

INTRODUCED: April 27, 2015

AN ORDINANCE No. 2015-101-113

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 PO-3 Main Street/Uptown Parking Overlay District.

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, as shown on the map entitled “West Cary Street & West Main Street: Proposed Zoning,” prepared by the Department of Planning and Development Review and dated April 6, 2015, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2015 records of the City Assessor, are excluded from the R-7 Single- and Two-Family Urban Residential District and shall no longer be subject to the provisions of sections 114-413.1 through 114-413.9 of the Code of the City of Richmond (2004), as amended, and that the same are included in the R-63 Multifamily Urban Residential District and shall be subject to the provisions of sections 114-

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: MAY 26 2015 REJECTED: _____ STRICKEN: _____

419.1 through 114-419.11 and all other applicable provisions of Chapter 114 of the Code of the City of Richmond (2004), as amended:

A portion of 1415 West Cary Street	Tax Parcel No. W000-0521/011
1501 West Cary Street	Tax Parcel No. W000-0603/015
1503 West Cary Street	Tax Parcel No. W000-0603/014
1505 West Cary Street	Tax Parcel No. W000-0603/013
1507 West Cary Street	Tax Parcel No. W000-0603/012
1509 West Cary Street	Tax Parcel No. W000-0603/011
1511 West Cary Street	Tax Parcel No. W000-0603/010
1513 West Cary Street	Tax Parcel No. W000-0603/009
1517 West Cary Street	Tax Parcel No. W000-0603/007
1519 West Cary Street	Tax Parcel No. W000-0603/006
1708 West Cary Street	Tax Parcel No. W000-0728/027
A portion of the Downtown Expressway	Tax Parcel No. W000-0848/002
1500 Parkwood Avenue	Tax Parcel No. W000-0603/050

§ 2. That, as shown on the map entitled “West Cary Street & West Main Street: Proposed Zoning,” prepared by the Department of Planning and Development Review and dated April 6, 2015, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2015 records of the City Assessor, are excluded from the R-53 Multifamily Residential District and shall no longer be subject to the provisions of sections 114-418.1 through 114-418.8 of the Code of the City of Richmond (2004), as amended, and that the same are included in the R-63 Multifamily Urban Residential District and shall be subject to the provisions of sections 114-419.1 through 114-419.11 and all other applicable provisions of Chapter 114 of the Code of the City of Richmond (2004), as amended:

20 South Allen Avenue	Tax Parcel No. W000-0810/019
21 South Allen Avenue	Tax Parcel No. W000-0728/035
22 South Allen Avenue	Tax Parcel No. W000-0810/020
26 South Allen Avenue	Tax Parcel No. W000-0810/022
1816 West Cary Street	Tax Parcel No. W000-0810/024
1820 West Cary Street	Tax Parcel No. W000-0810/025
1822 West Cary Street	Tax Parcel No. W000-0810/027

§ 3. That, as shown on the map entitled “West Cary Street & West Main Street: Proposed Zoning,” prepared by the Department of Planning and Development Review and dated April 6, 2015, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2015 records of the City Assessor, are excluded from the R-53 Multifamily Residential District and shall no longer be subject to the provisions of sections 114-418.1 through 114-418.8 of the Code of the City of Richmond (2004), as amended, and that the same are included in the R-7 Single- and Two-Family Urban Residential District and shall be subject to the provisions of sections 114-413.1 through 114-413.9 and all other applicable provisions of Chapter 114 of the Code of the City of Richmond (2004), as amended:

