

INTRODUCED: July 24, 2017

AN ORDINANCE No. 2017-152

To rezone a portion of the property known as 1900 Venable Street from the R-53 Multifamily Residential District to the B-5 Central Business District.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEPT 11 2017 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “Topographic Survey Showing Existing Improvements, #1900 Venable Street, City of Richmond, Virginia”, prepared by Shadrach & Associates LLC, and dated May 23, 2016, a copy of which is attached to, incorporated into, and made a part of this ordinance, a portion of the property known as 1900 Venable Street, with Tax Parcel No. E000-0364/002 as shown in the 2017 records of the City Assessor, is excluded from the R-53 Multifamily Residential District and shall no longer be subject to the provisions of sections 30-418.1 through 30-418.8 of the Code of the City of Richmond (2015), as amended, and that the same is included in the B-5 Central Business District and shall be subject to the provisions of sections 30-442.1 through 30-442.7 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended.

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: SEPT 11 2017 REJECTED: _____ STRICKEN: _____

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



City of Richmond

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

Item Request File Number: PRE. 2017.267

RECEIVED
JUL 24 2017

O & R REQUEST

4-6706
JUL 5 2017

O & R Request
OFFICE OF THE ATTORNEY

Office of the
Chief Administrative Officer

DATE: June 30, 2017

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Devar M. Stoney, Mayor (Patron: Mayor, by Request) *Devar Stoney*
(This in no way reflects a recommendation on behalf of the Mayor) *for sign*

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer *SCG*

THROUGH: Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning *PLD 7-5-17*

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

RE: To rezone a portion of the property known as 1900 Venable Street from the R-53 Multi-family Residential District to the B-5 Central Business District.

ORD. OR RES. No. _____

PURPOSE: To rezone a portion of the property known as 1900 Venable Street from the R-53 Multi-family Residential District to the B-5 Central Business District.

REASON: The applicant is requesting to rezone a portion of the property fronting on the corner of North 18th Street and Venable Street from the existing to the adjacent B-5 district to develop the property under the mixed-use form-based regulations found in the B-5 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 August 21, 2017, meeting; or its September 5, 2017, meeting if the August meeting is canceled for the summer recess. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property is an irregular shaped lot that fronts on Venable Street between Mosby Street and North 18th Street and fronts on North 18th Street between Venable Street and East Leigh Street at the terminus of the Martin Luther King Memorial Bridge above the property. It is located

in the Union Hill neighborhood of the East Planning District. The property is comprised of 3.627 acres and is currently unimproved. The portion of the property requested to be rezoned is approximately 2.8 acres in area.

The property is currently located in the R-53 Multi-family Residential zoning district. The R-53 district would permit the site to be developed as a multi-family or single- and two-family residential community. The proposed B-5 Central Business zoning district allows for mixed-use development and includes form-based requirements that are not found in the R-53 district.

The City's 2001 Master Plan recommends Multi-Family Medium Density land uses for the property. Primary uses for this category include multi-family dwellings at densities up to 20 units per acre. It includes day nurseries, adult day care and residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. The Master Plan calls for infill development of like density, scale and use for the East District.

The subject property is adjacent to the boundary of the City's 2009 Downtown Plan. The property across North 18th Street is designated as an Urban Center Character Area by the Downtown Plan. The Urban Center Area is characterized by higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks. The portion of the property to be rezoned is oriented toward North 18th Street and Shockoe Bottom and away from the lower density single- and multi-family development at the top of the hill along Venable Street.

The property is currently surrounded by multi-family buildings to the north and south, commercial, single- and two-family uses to the east, and larger scale mixed-use and industrial buildings to the west. A mix of B-5C, M-1 Light Industrial, R-53 Multi-Family Residential and R-63 Multi-Family Urban Residential zoning districts are present in the area.

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: \$1,700 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: July 24, 2017

CITY COUNCIL PUBLIC HEARING DATE: September 11, 2017

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, August 21, 2017 or September 5, 2017

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

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

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

DRAWING NUMBER
 SHOWING EXISTING IMPROVEMENTS
 11000 VENABLE STREET
 CITY OF INDIANAPOLIS, INDIANA
 DATE: MAY 23, 2018

Shadach & Associates LLC
 LAND SURVEYING
 11000 VENABLE STREET
 INDIANAPOLIS, INDIANA 46240



The proposed survey was prepared from the most recent available aerial photography, ground survey, and other data. The surveyor has not conducted a field inspection of the site. The surveyor is not responsible for the accuracy of the data provided. The surveyor is not responsible for the accuracy of the data provided. The surveyor is not responsible for the accuracy of the data provided.



