

INTRODUCED: May 12, 2025

AN ORDINANCE No. 2025-120

As Amended

To conditionally rezone the properties known as 603 Rear North 35th Street, 609 Rear North 35th Street, 619 North 36th Street, 3510 Glenwood Avenue, and 3516 Glenwood Avenue from the R-5 Single-Family Residential District to the R-63 Multifamily Urban Residential District, upon certain proffered conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUN 9 2025 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “Plat of Property Located Between ‘M’ Street and Glenwood Avenue and East and West of 36th Street, Richmond, Virginia,” prepared by Seven Hills Surveys, Inc., and dated May 11, 2007, 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 2025 records of the City Assessor, are excluded from the R-5 Single-Family Residential District and shall no longer be subject to the provisions of sections 30-410.1 through 30-410.8 of the Code

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: JUL 28 2025 REJECTED: _____ STRICKEN: _____

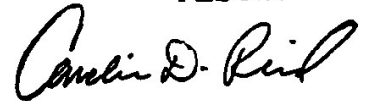
of the City of Richmond (2020), as amended, and that the same are included in the R-63 Multifamily Urban Residential District and shall be subject to the provisions of sections 30-419.1 through 30-419.11 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

603 Rear North 35th Street	E000-1114/011
609 Rear North 35th Street	E000-1114/005
619 North 36th Street	E000-1283/001
3510 Glenwood Avenue	E000-1114/015
3516 Glenwood Avenue	E000-1114/009

§ 2. That the rezoning set forth in section 1 of this ordinance shall be conditioned upon the compliance by the owner or owners with all of the proffered conditions contained in the agreement entitled “Proffer Statement” and dated [~~March 19~~] June 13, 2025, a copy of which is attached to, incorporated into, and made a part of this ordinance. These conditions, having been proffered by the owner or owners and accepted by the City, shall continue in full force and effect until a subsequent amendment to the City’s zoning ordinance changes the zoning of the parcels rezoned by this ordinance and specifically repeals such conditions.

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

**A TRUE COPY:
TESTE:**



City Clerk

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: April 7, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Sabrina Joy-Hogg, Interim Chief Administrative Officer

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

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

RE: To rezone the properties known as 609 Rear North 35th Street, 3516 Glenwood Avenue, 603 Rear North 35th Street, 3510 Glenwood Avenue, and 619 North 36th Street from the R-5 Single-Family Residential District to the R-63 Multifamily Urban Residential District, upon certain proffered conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting to rezone five properties; 609 Rear North 35th Street, 3516 Glenwood Avenue, 603 Rear North 35th Street, 3510 Glenwood Avenue, and 619 North 36th Street, which are currently zoned R-5 Single-Family Residential District, to the R-63 Multifamily Urban Residential District, which requires a rezoning application.

BACKGROUND: The City's Richmond 300 Master Plan designates these parcels as Neighborhood Mixed Use. Such areas are intended to be "Existing or new highly walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses."

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft. Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space. Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 82)

Currently, adjacent and nearby properties are zoned primarily R-5 Single-Family Residential, with some nearby, R-63 Multifamily Urban and R-8 Urban Residential District areas to the south.

COMMUNITY ENGAGEMENT: The Church Hill Central Civic Association was notified. Letters of notification shall be sent to nearby property owners, and a sign noting this request shall be placed on the property once the ordinance is introduced to City Council.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan; Ordinance to be considered by the Planning Commission on June 3, 2025

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

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: May 12, 2025

CITY COUNCIL PUBLIC HEARING DATE: June 9, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, June 3, 2025

AFFECTED AGENCIES: Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map

STAFF: Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734

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) 646-6304
<http://www.richmondgov.com/>

Project Name/Location

Property Address: 619 N 36th Street and others (attachment 1) Date: _____
 Tax Map #: E0001283001 Fee: \$1700
 Total area of affected site in acres: 2.43 acres

(See **page 6** for fee schedule, please make check payable to the “**City of Richmond**”)

Zoning

Current Zoning: R-5

Existing Use: Vacant

Proposed Zoning/Conditional Zoning

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

R-63

Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes

No

☐
☒

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Mark R. Baker

Company: Baker Development Resources, LLC

Mailing Address: 530 E Main Street, Suite 730

City: Richmond State: Va Zip Code: 23219

Telephone: (804) 874-6274 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: Glenwood To M Street Llc

If Business Entity, name and title of authorized signee: Elizabeth Wood

(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: 1603 Ownby Lane

City: Richmond State: VA Zip Code: 23220

Telephone: () Fax: ()

Email: _____

Property Owner Signature: 

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.