1641 West Cary Street	Tax Parcel No. W000-0656/005
1645 West Cary Street	Tax Parcel No. W000-0656/003
1649 West Cary Street	Tax Parcel No. W000-0656/001
1701 West Cary Street	Tax Parcel No. W000-0726/039
1705 West Cary Street	Tax Parcel No. W000-0726/038
1709 West Cary Street	Tax Parcel No. W000-0726/037
1713 West Cary Street	Tax Parcel No. W000-0726/036
1717 West Cary Street	Tax Parcel No. W000-0726/035
1721 West Cary Street	Tax Parcel No. W000-0726/034
1725 West Cary Street	Tax Parcel No. W000-0726/033
1729 West Cary Street	Tax Parcel No. W000-0726/032
1733 West Cary Street	Tax Parcel No. W000-0726/031
1737 West Cary Street	Tax Parcel No. W000-0726/030
1741 West Cary Street	Tax Parcel No. W000-0726/029
1745 West Cary Street	Tax Parcel No. W000-0726/028
1749 West Cary Street	Tax Parcel No. W000-0726/027
1753 West Cary Street	Tax Parcel No. W000-0726/001
A portion of the Downtown Expressway	Tax Parcel No. W000-0848/002
1700 Parkwood Avenue	Tax Parcel No. W000-0726/052
1704 Parkwood Avenue	Tax Parcel No. W000-0726/051
1708 Parkwood Avenue	Tax Parcel No. W000-0726/050
1712 Parkwood Avenue	Tax Parcel No. W000-0726/049
1716 Parkwood Avenue	Tax Parcel No. W000-0726/048
1720 Parkwood Avenue	Tax Parcel No. W000-0726/047
1724 Parkwood Avenue	Tax Parcel No. W000-0726/046
1728 Parkwood Avenue	Tax Parcel No. W000-0726/045
1732 Parkwood Avenue	Tax Parcel No. W000-0726/044

1736 Parkwood Avenue	Tax Parcel No. W000-0726/043
1740 Parkwood Avenue	Tax Parcel No. W000-0726/042
1744 Parkwood Avenue	Tax Parcel No. W000-0726/041
1748 Parkwood Avenue	Tax Parcel No. W000-0726/040
1752 Parkwood Avenue	Tax Parcel No. W000-0726/026
120 Temple Street	Tax Parcel No. W000-0726/053

§ 4. That, as shown on the map entitled “West Cary Street & West Main Street: Proposed Zoning,” prepared by the Department of Planning and Development Review and dated April 6, 2015, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2015 records of the City Assessor, are excluded from the R-6 Single-Family Attached Residential District and shall no longer be subject to the provisions of sections 114-412.1 through 114-412.8 of the Code of the City of Richmond (2004), as amended, and that the same are included in both the UB Urban Business District and the PO-3 Main Street/Uptown Parking Overlay District and shall be subject to the provisions of sections 114-433.1 through 114-433.8 and 114-910.3 as well as all other applicable provisions of Chapter 114 of the Code of the City of Richmond (2004), as amended:

1600 West Main Street	Tax Parcel No. W000-0660/031
A portion of 26 North Morris Street	Tax Parcel No. W000-0448/007

§ 5. That, as shown on the map entitled “West Cary Street & West Main Street: Proposed Zoning,” prepared by the Department of Planning and Development Review and dated April 6, 2015, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2015 records of the City Assessor, are excluded from the R-7 Single- and Two-Family Urban Residential District and shall no longer be subject to the provisions of sections 114-413.1 through 114-413.9 of the Code of the City of Richmond (2004), as amended, and that the same are included in both the UB Urban Business District and the PO-3 Main Street/Uptown Parking Overlay District and shall be subject to the provisions of sections 114-433.1 through 114-433.8 and 114-910.3 as well

as all other applicable provisions of Chapter 114 of the Code of the City of Richmond (2004), as amended:

A portion of 1201 West Cary Street	Tax Parcel No. W000-0440/038
1518 West Cary Street Rear	Tax Parcel No. W000-0604/050
1523 West Cary Street	Tax Parcel No. W000-0603/002
1524 West Cary Street	Tax Parcel No. W000-0604/041
1529 West Cary Street	Tax Parcel No. W000-0603/001
1601 West Cary Street	Tax Parcel No. W000-0656/021
1604 West Cary Street	Tax Parcel No. W000-0658/024
15 South Lombardy Street	Tax Parcel No. W000-0604/047
17 South Lombardy Street	Tax Parcel No. W000-0604/044
A portion of the Downtown Expressway	Tax Parcel No. W000-0848/0058
South Plum Street	Tax Parcel No. W000-0604/020
8 South Plum Street Rear	Tax Parcel No. W000-0604/055