- Notes:**
- The proposed survey was prepared from the most recent available aerial photography, ground survey, and other data. The surveyor has not conducted a field inspection of the site. The surveyor is not responsible for the accuracy of the data provided. The surveyor is not responsible for the accuracy of the data provided. The surveyor is not responsible for the accuracy of the data provided.
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Legal References:
 Permit 1B
 GENESIS HOME'S MANAGER LLC
 Subdivision No. 020001-12271
 File No. 0200-0201/020
 1/200 Township 39N
 Permit 1A
 ATTERSON TRANSPORTS, LLC
 Subdivision No. 0200-0201/021
 File No. 0200-0201/021
 1/18 Mosby Street

Leigh Street -
 Martin Luther King Bridge
 (Var. Width R/W)

North 18th Street (60' R/W)

Mosby Street (Var. Width R/W)

Parcel 1A
 11,104 Ac

Proposed
 B-5

R-53

345'

266'

Venable Street (70' R/W)





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.richmondva.gov/>

RZON-017661-2017

Project Name/Location

Property Address: 1900 Venable Street Date: May 4, 2017
Tax Map #: E000-0364-001 Fee: \$1700
Total area of affected site in acres: 2.8 acres

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

Zoning

Current Zoning: R-53 Multi-Family Residential

Existing Use: Vacant

Proposed Zoning/Conditional Zoning

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

B-5 Central Business District

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: Lory Markham

Company: Markham Planning

Mailing Address: 2314 West Main Street

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 2482561 Fax: ()

Email: lory@markhamplanning.com

Property Owner: Genesis Home Manager, LLC

If Business Entity, name and title of authorized signee: Ed Solarz

(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: 101 West Commerce Road, Floor 2

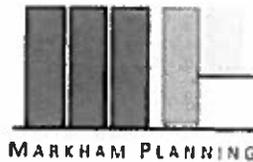
City: Richmond State: VA Zip Code: 23224

Telephone: (804) 2392923 Fax: ()

Email: edsolarz@genesishomes.com

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.



May 4, 2017

Mr. Mark Olinger, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
Mark.Olinger@richmondgov.com

RE: Applicant's Report for Rezoning of 1900 Venable Street

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Rezoning application for a portion of 1900 Venable Street from R-53 Multi-family Residential to B-5 Central Business. With this application, Genesis Homes Manager, LLC is petitioning the City Council to rezone a portion of the property fronting on the corner of North 18th Street and Venable Street from the existing suburban garden-style apartment zoning regulations found in R-53 district to the adjacent B-5 district to develop the property under the more urban mixed-use form-based regulations found in the B-5 district.

Site

The proposed rezoning is for a portion of an irregular shaped lot that fronts on Venable Street between Mosby Street and North 18th Street and fronts on North 18th Street between Venable Street and East Leigh Street at the terminus of the Martin Luther King Memorial Bridge above the property. The property is comprised of 3.627 acres and is currently unimproved. There is a substantial grade across the property with the highest point being 50 feet higher in elevation than the lowest point. Given this change in topography, the property boasts spectacular views of the downtown skyline from the corner of North 18th and Venable Streets and along the North 18th Street frontage (See Exhibit A). The portion of the property requested to be rezoned is approximately 2.8 acres and is located to take advantage of these views along North 18th Street and toward the lower half of the property along Venable Street.

Zoning Regulations

The property is currently located in the R-53 Multi-family Residential zoning district. The R-53 district would permit the site to be developed as a multi-family or single- and two-family residential community. The R-53 district requires a front yard setback and allows height up to 60 feet on a site this large if additional setbacks are provided. These setback requirements cause proposed buildings to be pushed away from the street and into the existing topography of the site making any development challenging.

The proposed B-5 Central Business zoning district allows for mixed-use development and includes form-based requirements that are not found in the R-53 district. These requirements include

MARKHAM PLANNING
2314 West Main Street · Richmond, Virginia 23220
(804) 248-2561

such things as regulation on the location and screening of parking decks and lots, fenestration and setbacks maximums. There is no setback requirement in the B-5 district and height is limited to five stories. This will allow for development to be located closer to the street and further out of the existing topography at the bottom of the hill along North 18th Street and the corner at Venable Street.

Master Plan / Downtown Plan

While the City's 2001 Master Plan recommends Multi-Family Medium Density land uses for the property, the property is just outside the boundary of the City's 2009 Downtown Plan. The property across North 18th Street is designated as an Urban Center Character Area by the Downtown Plan. The portion of the property to be rezoned is oriented toward North 18th Street and Shockoe Bottom and away from the lower density single- and multi-family development at the top of the hill along Venable Street. As such, the property should be seen as a transition area between the larger scale development called for in the Downtown Plan and the lower scale development at the top of the hill.