Application for Rezoning

Attachment 1

Glenwood to M Street LLC

Properties included in the Request:

Address:	Tax Map #:	Area	Existing	Proposed
619 N 36 th Street	E0001283001	1.56 acres	R-5	R-63
3510 Glenwood Avenue	E0001114015	0.09 acres	R-5	R-63
609 Rear N 35 th Street	E0001114005	0.23 acres	R-5	R-63
603 Rear N 35 th Street	E0001114011	0.23 acres	R-5	R-63
3516 Glenwood Avenue	E0001114009	<u>0.32 acres</u>	R-5	R-63
		<u>2.43 acres</u>		

Property Owner's Signature:

 Elizabeth Ransom Wood



October 29, 2024

Mr. Matthew Ebinger
City of Richmond Department of Community Development
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street
Richmond, Virginia 23219

**Re: Rezoning: 3510 Glenwood Avenue, 3516 Glenwood Avenue, 603 N 35th Street,
609 N 35th Street and 619 N 35th Street**

Dear Matthew:

This letter shall serve as the Applicant's Report accompanying the application for a rezoning from the R-5 Single-Family Residential District to R-63 Multifamily Urban Residential District for the properties known as 3510 Glenwood Avenue, 3516 Glenwood Avenue, 603 N 35th Street, 609 N 35th Street and 619 N 35th Street identified as Tax Parcels E0001114015, E0001114009, E0001114011, E0001114005, and E0001283001 (the "Property"). The Property is located between M Street and Glenwood Avenue east of 36th Street, contains roughly 2.43 acres of lot area, and is one of several undeveloped tracts in the vicinity.

The surrounding properties to the north, east and west are zoned R-5 Single-Family. The properties to the south across Glenwood are zoned R-8 Urban Residential and R-63 Multifamily Urban Residential. The R-8 and R-63 designations were mapped to the south as a part of a 2010 Master Plan driven rezoning for the area.

The proposed rezoning would facilitate the redevelopment of the Property with a mix of single-family attached and two-family residential uses in accordance with the R-63 district guidelines. The applicant envisions the development as a high-quality project consistent with the character of the surrounding neighborhood and the recommendations of the Richmond 300 Plan (the "Master Plan").

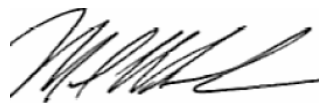
The existing R-5 zoning classification, in conjunction with the current street configuration, does not easily permit a residential layout that is consistent with the established character of the surrounding neighborhood or the guidance of the Richmond 300 Plan (the "Master Plan"). The Property has limited frontage on M Street, frontage that is topographically challenged on Glenwood Ave, and limited frontage on the small 36th Street stub road south of M Street. This does not allow for a lot pattern which is consistent with the blocks in the vicinity or urban in character as suggested by the Master Plan. Ideally, land would be dedicated to permit 36th Street to continue south to Glenwood Avenue. This would allow a continuation of the street grid and lot pattern. It would allow dwellings to front on 36th Street, placing them in an

appropriate back-to-back configuration with existing lots on 35th and 37th Streets. It would also include alley access to the rear of the properties where practicable. Unfortunately, the density permitted by the R-5 district is not sufficient to offset the expense of dedicating/improving 36th Street and allowing for alley access. Absent the improvement of 36th Street, a by-right development of the property under R-5 standards might include cul-de-sac access originating from M Street with no continuation of the grid or use of alleys and by-right front-loaded garages. In short, the R-5 classification and site constraints could lead to inappropriate development form that is inconsistent with the recommendations of the Master Plan.

The proposed R-63 district better reflects the guidance of the Master Plan for the Property. The Property is identified in the Master Plan as “Neighborhood Mixed-Use,” which identifies single-family houses, accessory dwelling units and duplexes as primary uses. Furthermore, the R-63 district is more compatible with the “Inclusive Housing” goals of the Master Plan which recommends that Richmond “support existing and new residents” and “preserve existing housing units and develop new [housing units].” The rezoning request to R-63 provides an opportunity for the redevelopment of the Property with a more diverse mix of housing options on a scale that is compatible with the surrounding land uses and supportive to walkability and transit. The R-8 classification was considered for the request, however the R-63 standards, in particular as they relate to two-family dwellings, would allow for more flexibility in efficiently laying out the site.

