

INTRODUCED: November 9, 2020

AN ORDINANCE No. 2020-249

To rezone the properties known as 900 North 1<sup>st</sup> Street, 914 North 1<sup>st</sup> Street, 916 North 1<sup>st</sup> Street, 920 North 1<sup>st</sup> Street, 20 East Baker Street, 24 East Baker Street, and 11 East Charity Street from the B-2 Community Business District to the B-6 Mixed-Use Business District, and 2 East Baker Street, 4 ½ East Baker Street, 6 East Baker Street, 8 East Baker Street, 10 East Baker Street, 1 East Charity Street, 3 East Charity Street, 907 St. James Street, 909 St. James Street, 911 St. James Street, 913 St. James Street, 915 St. James Street, and 917 St. James Street from the R-53 Multifamily Residential District to the B-6 Mixed-Use Business District.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: DEC 14 2020 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “Perimeter Block Survey, City of Richmond, VA,” prepared by Landmark-fleet Surveyors, P.C., and dated June 25, 2020, 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 2020 records of the City Assessor, are excluded from the B-2 Community Business District and shall no longer be subject to the

AYES:                    9                    NOES:                    0                    ABSTAIN: \_\_\_\_\_

ADOPTED:    JAN 25 2021    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_

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 B-6 Mixed-Use Business District and shall be subject to the provisions of sections 30-444.1 through 30-444.8 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

900 North 1 <sup>st</sup> Street	Tax Parcel No. N000-0083/017
914 North 1 <sup>st</sup> Street	Tax Parcel No. N000-0083/012
916 North 1 <sup>st</sup> Street	Tax Parcel No. N000-0083/011
920 North 1 <sup>st</sup> Street	Tax Parcel No. N000-0083/008
20 East Baker Street	Tax Parcel No. N000-0083/019
24 East Baker Street	Tax Parcel No. N000-0083/018
11 East Charity Street	Tax Parcel No. N000-0083/006

§ 2. That, as shown on the survey entitled “Perimeter Block Survey, City of Richmond, VA,” prepared by Landmark-fleet Surveyors, P.C., and dated June 25, 2020, 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 2020 records of the City Assessor, are excluded from the R-53 Multifamily Residential District and shall no longer be subject to the provisions of sections 30-418.1 through 30-418.9 of the Code of the City of Richmond (2015), as amended, and that the same are included in the B-6 Mixed-Use Business District and shall be subject to the provisions of sections 30-444.1 through 30-444.8 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

2 East Baker Street	Tax Parcel No. N000-0083/031
4 ½ East Baker Street	Tax Parcel No. N000-0083/029
6 East Baker Street	Tax Parcel No. N000-0083/028
8 East Baker Street	Tax Parcel No. N000-0083/027
10 East Baker Street	Tax Parcel No. N000-0083/026
1 East Charity Street	Tax Parcel No. N000-0083/001
3 East Charity Street	Tax Parcel No. N000-0083/002
907 St. James Street	Tax Parcel No. N000-0083/033
909 St. James Street	Tax Parcel No. N000-0083/034
911 St. James Street	Tax Parcel No. N000-0083/035
913 St. James Street	Tax Parcel No. N000-0083/036
915 St. James Street	Tax Parcel No. N000-0083/037

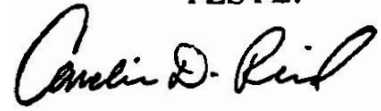
917 St. James Street

Tax Parcel No. N000-0083/038

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

**A TRUE COPY:**

**TESTE:**

A handwritten signature in black ink, appearing to read "Amber D. Reil". The signature is written in a cursive, flowing style.

**City Clerk**

RECEIVED  
By Barbara Fore at 1:18 pm, Nov 02, 2020

# City of Richmond

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

## Item Request

File Number: PRE.2020.349

### O & R Request

**DATE:** October 12, 2020

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)   
(This is no way reflects a recommendation on behalf of the Mayor.)