§ 6. That, as shown on the map entitled “West Cary Street & West Main Street: Proposed Zoning,” prepared by the Department of Planning and Development Review and dated April 6, 2015, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2015 records of the City Assessor, are excluded from the R-63 Multifamily Urban Residential District and shall no longer be subject to the provisions of sections 114-419.1 through 114-419.11 of the Code of the City of Richmond (2004), as amended, and that the same are included in both the UB Urban Business District and the PO-3 Main Street/Uptown Parking Overlay District and shall be subject to the provisions of sections 114-433.1 through 114-433.8 and 114-910.3 as well as all other applicable provisions of Chapter 114 of the Code of the City of Richmond (2004), as amended:

1200 West Cary Street	Tax Parcel No. W000-0441/017
A portion of 1201 West Cary Street	Tax Parcel No. W000-0440/038

§ 7. That, as shown on the map entitled “West Cary Street & West Main Street: Proposed Zoning,” prepared by the Department of Planning and Development Review and dated April 6, 2015, a copy of which is attached to, incorporated into, and made a part of this

ordinance, the following properties, with tax parcel numbers as shown in the 2015 records of the City Assessor, are excluded from the UB Urban Business District and shall no longer be subject to the provisions of sections 114-433.1 through 114-433.8 of the Code of the City of Richmond (2004), as amended, and that the same are included in the R-7 Single- and Two-Family Urban Residential District and shall be subject to the provisions of sections 114-413.1 through 114-413.9 and all other applicable provisions of Chapter 114 of the Code of the City of Richmond (2004), as amended:

1 South Vine Street	Tax Parcel No. W000-0658/043
2 South Vine Street	Tax Parcel No. W000-0728/016
3 South Vine Street	Tax Parcel No. W000-0658/045
4 South Vine Street	Tax Parcel No. W000-0728/017
5 South Vine Street	Tax Parcel No. W000-0658/044

§ 8. That, as shown on the map entitled “West Cary Street & West Main Street: Proposed Zoning,” prepared by the Department of Planning and Development Review and dated April 6, 2015, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2015 records of the City Assessor, are excluded from both the UB Urban Business District and the PO-3 Main Street/Uptown Parking Overlay District and shall no longer be subject to the provisions of sections 114-433.1 through 114-433.8 and 114-910.3 of the Code of the City of Richmond (2004), as amended, and that the same are included in the R-7 Single- and Two-Family Urban Residential District and shall be subject to the provisions of sections 114-413.1 through 114-413.9 and all other applicable provisions of Chapter 114 of the Code of the City of Richmond (2004), as amended:

1900 West Main Street	Tax Parcel No. W000-0853/019
1902 West Main Street	Tax Parcel No. W000-0853/020
1904 West Main Street	Tax Parcel No. W000-0853/021
1906 West Main Street	Tax Parcel No. W000-0853/022
1908 West Main Street	Tax Parcel No. W000-0853/023

1910 West Main Street
4 North Meadow Street

Tax Parcel No. W000-0853/024
Tax Parcel No. W000-0900/021

§ 9. That, as shown on the map entitled “West Cary Street & West Main Street: Proposed Zoning,” prepared by the Department of Planning and Development Review and dated April 6, 2015, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as a portion of 18 North Lombardy Street, with Tax Parcel No. W000-0660/066 in the 2015 records of the City Assessor, is excluded from both the UB Urban Business District and shall no longer be subject to the provisions of sections 114-433.1 through 114-433.8 of the Code of the City of Richmond (2004), as amended, and that the same are also excluded from both the UB Urban Business District and the PO-3 Main Street/Uptown Parking Overlay District and shall no longer be subject to the provisions of sections 114-433.1 through 114-433.8 and 114-910.3 of the Code of the City of Richmond (2004), as amended, and that the same are included in the R-6 Single-Family Attached Residential District and shall be subject to the provisions of sections 114-412.1 through 114-412.8 and all other applicable provisions of Chapter 114 of the Code of the City of Richmond (2004), as amended.

