

INTRODUCED: April 27, 2015

AN ORDINANCE No. 2015-100-112

To amend and reordain City Code § 114-910.3, concerning the Main Street/Uptown parking overlay district PO-3, to modify the boundaries of such district and establish new parking standards.

Patron – Mayor Jones (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAY 26 2015 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That section 114-910.3 of the Code of the City of Richmond (2004) be and is hereby amended and reordained as follows:

Sec. 114-910.3. Main Street/Uptown parking overlay district PO-3.

(a) This division shall be effective in the Main Street/Uptown PO-3 district. The boundaries of such district are as follows:

~~Beginning at a point on the centerline of West Main Street, such point being 122 feet ± west of the intersection of the centerline of West Main Street and the centerline of Meadow Street; thence extending nine feet ± in a westerly direction along the centerline of West Main~~

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: MAY 26 2015 REJECTED: _____ STRICKEN: _____

~~Street to the centerline of a 12-foot north/south alley; thence extending 54.17 feet in a northerly direction along the centerline of such alley to a point; thence extending 131 feet ± in an easterly direction along a line parallel to the north line of West Main Street to the centerline of Meadow Street; thence extending 168.73 feet in a northerly direction along the centerline of Meadow Street to the centerline of a 20-foot east/west alley; thence extending 207 feet ± in an easterly direction along the centerline of such alley to the centerline of a 20.58-foot north/south alley; thence extending 64.33 feet in a southerly direction along the centerline of such alley to the centerline of an 11-foot east/west alley; thence extending 185.29 feet in an easterly direction along the centerline of such alley to the centerline of Granby Street; thence extending 158.58 feet in a southerly direction along the centerline of Granby Street to the centerline of West Main Street; thence extending 110.5 feet in an easterly direction along the centerline of West Main Street to the centerline of a ten-foot north/south alley; thence extending 223 feet ± in a northerly direction along the centerline of such alley to the centerline of a 20-foot ± east/west alley; thence extending 161.55 feet in an easterly direction along such alley to the centerline of a 12-foot north/south alley; thence extending 146.83 feet in a southerly direction along such alley to a point; thence extending 119 feet ± in an easterly direction along a line parallel to the north line of West Main Street to the centerline of North Allen Avenue; thence extending 74.27 feet in a southerly direction along the centerline of North Allen Avenue to the centerline of West Main Street; thence extending 286.16 feet in an easterly direction along the centerline of West Main Street to a point; thence extending 223.10 feet in a northerly direction along a line parallel to the west line of Vine Street to the centerline of a 20-foot ± east/west alley; thence extending 370 feet ± in an easterly direction along such alley, across Vine Street, to a point; thence extending 40 feet ± in a southerly direction along a line parallel to the west line of Lombardy Street to the~~

~~centerline of a ten-foot east/west alley; thence extending 35 feet in an easterly direction along the centerline of such alley to a point; thence extending 183 feet in a southerly direction along a line parallel to the west line of Lombardy Street to the centerline of West Main Street; thence extending 90 feet in an easterly direction along the centerline of West Main Street to the centerline of Lombardy Street; thence extending 222.75 feet in a northerly direction along the centerline of Lombardy Street to the centerline of a 20-foot east/west alley; thence extending 302 feet ± in an easterly direction along the centerline of such alley to a point; thence extending 63.74 feet in a southerly direction along a line parallel to the west line of Plum Street to the centerline of a 9.75-foot east/west alley; thence extending 89 feet ± in an easterly direction along the centerline of such alley to the centerline of Plum Street; thence extending 150 feet ± in a southerly direction along the centerline of Plum Street to the centerline of West Main Street; thence extending 392 feet ± in an easterly direction along the centerline of West Main Street to the centerline of Harvie Street; thence extending 159 feet ± in a northerly direction along the centerline of Harvie Street to the centerline of an 11.75-foot east/west alley; thence extending 184 feet ± in an easterly direction along the centerline of such alley to the centerline of a 25-foot north/south alley; thence extending 64.6 feet ± in a northerly direction along the centerline of such alley to the centerline of a 22-foot ± east/west alley; thence extending 534 feet ± in an easterly direction along the centerline of such alley continuing across Brunswick Street and Morris Street to the centerline of a ten-foot north/south alley; thence extending 75 feet in a southerly direction along the centerline of such alley to the centerline of a ten-foot east/west alley; thence extending 180 feet ± in an easterly direction along the centerline of such alley to the centerline of Harrison Street; thence extending 320 feet ± in a southerly direction along the centerline of Harrison Street to the centerline of a 15-foot ± east/west alley; thence extending~~

