



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.richmondgov.com/>

Project Name/Location

Property Address: _____ Date: _____

Tax Map #: _____ Fee: _____

Total area of affected site in acres: _____

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

Zoning

Current Zoning: _____

Existing Use: _____

Proposed Zoning/Conditional Zoning

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

Existing Use: _____

Is this property subject to any previous land use cases?

Yes

No

☐☐

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _(_____) _____ Fax: _(_____) _____

Email: _____

Property Owner: _____

If Business Entity, name and title of authorized signee: _____

(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: _____

City: _____ State: _____ Zip Code: _____

Telephone: _(_____) _____ Fax: _(_____) _____

Email: _____

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.



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4/27/2023

Rezoning Application Report

415 Oliver Hill Way

415 Oliver Hill Way is a 2-story brick building that was built in 1900. Similar to neighboring buildings of that era, it was used as a warehouse for all of the 20th century, and into the 21st. Located between East Marshall, and East Clay Streets, it is 1 ½ blocks North of Broad Street, and is in the Shockoe Valley and Tobacco Row National Historic District.

In 2006 the property was rezoned from M-1 Light Industrial to B-5 with conditions, similar to the neighboring Cold Storage buildings. The 2006 Owner's intention was to have a business use in the building. The exterior walls of the building are on the property line, so there was no opportunity for parking on site. Rezoning to B-5 eliminated the parking requirement for the business use.

In 2010 a new owner converted the building into fifteen 1 bedroom apartments. The renovation used historic tax credits, meeting one of the proffers in the 2006 rezoning. 1440 sf on the 1st floor was left as commercial, to avoid the increased parking requirement outlined in the 2006 Conditional Rezoning proffers.

The current owner purchased the property in 2018. The company that owns the property is a legacy investment established by Tom Vogelee. The company holds other properties in Richmond and other localities in Virginia. The intent of the company is to provide investment and income for current and future generations of the family.

The 2006 proffers state that if the building is 100% residential, then parking is required to be one space for every unit. Based on the Richmond 300 Master Plan, and the recent elimination of parking requirements, that proffer is excessive for 2023.

The Owner would like to convert the commercial space into 2 residential units. (This property is not designated as street oriented commercial frontage.) The commercial part of the existing building has been vacant for many years. Currently the neighborhood is not supporting commercial tenants. The owner has another property 2 blocks away and is also having difficulty finding commercial tenants for that building.

Richmond 300

The property is located in the *Shockoe Priority Growth Node* and Future Land Use is *Destination Mixed Use*. Destination Mixed Use prioritizes pedestrian, bicycle, and transit access. Parking requirements are reduced to allow more market-based parking strategies. The property has a walk score of 90.

Oliver Hill Way is designated a *Major Mixed Use Street* on the Great Streets and Street Typologies Map (Figure 12 p. 73). This street typology is described as ideal locations for transit routes and transit stops. Also Broad Street is similarly designated, and is 1 ½ blocks away. There is a covered bus stop at the Northeast corner of Broad and Oliver Hill Way.

Oliver Hill Way is designated a *Greenway* on the Greenways & On-Street Bike Facilities Map. A greenway is defined as a universally accessible paved path that is a minimum of 8-feet wide and intended for non-vehicle users.

Shockoe Small Area Study

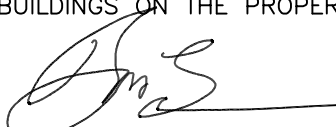
Following up on Richmond 300 points referenced above, improvements are planned for this section of Oliver Hill Way. (*Ref. Figure 42 p. 163*) The street will be converted from one-way to two-way traffic, a bicycle lane will be added, amongst other improvements.

The Owner is requesting a Rezoning to B-5 Central Business District, without conditions. This will allow the conversion of the current commercial space to 2 more residential units for the neighborhood, and will not impose an unnecessary parking requirement on the property.