§ 10. That, as shown on the map entitled “West Cary Street & West Main Street: Proposed Zoning,” prepared by the Department of Planning and Development Review and dated April 6, 2015, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2015 records of the City Assessor, are excluded from the UB Urban Business District and shall no longer be subject to the provisions of sections 114-433.1 through 114-433.8 of the Code of the City of Richmond (2004), as amended, and that the same are included in the R-63 Multifamily Urban Residential District and shall be subject to the provisions of sections 114-419.1 through 114-419.11 and all

other applicable provisions of Chapter 114 of the Code of the City of Richmond (2004), as amended:

1½ South Allen Avenue	Tax Parcel No. W000-0728/043
3 South Allen Avenue	Tax Parcel No. W000-0728/042
11 South Meadow Street	Tax Parcel No. W000-0851/041
13 South Meadow Street	Tax Parcel No. W000-0851/040
15 South Meadow Street	Tax Parcel No. W000-0851/039
17 South Meadow Street	Tax Parcel No. W000-0851/038

§ 11. That, as shown on the map entitled “West Cary Street & West Main Street: Proposed Zoning,” prepared by the Department of Planning and Development Review and dated April 6, 2015, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2015 records of the City Assessor, which are included in the UB Urban Business District and are subject to the provisions of sections 114-433.1 through 114-433.8 of the Code of the City of Richmond (2004), as amended, hereby also are included in the PO-3 Main Street/Uptown Parking Overlay District and shall be subject to the provisions of section 114-910.3 and all other applicable provisions of Chapter 114 of the Code of the City of Richmond (2004), as amended:

14 South Allen Avenue	Tax Parcel No. W000-0810/043
16 South Allen Avenue	Tax Parcel No. W000-0810/017
1833 West Cary Street	Tax Parcel No. W000-0808/001
1829 West Cary Street	Tax Parcel No. W000-0808/003
1834 West Cary Street	Tax Parcel No. W000-0810/029
1903 West Cary Street	Tax Parcel No. W000-0849/036
1901 West Cary Street	Tax Parcel No. W000-0849/037
1900 West Cary Street	Tax Parcel No. W000-0851/017
1904 West Cary Street	Tax Parcel No. W000-0851/018
1906 West Cary Street	Tax Parcel No. W000-0851/019
1908 West Cary Street	Tax Parcel No. W000-0851/020
1912 West Cary Street	Tax Parcel No. W000-0851/021
1920 West Cary Street	Tax Parcel No. W000-0851/030
1925 West Cary Street	Tax Parcel No. W000-0849/001
3 South Granby Street	Tax Parcel No. W000-0810/039
8 South Granby Street	Tax Parcel No. W000-0851/015
10 South Lombardy Street	Tax Parcel No. W000-0658/018
12 South Lombardy Street	Tax Parcel No. W000-0658/019

12 South Lombardy Street Rear	Tax Parcel No. W000-0658/046
A portion of the Downtown Expressway	Tax Parcel No. W000-0848/001
1920 Parkwood Avenue	Tax Parcel No. W000-0849/031
1 South Plum Street	Tax Parcel No. W000-0523/043
2 South Plum Street	Tax Parcel No. W000-0604/017
3 South Plum Street	Tax Parcel No. W000-0523/042
4 South Plum Street	Tax Parcel No. W000-0604/018
5 South Plum Street	Tax Parcel No. W000-0523/041
6 South Plum Street	Tax Parcel No. W000-0604/019

§ 12. That, as shown on the map entitled “West Cary Street & West Main Street: Proposed Zoning,” prepared by the Department of Planning and Development Review and dated April 6, 2015, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2015 records of the City Assessor, which are included in the UB Urban Business District and are subject to the provisions of sections 114-433.1 through 114-433.8 of the Code of the City of Richmond (2004), as amended, hereby also are included in the PO-3 Main Street/Uptown Parking Overlay District and shall be subject to the provisions of section 114-910.3 and all other applicable provisions of Chapter 114 of the Code of the City of Richmond (2004), as amended:

1 South Allen Avenue	Tax Parcel No. W000-0728/044
2 North Allen Avenue	Tax Parcel No. W000-0812/027
2 North Brunswick Street	Tax Parcel No. W000-0451/040
3 South Brunswick Street	Tax Parcel No. W000-0441/035
4 North Brunswick Street	Tax Parcel No. W000-0451/012
10 South Brunswick Street	Tax Parcel No. W000-0442/009
14 South Brunswick Street	Tax Parcel No. W000-0442/010
16 South Brunswick Street	Tax Parcel No. W000-0442/029
6 North Brunswick Street	Tax Parcel No. W000-0451/012
6 North Brunswick Street Rear	Tax Parcel No. W000-0451/035
1320 West Cary Street	Tax Parcel No. W000-0443/013
4 North Harrison Street	Tax Parcel No. W000-0450/023
6 North Harrison Street	Tax Parcel No. W000-0450/022
9 South Harvie Street	Tax Parcel No. W000-0443/007
10 South Harvie Street	Tax Parcel No. W000-0523/019
12 South Harvie Street	Tax Parcel No. W000-0523/020
1 North Lombardy Street	Tax Parcel No. W000-0607/036
3 North Lombardy Street	Tax Parcel No. W000-0607/035
13 South Lombardy Street	Tax Parcel No. W000-0604/060

1100 West Main Street	Tax Parcel No. W000-0450/040
1101 West Main Street	Tax Parcel No. W000-0399/014
1102 West Main Street	Tax Parcel No. W000-0450/024
1104 West Main Street	Tax Parcel No. W000-0450/025
1106 West Main Street	Tax Parcel No. W000-0450/026
1112 West Main Street	Tax Parcel No. W000-0450/029
1113 West Main Street	Tax Parcel No. W000-0399/008
1114 West Main Street	Tax Parcel No. W000-0450/030
1115 West Main Street	Tax Parcel No. W000-0399/007
1117 West Main Street	Tax Parcel No. W000-0399/006
1118 West Main Street	Tax Parcel No. W000-0450/034
1119 West Main Street	Tax Parcel No. W000-0399/005
1121 West Main Street	Tax Parcel No. W000-0399/004
1123 West Main Street	Tax Parcel No. W000-0399/003
1125 West Main Street	Tax Parcel No. W000-0399/002
1127 West Main Street	Tax Parcel No. W000-0399/001
1200 West Main Street	Tax Parcel No. W000-0448/001
1201 West Main Street	Tax Parcel No. W000-0441/008
1203 West Main Street	Tax Parcel No. W000-0441/007
1205 West Main Street	Tax Parcel No. W000-0441/005
1207 West Main Street	Tax Parcel No. W000-0441/003
1208 West Main Street	Tax Parcel No. W000-0448/005
1209 West Main Street	Tax Parcel No. W000-0441/003
1210 West Main Street	Tax Parcel No. W000-0448/006
1211 West Main Street	Tax Parcel No. W000-0441/002
1213 West Main Street	Tax Parcel No. W000-0441/001
1300 West Main Street	Tax Parcel No. W000-0451/013
1301 West Main Street	Tax Parcel No. W000-0442/008
1305 West Main Street	Tax Parcel No. W000-0442/007
1306 West Main Street	Tax Parcel No. W000-0451/015
1307 West Main Street	Tax Parcel No. W000-0442/006
1309 West Main Street	Tax Parcel No. W000-0442/005
1310 West Main Street	Tax Parcel No. W000-0451/016
1314 West Main Street	Tax Parcel No. W000-0451/018
1316 West Main Street	Tax Parcel No. W000-0451/019
1318 West Main Street	Tax Parcel No. W000-0451/020
1319 West Main Street	Tax Parcel No. W000-0443/005
1320 West Main Street	Tax Parcel No. W000-0451/021
1322 West Main Street	Tax Parcel No. W000-0451/022
1323 West Main Street	Tax Parcel No. W000-0443/002
1326 West Main Street	Tax Parcel No. W000-0451/024
1329 West Main Street	Tax Parcel No. W000-0443/001
1330 West Main Street	Tax Parcel No. W000-0451/026
1401 West Main Street	Tax Parcel No. W000-0523/016
1425 West Main Street	Tax Parcel No. W000-0523/004
1431 West Main Street	Tax Parcel No. W000-0523/003
1433 West Main Street	Tax Parcel No. W000-0523/002

