



Urban Design Committee

UDC 2024-012	Plan of Development Recommendation for Front Yard Setback – 501 Orleans Street Meeting Date: 4/4/2024
Applicant/Petitioner	Charlie Wilson, Baker Development Resources & Mark Kronenthal, Bailiwick Strategies Representative of the Property Owner
Project Description	Setback Recommendation, Orleans Street Facade - Proposed Multi-family Building
Project Location	
Address: 501 Orleans Street	
Property Owner: 501 Orleans St	
<p>High-Level Details:</p> <p>City Code requires that a Plan of Development Application receive review by the UDC when a setback depth is greater than permitted by the zoning code. The proposed building is setback roughly 12 feet greater than allowed along the Orleans Street facade. The UDC makes a recommendation for the consideration by the Director of Planning and Development Review in approving the Plan of Development.</p> <p>The setback is greater than 10ft, therefore, does not qualify for a Staff Approval.</p>	
Staff Recommendation	Approval, with Conditions
Staff Contact	Ray Roakes, Planner, raymond.roakes@rva.gov
Public Outreach/ Previous Reviews	NA
Conditions for Approval	Applicant to record the setback space that is dedicated to pedestrians as a public access easement.

Findings of Fact

Site Description	The Plan of Development application is to construct an office building and parking deck to replace the existing parking lot use.
Scope of Review	DIVISION 23. - B-5 CENTRAL BUSINESS DISTRICT Sec. 30-442.4. - Yards.

	A front yard with a depth greater than permitted by subsection (1)a of this section may be provided when such front yard is improved for purposes of a pedestrian plaza or outdoor dining area as permitted by Section 30-440.1 and is approved subject to a plan of development as set forth in Article X of this chapter. Except where the property is within an old and historic district, the City Urban Design Committee shall review the application and plans and submit a recommendation to the Director of Planning and Development Review prior to approval of such plan of development by the Director.
Prior Approvals	NA
Project Description	<p>The Plan of Development application is to construct a multi-family building.</p> <p>The review of the UDC is to the setback, only. The setback in question is along Orleans Street.</p> <p>The proposal is to set back the building roughly 12 ft from the property line along Grace Street and have that space be dedicated to pedestrian use as a sidewalk. The setback is required due to existing utilities and new utility needs of the new building.</p> <p>Staff finds the proposal for setback is minimal and will be dedicated for use by pedestrians. Staff recommends approval with one condition.</p> <ol style="list-style-type: none"> 1. Applicant to record the setback space that is dedicated to pedestrians as a public access easement.

Urban Design Guidelines and Master Plan

	Text	Staff Analysis
Master Plan		
Future Land Use: Downtown Mixed-Use	Central business district of the Richmond region features high density development with office buildings, residential buildings, and a mix of complementary uses, including regional destinations in a highly-walkable urban environment.	The proposal increases space for pedestrians along Orleans Street. The proposal contributes to a highly-walkable urban environment.
Urban Design Guidelines		
<i>P.17 Community Character: Streetscapes</i>	<i>streetscapes are designed to reflect the character of the neighborhood and to offer a safe, comfortable environment for pedestrians.</i>	The proposal increases space for pedestrians along Orleans Street. The proposal contributes to a safe, comfortable environment for pedestrians.