Thank you for your time and consideration of this request, please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Baker', with a stylized, flowing script.

Mark Baker

Enclosures

Proffer Statement

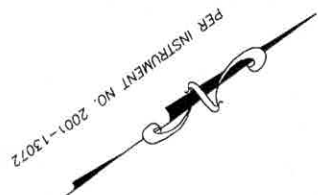
Prepared June 11, 2025

The owner of the parcels located at 3510 Glenwood Avenue, 3516 Glenwood Avenue, 603 Rear N 35th Street, 609 Rear N 35th Street, and 619 N 36th Street identified as Tax Parcels E0001114015, E0001114009, E0001114011, E0001114005, and E0001283001 (the "Property"), pursuant to Virginia Code (1950, as amended) for itself, its successors and assigns, voluntarily proffers in connection with the rezoning, the following conditions:

1. Concept Plan. The property shall be developed similar to the attached concept plan, or as otherwise approved at the time of subdivision review, entitled "GLENWOOD To M ST" dated January 14, 2025 and prepared by BOWMAN ("Conceptual Plan") attached hereto as Exhibit A (see case file).
2. Sidewalks. The construction of right of way sidewalk improvements, consisting of a minimum of 0.5' of frontage zone, 6' of sidewalk, and 4' of buffer zone are to be completed along all roads within the project scope no later than the issuance of the certificate of occupancy for the final dwelling.
3. Street trees. There shall be street trees along each side of all street frontages within the project scope in accordance with Urban Forestry Standards installed no later than the issuance of the certificate of occupancy for the final dwelling.
4. Parking. There will be a minimum of one (1) off-street parking space per dwelling unit on each lot to the extent practicable as determined at the time of subdivision review.
5. Height. No building or structure shall exceed three stories.

GLENWOOD TO M STREET LLC C/O FRANK WOOD

By:  06/13/25
Date



DATE: 05-11-07
SCALE: RDE
DRAWN: RDE
CHECKED: DF
J.N.:
SHEET NO. OF
FILE NO.