**THROUGH:** Lenora G. Reid, Acting Chief Administrative Officer 

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

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

**RE:** To rezone the properties known as 1 East Charity Street, 3 East Charity Street, 11 East Charity Street, 915 St. James Street, 913 St. James Street, 911 St. James Street, 909 St. James Street, 907 St. James Street, 2 East Baker Street, 4 East Baker Street, 6 East Baker Street, 8 East Baker Street, 10 East Baker Street, 20 East Baker Street, 24 East Baker Street, 900 North 1st Street, 914 North 1st Street, 916 North 1st Street, 920 North 1st Street, and 917 St. James Street from the R-53 Multifamily Residential District and B-2 Community Business District to the B-6 Mixed-Use Business District.

**ORD. OR RES. No.** \_\_\_\_\_

**PURPOSE:** To rezone the properties known as 1 East Charity Street, 3 East Charity Street, 11 East Charity Street, 915 St. James Street, 913 St. James Street, 911 St. James Street, 909 St. James Street, 907 St. James Street, 2 East Baker Street, 4 East Baker Street, 6 East Baker Street, 8 East Baker Street, 10 East Baker Street, 20 East Baker Street, 24 East Baker Street, 900 North 1st Street, 914 North 1st Street, 916 North 1st Street, 920 North 1st Street, and 917 St. James Street from the R-53 Multifamily Residential District and B-2 Community Business District to the B-6 Mixed-Use Business District.

**REASON:** The applicant has requested to rezone the aforementioned properties for future infill development that follows the requirements of the B-6 Mixed-Use Business District

**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 December 7, 2020, meeting.

**BACKGROUND:** The subject properties consist of a combined 57,170 SF, or 1.3 acres of largely unimproved parcels of land, and are a part of the Gilpin neighborhood in the North Planning District. The proposed rezoning would accommodate infill development in the form of multifamily buildings.

The City's 2001 Master Plan designates a future land use category for this property as Neighborhood Commercial. Primary uses include office, personal service and retail uses, intended to provide the daily convenience shopping and service needs of adjacent neighborhood residents. Such uses are typically small scale and low intensity, have limited hours of operation, involve a high percentage of walk-in trade and minimal vehicular traffic, and are especially compatible with adjacent low to medium density residential uses. Typical zoning classifications that may accommodate this land use category: B-1 and UB.

The City's draft Richmond 300 Plan designates a future land use category for these properties as Neighborhood Mixed-Use. This category is characterized by "...Cohesive highly walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage (around 10%) of parcels providing retail, office, personal service, and institutional uses." Development style should include "...building types that are very close to one another and create the perception of a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. New development should be in scale with existing context. Setbacks, plazas and parks create a sense of place and community gathering areas. New developments continue and/or introduce a gridded street pattern to increase connectivity."

All ground floors "...should engage the street with features such as street oriented facades with windows and door openings along street frontages. Appropriate setbacks, open space, front porches, and other features that provide a sense of privacy should be provided for residential uses." "Bicycle, pedestrian, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on priority and principal street frontages. Vehicular access to parcels should use alleys wherever possible. Parking lots and parking areas should be located to the rear of street-facing buildings." "Building heights are generally two to four stories. Buildings taller than four stories are found at corner sites and along prominent roads. Parcels are generally between 1,500 and 5,000 sq. ft. Residential density of 10 to 30 housing units per acre."

Primary Uses for Neighborhood Mixed-Use areas include "Single-family houses, duplexes, and small multifamily residential (typically 3 to 10 units). Secondary uses including "Large multifamily residential (10+ units) are found at corner sites and along major roads, retail, office, personal service, cultural, institutional and governmental uses, and open space".

