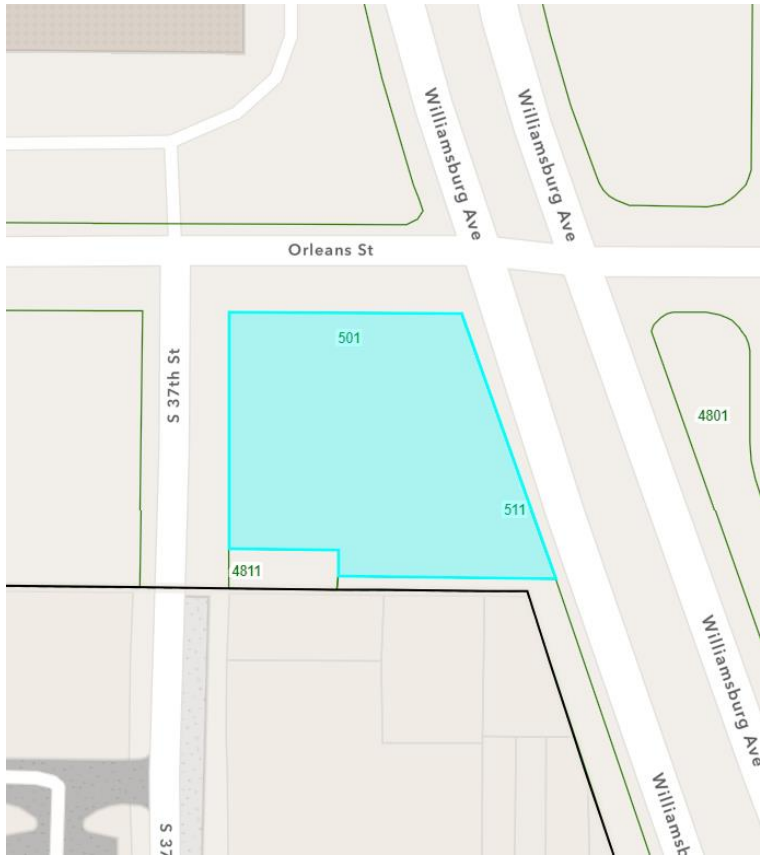




Staff Report
City of Richmond, Virginia



Urban Design Committee

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| 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 | |
| High-Level Details: 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. The setback is greater than 10ft, therefore, does not qualify for a Staff Approval. | |
| 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. |
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Findings of Fact

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| 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. |

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| | 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. |
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| 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. |