PLAT OF PROPERTY LOCATED
BETWEEN "M" STREET
AND GLENWOOD AVENUE
AND EAST AND WEST OF 36th STREET
RICHMOND, VIRGINIA

SEVEN HILLS SURVEYS, INC.
810 N. CLEVELAND ST., RICHMOND, VA 23221
(804) 426-3082





**City of Richmond
Department of Planning
& Development Review**

Conditional Rezoning

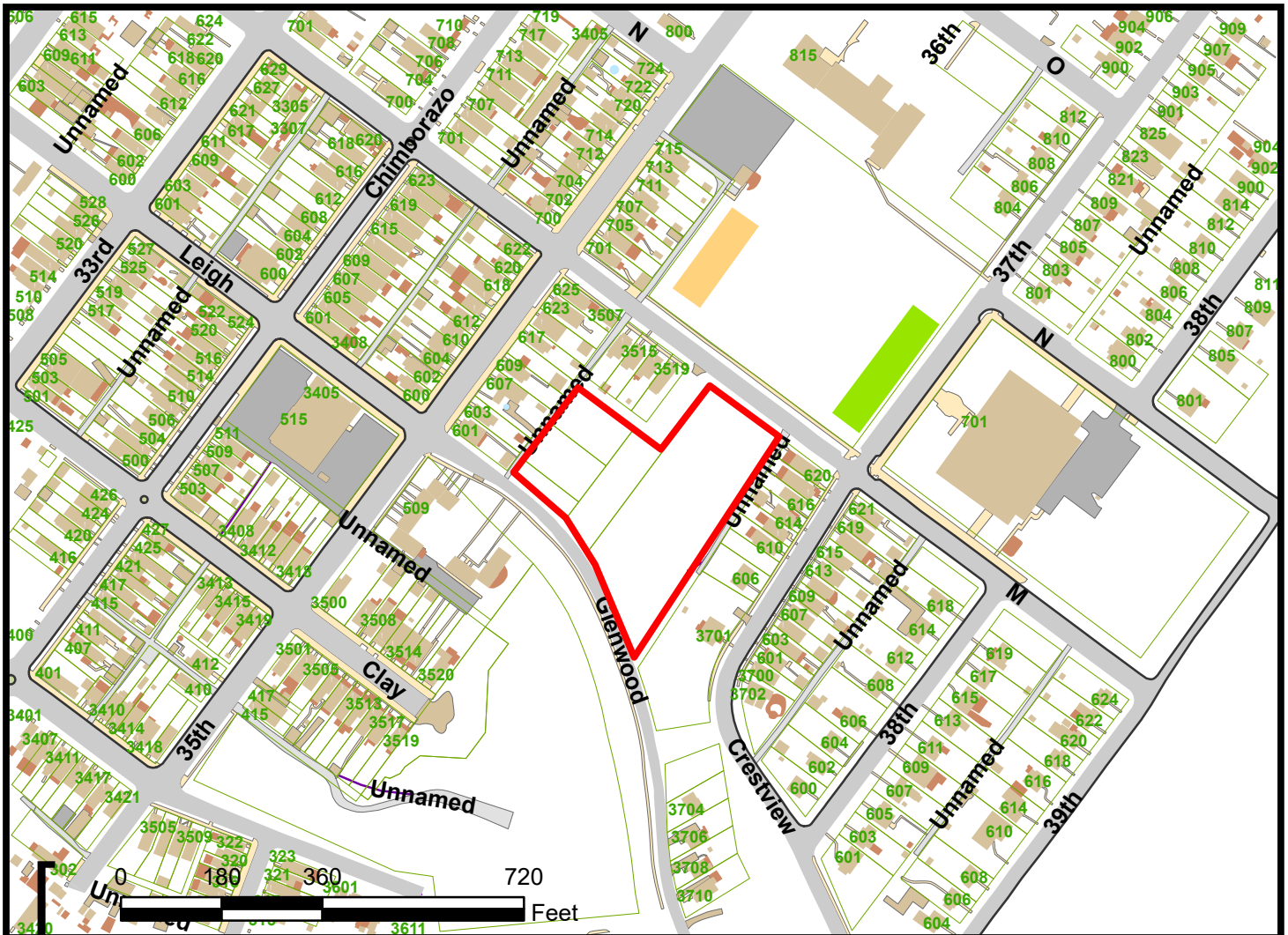
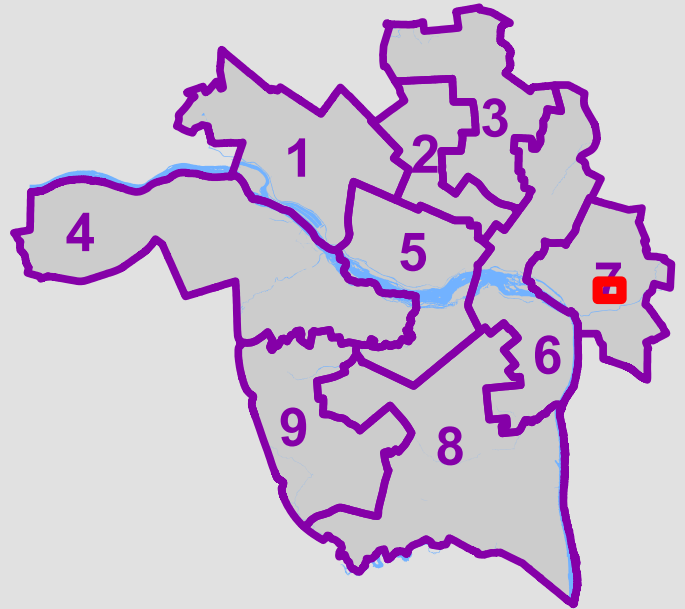
LOCATION: 609 Rear North 35th Street, 3516 Glenwood Avenue, 603 Rear North 35th Street, 3510 Glenwood Avenue, and 619 North 36th Street

APPLICANT: Baker Development Resources

COUNCIL DISTRICT: 7

PROPOSAL: To rezone the properties known as 609 Rear North 35th Street, 3516 Glenwood Avenue, 603 Rear North 35th Street, 3510 Glenwood Avenue, and 619 North 36th Street from the R-5 Single-Family Residential District to the R-63 Multifamily Urban Residential District, upon certain proffered conditions.

*For questions, please contact Alyson Oliver
at 804-646-5789 or alyson.oliver@rva.gov*



MOTION

To amend Ord. No. 2025-120, which conditionally rezones the properties known as 603 Rear North 35th Street, 609 Rear North 35th Street, 619 North 36th Street, 3510 Glenwood Avenue, and 3516 Glenwood Avenue from the R-5 Single-Family Residential District to the R-63 Multifamily Urban Residential District, upon certain proffered conditions, to provide for revised proffered conditions.