The Plan also designates this block of parcels as a "micro-node". "Nodes are places in Richmond where people and jobs are today and may be in the future. Nodes are the convergence of many uses and include offices, shopping destinations, housing, and or public convening places as well as access to multiple modes of transportation. A micro-node is a place that provides goods and services to the immediate residents and may attract visitors. (Richmond 300 draft Master Plan, 2020)

The properties are located in the R-53 Multi-family Residential and B-2 Community Business Districts, as are parcels to the east, south, and west. The properties are just north of Interstate 95. A mix of vacant, multi-family, two-family residential, and institutional uses are present in the vicinity of the subject 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

**REQUESTED INTRODUCTION DATE:** November 9, 2020

**CITY COUNCIL PUBLIC HEARING DATE:** December 14, 2020

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
December 7, 2020

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

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

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

**STAFF:** Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 804 646 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.richmond.gov>

**Project Name/Location**

Property Address: see attached sheets Date 6.29.2020  
Tax Map #: see attached sheets Fee: \$1600.00  
Total area of affected site in acres: 1.14 acres +/-

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

**Zoning**

Current Zoning: R-53 AND B-2

Existing Use: vacant

**Proposed Zoning/Conditional Zoning**

(Please include a detailed description of the proposed use and proffers in the required applicant's report)  
change the existing zoning to B-6

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:** David Johannas  
Company: Johannas Design Group  
Mailing Address: 1901 West Cary St  
City: Richmond State: VA Zip Code: 23220  
Telephone: (804) 358-4993 Fax: ( )  
Email: dave@johannasdesign.com

**Property Owner:** Stallings LLC, Stallings Wanda D Trustee  
If Business Entity, name and title of authorized signee: Wanda D Stallings

(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: 710 Hamilton Street  
City: Richmond State: VA Zip Code: 23220  
Telephone: (804) 358-4731 Fax: ( )  
Email: ericap@ayerslaw.com

**Property Owner Signature:** *Wanda D Stallings*

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.

# Rezoning Application

St James Street and East Baker Street  
Richmond, VA

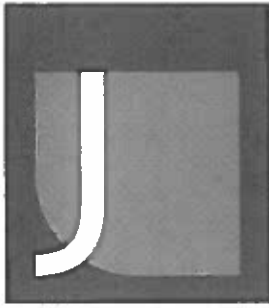


Above: Conceptual Render  
Below: Approximate Area Location



Johannas Design Group





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**JOHANNAS** design group  
1901 West Cary Street  
Richmond Virginia 23220

P. 804.358.4993  
F. 804.358.8211  
W. johannasdesign.com

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## M Applicant's Report Rezoning at St. James St. and East Baker St.

