordance with §17.14 of the Charter of the City of Richmond, the City Planning Commission may prepare and submit changes to the zoning ordinance, including both districts and maps, as changing conditions may make necessary.

NOW, THEREFORE BE IT RESOLVED, that the City Planning Commission hereby concludes, for the purposes of public necessity, convenience, general welfare, and good zoning practice, and in order to best promote health, safety, morals, comfort, prosperity, and general welfare, as well as efficiency and economy in the process of development, that an amendment to the City's official zoning map shall be drafted for the purpose of rezoning the property at 2400 Hermitage Road, in accordance with the Richmond 300 Master Plan.

Rodney Poole
Chair, City Planning Commission

Richard Saunders
Secretary, City Planning Commission



LINE TABLE		
LINE	BEARING	LENGTH
L1	S2°31'43"E	69.99'
L2	N87°28'17"E	110.00'
L3	S3°15'23"E	246.49'
L4	S3°50'43"E	122.15'

2300 HERMITAGE ROAD	
ADDITIONAL PROPERTY ACQUISITION	
CITY OF RICHMOND, VA	
DATE: 02/16/2021	SCALE: 1"=40'
SHEET 1 OF 1	J.N.:46995
DRAWN BY: LJJN	CHECK BY: PMB

YOUR VISION ACHIEVED THROUGH OURS.

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
 1001 Builders Parkway, Suite 300 | Richmond, VA 23225
 TEL: 804.200.6500 FAX: 804.560.1016 www.timmons.com

TIMMONS GROUP

Site Development | Residential | Infrastructure | Technology