The Urban Center Character Area calls for the type of development that would be permitted under the proposed B-5 district at the bottom of the site, while the existing R-53 district that will remain at the top of the hill allows for development that is consistent with the Multi-Family Medium Density designation.

The Master Plan also calls for infill development of like density, scale and use for the East District. The property is currently surrounded by multi-family buildings to the north and south, commercial, single- and two-family uses to the east, and larger scale mixed-use and industrial buildings to the west. The proposed rezoning to B-5 district with its form-based requirements will help to ensure compatibility the surrounding character of development.

City Charter Conditions

The topography of this site makes it uniquely situated to offer stunning views of the Downtown City Skyline and is a unique infill opportunity at the base of Union Hill and the top of Shockoe Bottom. We trust that you will agree with us that the development of the site would be better suited under the regulations in the B-5 Central Business district and meets the City Charter considerations to be observed in the alteration of zoning regulations.

Thank you for your consideration of this application. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,



Lory Markham

Enclosures

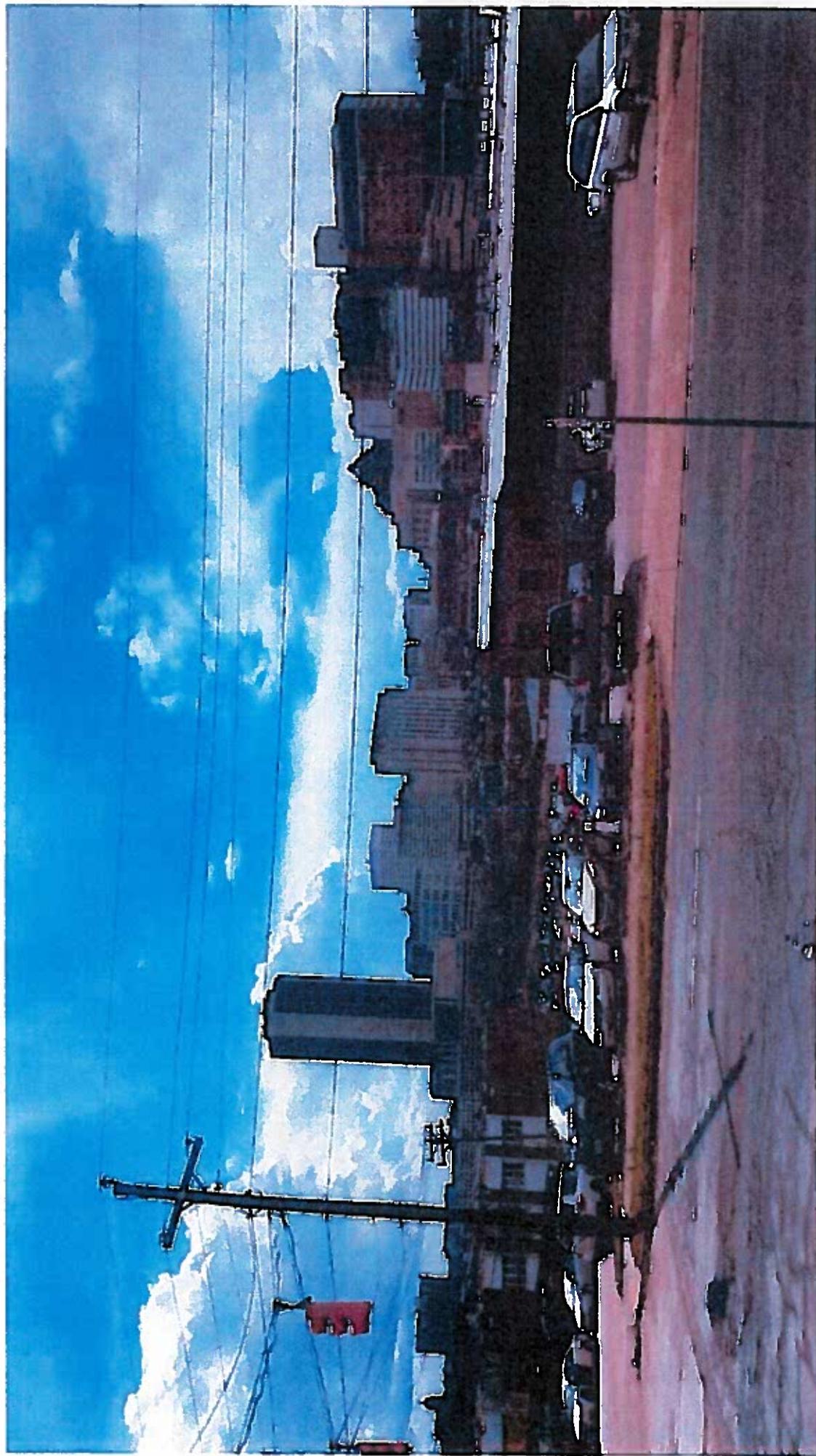
cc: The Honorable Cynthia Newbille
Matthew Ebinger, Secretary to the City Planning Commission