~~346 feet ± in a westerly direction along the centerline of such alley to the centerline of Morris Street; thence extending 110 feet ± in a southerly direction along the centerline of Morris Street to the centerline of a 22 foot ± east/west alley; thence extending 324 feet ± in a westerly direction along the centerline of such alley to the centerline of South Brunswick Street; thence extending 21 feet ± in a southerly direction along the centerline of South Brunswick Street to the centerline of an 11 foot ± east/west alley; thence extending 215 feet ± in a westerly direction along the centerline of such alley to the centerline of South Randolph Street; thence extending 168 feet ± in a southerly direction along the centerline of South Randolph Street to the centerline of West Cary Street; thence extending 169 feet ± in a westerly direction along the centerline of West Cary Street to the centerline of South Harvie Street; thence extending 158 feet ± in a northerly direction along the centerline of South Harvie Street to a point; thence extending 167 feet ± in an easterly direction along a line parallel to the north line of West Cary Street to a point; thence extending 63 feet ± in a northerly direction along a line parallel to the west line of South Harvie Street to the centerline of a 16 foot ± east/west alley; thence extending 41 feet ± in a westerly direction along the centerline of such alley to the centerline of a 20 foot ± north/south alley; thence extending 65 feet in a northerly direction along the centerline of such alley to the centerline of a ten foot east/west alley; thence extending 188.3 feet in a westerly direction along the centerline of such alley to the centerline of Plum Street; thence extending five feet in a northerly direction along the centerline of Plum Street to the centerline of a ten foot east/west alley; thence extending 156 feet in a westerly direction along the centerline of such alley to the centerline of a ten foot north/south alley; thence extending 70.23 feet in a southerly direction along the centerline of such alley to the centerline of a 20 foot ± east/west alley; thence extending 234 feet in a westerly direction along the centerline of such alley to the centerline of~~

~~Lombardy Street; thence extending 65.23 feet in a northerly direction along the centerline of Lombardy Street to the centerline of a ten foot east/west alley; thence extending 391.66 feet in a westerly direction along the centerline of such alley to the centerline of Vine Street; thence extending ten feet in a northerly direction along the centerline of Vine Street to the centerline of a ten foot east/west alley; thence extending 129.52 feet in a westerly direction along the centerline of such alley to a point; thence extending 75.92 feet in a southerly direction along a line parallel to the west line of Vine Street to the centerline of a 20 foot east/west alley; thence extending 128.58 feet in a westerly direction along the centerline of such alley to a point; thence extending 74.75 feet in a northerly direction along a line parallel to the east line of Allen Avenue to the centerline of a ten foot east/west alley; thence extending 137.5 feet \pm in a westerly direction along the centerline of such alley to the centerline of Allen Avenue; thence extending ten feet in a southerly direction along the centerline of Allen Avenue to the centerline of a ten foot east/west alley; thence extending 391.16 feet \pm in a westerly direction along the centerline of such alley to the centerline of Granby Street; thence extending 47.05 feet in a southerly direction along the centerline of Granby Street to the centerline of a 20 foot \pm east/west alley; thence extending 308.99 feet in a westerly direction along the centerline of such alley to a point; thence extending 87.69 feet in a northerly direction along a line parallel to the east line of Meadow Street to a point; thence extending 72.58 feet in a westerly direction along a line parallel to the south line of West Main Street to the centerline of Meadow Street; thence extending 21 feet \pm in a southerly direction along the centerline of Meadow Street to a point; thence extending 85 feet in a westerly direction along a line parallel to the south line of West Main Street to a point; thence extending 87.43 feet \pm in a southerly direction to the centerline of a 20 foot east/west alley; thence extending 37.17 feet in a westerly direction along the centerline of such alley to a~~

~~point; thence extending 255 feet ± in a northerly direction along a property line parallel to the west line of Meadow Street to the point of beginning]~~ shown on the official zoning map.