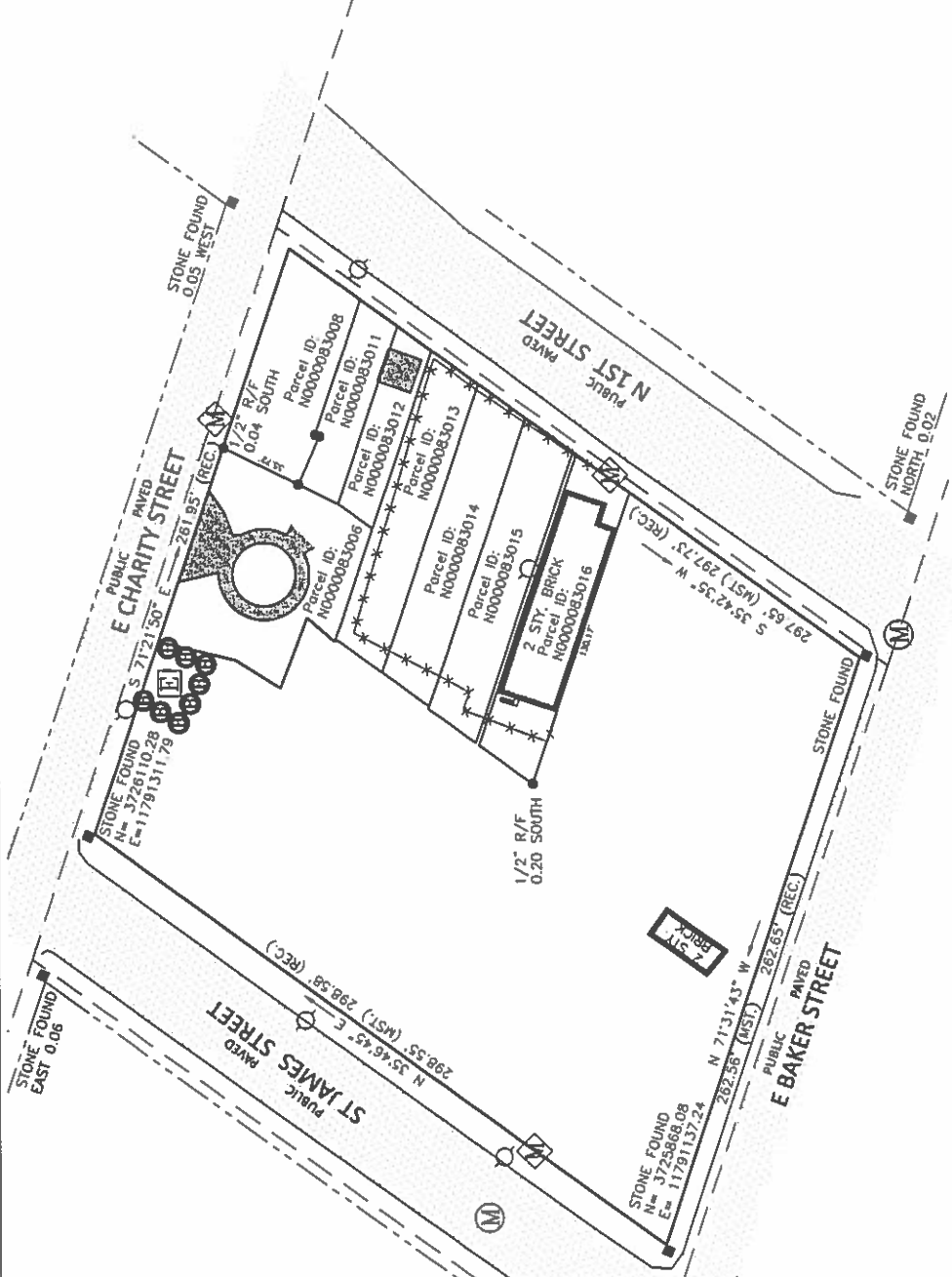
The owner of the recently renovated St. Luke's Building at 900 St. James Street is seeking to change the zoning for more than half of the block across the street at Baker and St. James Streets. The current zoning is both R-53 and B-2, while the proposed zoning is B-6, conforming with the Richmond 300 Master Plan in mixed-use areas.

While the land area included in the application consists of sixteen properties, there is only one building on the site, a vacant, 480 square foot structure. Although the owner intends to build two or three market-rate four-story apartment buildings, current zoning does not permit four-story residential development.

The 2nd Street bridge connects this site to Jackson Ward and an area designated as a downtown activity center in Richmond 300 Master Plan. Again, conforming to the Richmond 300 Master Plan, which recommends medium density development from two to eight stories in neighborhood mixed-use areas with secondary retail and office use, the proposal is for neighborhood mixed use.

The site is in an underutilized area directly adjacent to downtown; the median income and its *Development Potential*, per the Richmond 300 plan, is the lowest in the city. The south side of the site faces the below-grade, sunken interstate, however its views overlook downtown, yielding an excellent opportunity for higher-density housing.

The area to the northwest of the site is Gilpin Court, managed by the Richmond Redevelopment and Housing Authority, which also is the predominant property owner to the northeast, where much of the area is vacant. Building new market-rate housing will increase the diversity of housing options and support revitalization in this district.