Thank you for your consideration,

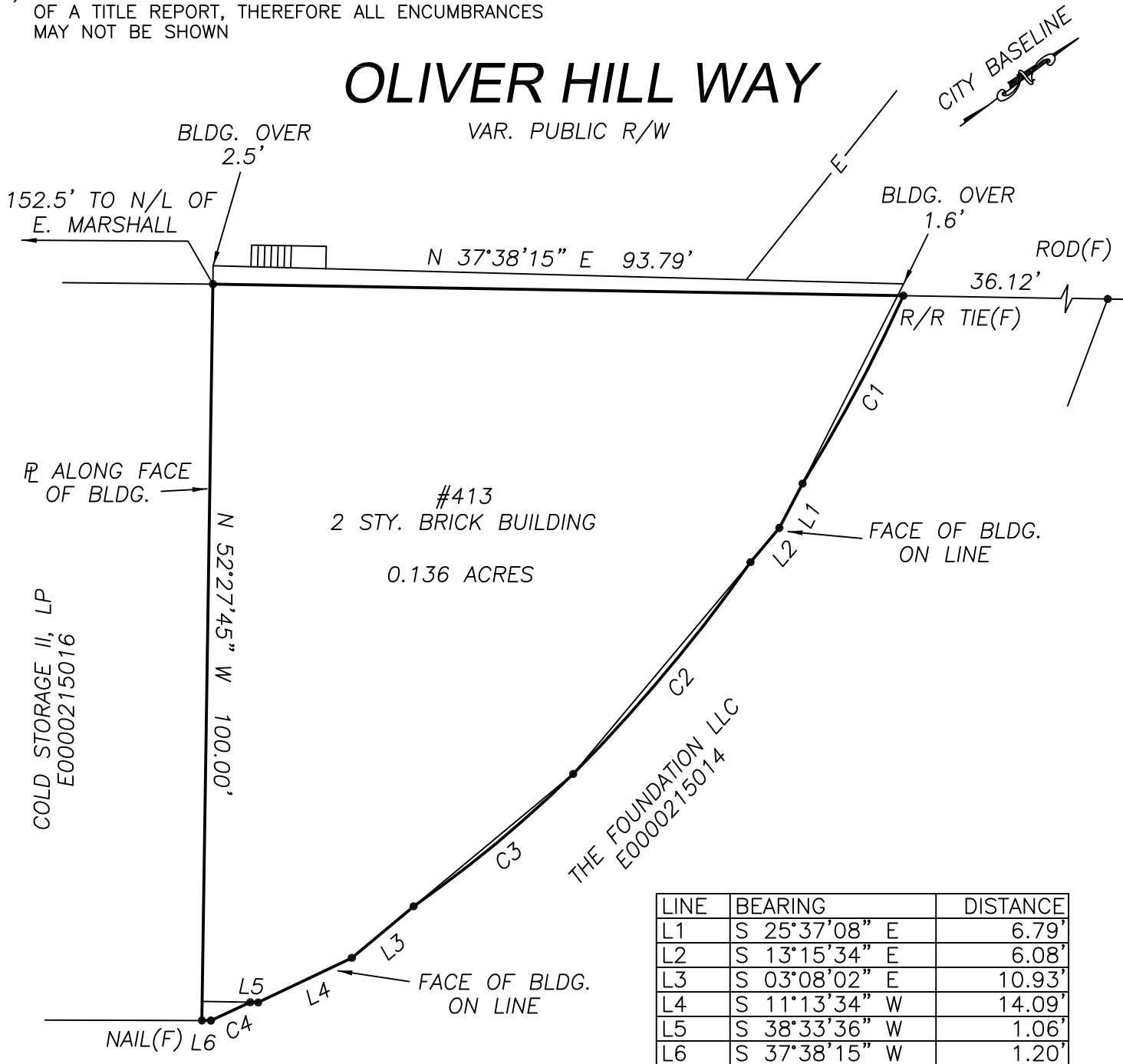
Anne Durkin
Johannas Design Group

THIS IS TO CERTIFY THAT ON MARCH 6, 2010 I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND WALLS OF THE BUILDING ARE AS SHOWN ON THIS PLAT. THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THE PROPERTY EXCEPT AS SHOWN


BRIAN LONG, L.S.



- 1) THIS PARCEL IS IN FEMA FLOOD ZONE "X" AS DEFINED ON F.I.R.M. 5101290041D, DATED 4-2-09
- 2) THIS SURVEY IS BASED ON CURRENT FIELD WORK
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE ALL ENCUMBRANCES MAY NOT BE SHOWN



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	224.81'	28.98'	28.96'	S 25°06'25" E	7°23'09"
C2	224.81'	37.55'	37.51'	S 13°21'55" E	9°34'16"
C3	166.83'	28.19'	28.16'	S 02°59'31" E	9°40'58"
C4	166.83'	5.91'	5.91'	S 11°42'23" W	2°01'47"

SURVEY OF
415 OLIVER HILL WAY

CITY OF RICHMOND
VIRGINIA

LONG SURVEYING, LLC
3408 SHERWOOD BLUFF WAY
POWHATAN, VA 23219

MARCH 6, 2010
SCALE: 1"=20'

FOR: CHAPMAN



**City of Richmond
Department of Planning
& Development Review**

Rezoning

LOCATION: 415 Oliver Hill Way

APPLICANT: KMV Investments LLC

COUNCIL DISTRICT: 7

PROPOSAL: To rezone the property known as 415 Oliver Hill Way from the B-5 Central Business District with conditions to the B-5 Central Business District without conditions.

*For questions, please contact David Watson
at 804-646-1036 or David.Watson@RVA.gov*