(b) The minimum number of off-street parking spaces required for uses located in the PO-3 district shall be as follows:

(1) Retail stores and shops, shopping centers, foodstores, personal service and other service businesses, banks and savings and loan offices, and similar businesses: one space per ~~[360]~~ 540 square feet of floor area;

(2) Restaurants, theaters, amusement centers, lodges and clubs, and similar uses: one space per ~~[180]~~ 270 square feet of floor area;

(3) Offices, including medical and dental offices and clinics: one space per ~~[360]~~ 540 square feet for the first 1,500 square feet of floor area, plus one space per ~~[650]~~ 970 square feet of floor area in excess thereof; and

(4) Furniture, carpet, appliance, hardware or home improvement stores; clothing, shoe or other repair shops; and similar uses: one space per ~~[900]~~ 1,350 square feet of floor area.

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

Legistar File
a2015-33

..Title

To amend Section 114-910.3 of the City's Zoning Ordinance for the purpose of modifying the Main Street/Uptown Parking Overlay District PO-3 parking requirements.

..Body

O & R REQUEST

O & R Request

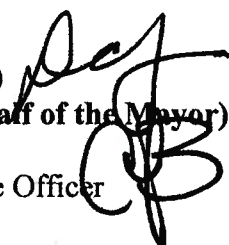
APR 07 2015

DATE: March 18, 2015

EDITION: 1
Chief Administration Office
City of Richmond

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor)



THROUGH: Christopher L. Beschler, Acting Chief Administrative Officer

THROUGH: Peter L. Downey, Jr., Interim Deputy Chief Administrative Officer for Economic Development and Planning

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



RE: Amendment to the Zoning Ordinance to modify the Main Street/Uptown Parking Overlay District PO-3 parking requirements.

RECEIVED

ORD. OR RES. No. _____ **APR 09 2015**

OFFICE OF CITY ATTORNEY

PURPOSE: To amend the Zoning Ordinance for the purpose of modifying the Main Street/Uptown Parking Overlay District PO-3 parking requirements.

REASON: This proposed amendment to the Zoning Ordinance along with a companion ordinance that would amend the official zoning map would accomplish three objectives:

1. This ordinance amendment would remove the existing legal description for the PO-3 parking overlay district and refer to the official zoning map instead.
2. A companion ordinance would amend the official zoning map to include 39 properties that are not currently within PO-3 district boundaries.
3. This ordinance amendment would establish new parking standards for the PO-3 district based on the new district boundaries.

RECOMMENDATION: The Planning Commission has passed a Resolution of Intent to Amend the Zoning Ordinance in order to initiate the proposed changes.

BACKGROUND: This ordinance would amend the City's Zoning Ordinance. The area under consideration for changes to the zoning and parking overlay requirements includes the mixed-use corridors of West Main and West Cary Streets and a few of the side streets in between. There are

a mix of uses and zoning districts throughout the subject area and it is characterized as a densely-developed pedestrian shopping environment in proximity to residential neighborhoods.

This area has been identified for an update to the zoning districts and the parking overlay district in order to correct inconsistencies between the official zoning map and the Zoning Ordinance text, reduce the number of nonconforming properties, and encourage appropriate infill development.

A companion ordinance would expand the existing Main Street/Uptown PO-3 parking overlay district to include commercial properties along West Cary Street. These properties were originally excluded from the legal description found within the Zoning Ordinance for the parking overlay district when it was put in place in 1993. However, due to a mapping error when the paper zoning maps were translated into the current electronic mapping software between 2004 and 2005, and these properties have been shown as being included in the parking overlay on the City's official zoning map. This amendment to the Zoning Ordinance would correct this inconsistency by removing the legal description from the Zoning Ordinance and referring to the official zoning map in order to prevent the possibility of such inconsistencies occurring in the future.

The Zoning Ordinance mandates that the parking requirements for each parking overlay district be established anytime a district is expanded or contracted. This ordinance would also set the new parking standards for the PO-3 district based on the new district boundaries that would be established by the companion paper. The Zoning Ordinance requires businesses to provide off-street parking spaces to support their business. The ordinance bases the number of off-street parking required on use and square footage of floor area devoted to specific use(s).