PERIMETER BLOCK SURVEY  
 CITY OF RICHMOND, VA  
 JUNE 25, 2020 SCALE 1" = 50'  
**Landmark-fleet Surveyors, P.C.**  
 8014 MIDLOTHIAN TURNPIKE, SUITE 103  
 RICHMOND, VA. 23235 PH. 804-327-0333  
 LANDESBRUCE@GMAIL.COM

JOB NO. 24879

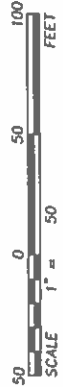
DRAFTER: JDS

PLAT CHECKED BY: RCL

- LEGEND**
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  - [Symbol] = FENCE
  - [Symbol] = MANHOLE
  - [Symbol] = POWER POLE
  - [Symbol] = STONE FOUND
  - [Symbol] = WATER METER
  - [Symbol] = 1/2" ROD FOUND

**NOTES:**  
 TITLE BINDER NOT PROVIDED.  
 WATERS OF THE UNITED STATES ARE NOT DESIGNATED BY THIS SURVEY.  
 WETLANDS AND SUBAQUEOUS AREA OF WETLANDS MAY BE SUBJECT TO THE FEE RIGHTS OF THE COMMONWEALTH OF VIRGINIA. THESE AREAS HAVE NO SPECIFIC JUDICIAL DETERMINATION OF TITLE AND NO OPINION OF TITLE IS AVAILABLE AS OF DATE OF SURVEY SUBJECT TO SECTION 28.2-1200 OF THE CODE OF VIRGINIA.  
 THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE SECRETARY OF HOUSING & URBAN DEVELOPMENT. (PREMISES LOCATED IN ZONE X, MAP 10) 5101290041E, EFFECTIVE DATE: 07/16/2014)  
 REFERENCE IS HEREBY MADE TO ALL EASEMENTS, ENCUMBRANCES, AND COVENANTS OF RECORD, WHICH MAY LAWFULLY APPLY TO SAID PROPERTY.  
 THE INFORMATION CONVEYED HEREON IS THE WORK PRODUCT OF LANDMARK-FLEET SURVEYORS P.C. AND IS SOLELY FOR THE EXCLUSIVE USE OF OUR CLIENTS AND THEIR AGENTS.  
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED ARCHITECTS.

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St. James Rezoning  
 Properties to be rezoned

<u>Address Tax Map # Owner</u>	area in sf	existing zoning
3 E Charity Street N0000083002 Stallings LLC	1001.58	R-53
1 E Charity Street N0000083001 Stallings LLC	1162	R-53
915 St James Street N0000083037 Stallings LLC	2008	R-53
913 St James Street N0000083036 Stallings Wanda D Trustee	3900	R-53
911 St James Street N0000083035 Stallings LLC	3807.7	R-53
909 St James Street N0000083034 Stallings LLC	3870	R-53
907 St James Street N0000083033 Stallings LLC	2812	R-53
2 E Baker Street N0000083031 Stallings Wanda D Trustee	3847	R-53
4 E Baker Street N0000083029 Stallings LLC	3251	R-53
6 E Baker Street N0000083028 Stallings LLC	2366	R-53
8 E Baker Street N0000083027 Stallings LLC	2938	R-53
10 E Baker Street N0000083026 Stallings LLC	4067.95	R-53
20 E Baker Street N0000083019 Stallings LLC (12, 14, 16, 18)	8357.7	B-2
24 E Baker Street N0000083018 Stallings LLC	2658.35	B-2
900 N 1st Street N0000083017 Stallings LLC	3620.09	B-2
11 E Charity Street N0000083006 RRHA	5427	B-2
920 1st Street N0000083008 Stallings LLC	3306.42	B-2
916 N 1st Street N0000083011 RRHA	1376	B-2
914 N 1st Street N0000083012 Stallings LLC	1298	B-2
917 St. James Street N0000083038 Stallings LLC	870	R-53