1900 Venable Street

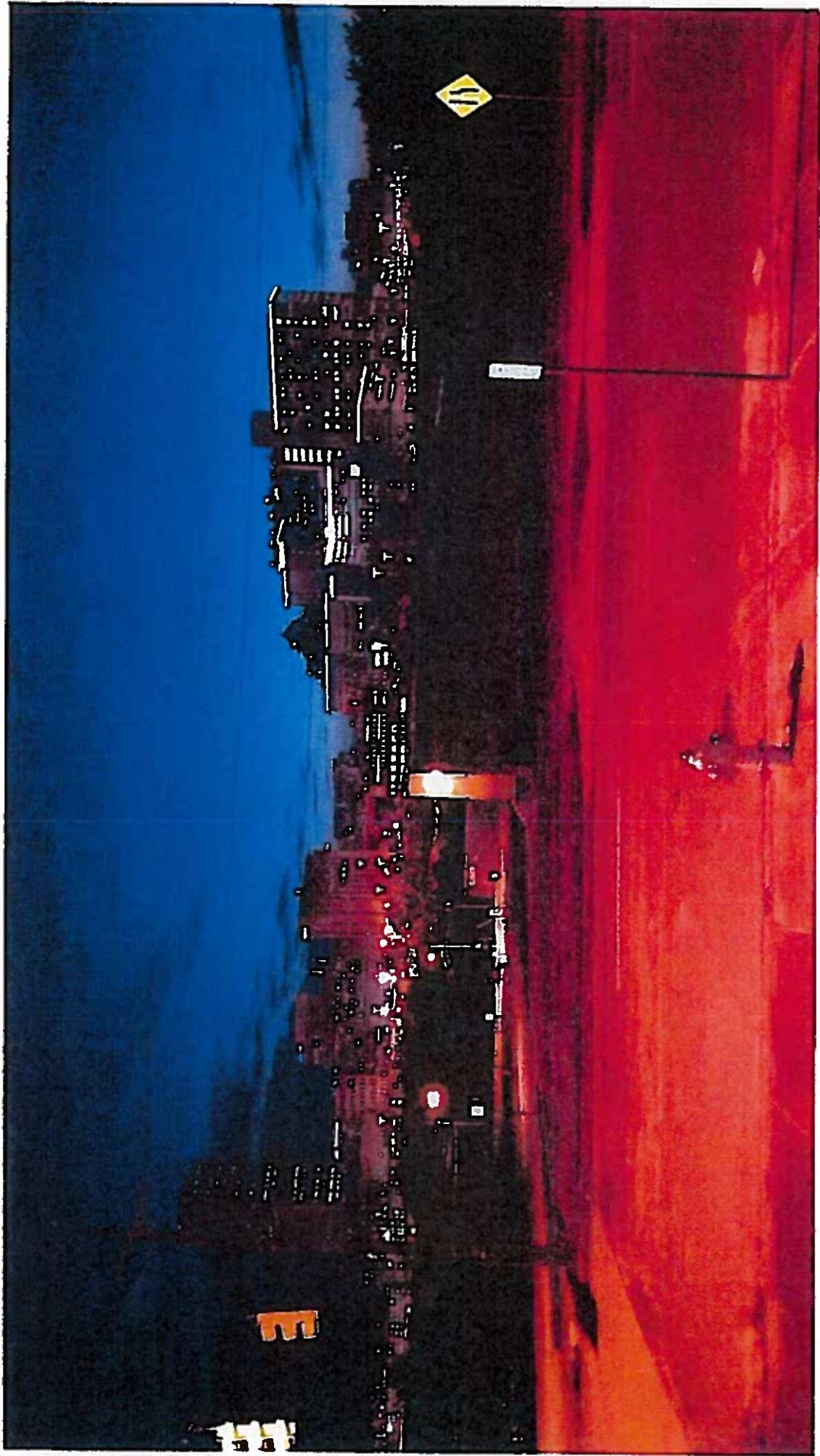
May 1, 2017

Page 2

Exhibit A



Markham Planning
1900 Venable Street Rezoning
May 1, 2017



Markham Planning
1900 Venable Street Rezoning
May 1, 2017