According to the Zoning Ordinance, the parking overlay district can only be applied to the properties within the UB zone throughout the study area. The intent of the parking overlay district is to enable application of appropriate off-street parking requirements to business uses located within areas of the city characterized by a densely-developed pedestrian shopping environment in close proximity to residential neighborhoods. The districts are intended to recognize that, due to several factors, business uses located in such areas typically generate lower demands for privately-maintained off-street parking spaces than are reflected in the requirements generally applicable in the city. The Zoning Ordinance identifies specific criteria for establishing the parking ratios for each parking overlay district. The amount of commercial floor area, the need for parking and the available public parking are determined in order to establish the parking requirements within each parking overlay district.

Below are the calculations based on the proposed changes to the boundaries of the Main Street/Uptown PO-3 parking overlay district:

Total Nonresidential Floor Area	499,093 square feet
Total Parking Need	1,497 spaces
Public Parking Available	1,221 spaces
Public Parking Allowance	80%

Use	Base PO requirements	PO-3 Current requirements	PO-3 Proposed requirements
Retail stores and shops, shopping centers, food stores, personal service, other service businesses, banks, and similar businesses	1:300	1:360	1:540
Restaurants, theaters, amusement centers, lodges and clubs, and similar uses	1:150	1:180	1:270
Offices including medical and dental offices and clinics, studios, veterinary clinics, and similar uses	1:300 for the first 1,500 square feet of floor area + 1:540 square feet of floor area in excess thereof	1:360 for the first 1,500 square feet of floor area + 1:650 square feet of floor area in excess thereof	1:540 for the first 1,500 square feet of floor area + 1:970 square feet of floor area in excess thereof
Furniture, carpet, appliance, hardware or home improvement stores; clothing, shoe or other repair shops; and similar uses	1:750	1:900	1:1,350

The reduction in the parking requirement can primarily be attributed to the inclusion of the Virginia Commonwealth University (VCU) public parking Deck at Harrison and West Cary Streets. This increase in public parking and its inclusion in the PO-3 district increases the public parking allowance for the district to 80%.

The City's Master Plan recommends a variety of land uses throughout the study area, including single-family medium density, mixed-use, and community commercial.

Specific to West Cary Street, the Plan recommends that east of Meadow, the street should transition to a residential environment with limited commercial uses, as described in the 1996 West Cary Street Revitalization Plan. The proposed changes offer limited commercial districts along West Cary Street and retain primarily residential zoning along West Cary Street.

Specific to West Main Street, the Plan recommends a combination of mixed-use and community commercial use. Specific zoning, urban design and development guidance is provided in the 1999 West Main Street Corridor Plan and should be followed as to avoid, in particular, inappropriate strip-style development. In addition, efforts should be made to provide parking between Main and Cary Streets with decks similar to those in Carytown. The proposed zoning would include the Virginia Commonwealth University (VCU) parking Deck at Harrison and West Cary Streets within the parking overlay district.

Staff sent notices to over 1,500 property owners, business owners and residents for a public meeting that was initially scheduled for February 26, 2015. This meeting was cancelled due to inclement weather and staff sent another 1,500 notices to property owners, business owners and residents within the corridors and in proximity to the corridors for a public meeting that was held on March 26, 2015. Approximately 50 people attended the meeting and were generally supportive of the proposed changes. Some concern was expressed by residents regarding the reduction of parking requirements.

Staff has received a letter of support from the Uptown Association and the Fan Area Business Alliance.

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: April 27, 2015

CITY COUNCIL PUBLIC HEARING DATE: May 26, 2015

REQUESTED AGENDA: Consent.

RECOMMENDED COUNCIL COMMITTEE: None.

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, May 18, 2015

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None.

ATTACHMENTS: Draft Ordinance

STAFF: Lory Markham, Principal Planner
Land Use Administration (Room 511) (804)646-6309



CITY OF RICHMOND

PLANNING COMMISSION

April 6, 2015

MOTION OF THE CITY OF RICHMOND PLANNING COMMISSION

**TO DECLARE AN INTENT TO AMEND THE ZONING ORDINANCE FOR THE
PURPOSE OF MODIFYING THE MAIN STREET/UPTOWN PARKING OVERLAY
DISTRICT PO-3 PARKING REQUIREMENTS**

WHEREAS, Section 15.2-2286 of the Code of Virginia (1950), as amended, provides that a zoning ordinance may include, among other things, reasonable regulations and provisions for the amendment of regulations from time to time; and

WHEREAS, in accordance with section 15.2-2286 of the Code of Virginia an amendment to the zoning regulations or district maps may be initiated by motion of the City of Richmond Planning Commission provided any such motion of the Commission proposing an amendment to the regulations or district maps shall state the public purposes therefore; and

WHEREAS, good zoning practice dictates that the comprehensive zoning plan be amended as required to reflect current conditions and trends in land use; and

WHEREAS, the purposes of zoning cited in the Code of Virginia include facilitating the creation of a convenient, attractive harmonious community, encouraging economic development and enlarging the tax base and providing for public safety and preventing congestion in the streets; and

WHEREAS, the City has adopted a Master Plan which, among other things, suggests the appropriate land use for all of the neighborhoods of the City; and

WHEREAS, portions of West Main Street are zoned UB Urban Business District and are located in the PO-3 Parking Overlay District; and

WHEREAS, the parking overlay districts were created to enable application of appropriate off-street parking requirements to business uses located within areas of the city characterized by a densely developed pedestrian shopping environment in close proximity to residential neighborhoods; and

WHEREAS, portions of West Cary Street are proposed to be added to the PO-3 Parking Overlay District; and

WHEREAS, Section 114-900.3 of the City Code requires determinations to be made relative to the particular circumstances within the proposed boundaries of the district in order to establish the public parking allowance applicable in that district prior to the introduction of any ordinance expanding or contracting the boundaries of any such district; and

WHEREAS, the required application of the public parking allowance within the proposed expansion of the PO-3 Parking Overlay District result in a reduction in the minimum number of off-street parking spaces required for uses located in the PO-3 district;

NOW, THEREFORE BE IT RESOLVED BY THE CITY PLANNING COMMISSION:
That in accordance with section 15.2-2286 of the Code of Virginia, the City Planning Commission hereby declares that the public necessity, convenience, general welfare and good zoning practices of the City require that an amendment to the zoning ordinance should be initiated for the purpose of modifying the Main Street/Uptown Parking Overlay District PO-3 parking requirements.



Rodney Poole
Chair, City Planning Commission



Lory Markham
Secretary, City Planning Commission



CITY OF RICHMOND

PLANNING COMMISSION

April 6, 2015

MOTION OF THE CITY OF RICHMOND PLANNING COMMISSION

TO DECLARE AN INTENT TO AMEND THE OFFICIAL ZONING MAP FOR THE PURPOSE OF REZONING CERTAIN PROPERTIES ALONG WEST MAIN AND WEST CARY STREETS BETWEEN HARRISON AND MEADOW STREETS AND INCLUDING CERTAIN PROPERTIES IN THE MAIN STREET/UPTOWN PARKING OVERLAY DISTRICT

WHEREAS, in accordance with Section 15.2-2286 of the Code of Virginia an amendment to the zoning regulations or district maps may be initiated by motion of the City of Richmond Planning Commission provided any such motion or resolution of the Commission proposing an amendment to the regulations or district maps shall state the public purposes therefore; and

WHEREAS, certain zoning along West Main and West Cary Streets between Harrison and Meadow Streets is in conflict with the existing character of the neighborhood and current land use; and

WHEREAS, the parking overlay districts were created to enable application of appropriate off-street parking requirements to business uses located within areas of the city characterized by a densely developed pedestrian shopping environment in close proximity to residential neighborhoods; and

WHEREAS, portions of West Cary Street have been redeveloped in recent years and are proposed to be added to the Main Street/Uptown PO-3 Parking Overlay District; and

WHEREAS, community support for the proposed rezoning was achieved through an extensive outreach program and citizen participation process; and


WHEREAS, good zoning practice dictates that the comprehensive zoning plan be amended as required to reflect current conditions and trends in land use; and

WHEREAS, the purposes of zoning cited in the Code of Virginia include facilitating the creation of a convenient, attractive and harmonious community, encouraging economic development and enlarging the tax base, and providing for public safety and preventing congestion in the streets;

NOW, THEREFORE BE IT RESOLVED, that the City Planning Commission hereby concludes that an amendment to the zoning district maps should be drafted for the purpose of rezoning certain properties along West Main and West Cary Streets between Harrison and Meadow Streets and that a public hearing on the proposed rezoning be held by the City Planning Commission prior to City Council action.



Rodney Poole
Chair, City Planning Commission



Lory Markham
Secretary, City Planning Commission