1435 West Main Street	Tax Parcel No. W000-0523/001
1500 West Main Street	Tax Parcel No. W000-0607/025
1501 West Main Street	Tax Parcel No. W000-0604/016
1502 West Main Street	Tax Parcel No. W000-0607/026
1504 West Main Street	Tax Parcel No. W000-0607/027
1505 West Main Street	Tax Parcel No. W000-0604/013
1506 West Main Street	Tax Parcel No. W000-0607/028
1508 West Main Street	Tax Parcel No. W000-0607/030
1509 West Main Street	Tax Parcel No. W000-0604/012
1512 West Main Street	Tax Parcel No. W000-0607/031
1513 West Main Street	Tax Parcel No. W000-0604/010
1514 West Main Street	Tax Parcel No. W000-0607/032
1517 West Main Street	Tax Parcel No. W000-0604/007
1517 West Main Street Rear	Tax Parcel No. W000-0604/061
1520 West Main Street	Tax Parcel No. W000-0607/037
1527 West Main Street	Tax Parcel No. W000-0604/004
1531 West Main Street	Tax Parcel No. W000-0604/003
1533 West Main Street	Tax Parcel No. W000-0604/002
1537 West Main Street	Tax Parcel No. W000-0604/001
1601 West Main Street	Tax Parcel No. W000-0658/017
1603 West Main Street	Tax Parcel No. W000-0658/016
1605 West Main Street	Tax Parcel No. W000-0658/015
1606 West Main Street	Tax Parcel No. W000-0660/032
1607 West Main Street	Tax Parcel No. W000-0658/013
1609 West Main Street	Tax Parcel No. W000-0658/007
1610 West Main Street	Tax Parcel No. W000-0660/034
1613 West Main Street	Tax Parcel No. W000-0658/006
1613 West Main Street Rear	Tax Parcel No. W000-0658/008
1617 West Main Street	Tax Parcel No. W000-0658/005
1622 West Main Street	Tax Parcel No. W000-0660/043
1623 West Main Street	Tax Parcel No. W000-0658/004
1625 West Main Street	Tax Parcel No. W000-0658/002
1627 West Main Street	Tax Parcel No. W000-0658/001
1630 West Main Street	Tax Parcel No. W000-0660/046
1701 West Main Street	Tax Parcel No. W000-0728/015
1703 West Main Street	Tax Parcel No. W000-0728/014
1705 West Main Street	Tax Parcel No. W000-0728/012
1706 West Main Street	Tax Parcel No. W000-0729/001
1707 West Main Street	Tax Parcel No. W000-0728/013
1709 West Main Street	Tax Parcel No. W000-0728/011
1711 West Main Street	Tax Parcel No. W000-0728/010
1715 West Main Street	Tax Parcel No. W000-0728/009
1717 West Main Street	Tax Parcel No. W000-0728/008
1719 West Main Street	Tax Parcel No. W000-0728/007
1721 West Main Street	Tax Parcel No. W000-0728/006
1723 West Main Street	Tax Parcel No. W000-0728/005
1725 West Main Street	Tax Parcel No. W000-0728/004

1727 West Main Street	Tax Parcel No. W000-0728/003
1729 West Main Street	Tax Parcel No. W000-0728/002
1733 West Main Street	Tax Parcel No. W000-0728/001
1805 West Main Street	Tax Parcel No. W000-0810/010
1810 West Main Street	Tax Parcel No. W000-0812/029
1823 West Main Street	Tax Parcel No. W000-0810/004
1825 West Main Street	Tax Parcel No. W000-0810/003
1827 West Main Street	Tax Parcel No. W000-0810/002
1829 West Main Street	Tax Parcel No. W000-0810/001
1901 West Main Street	Tax Parcel No. W000-0851/011
1909 West Main Street	Tax Parcel No. W000-0851/004
1912 West Main Street	Tax Parcel No. W000-0853/025
1914 West Main Street	Tax Parcel No. W000-0853/026
1917 West Main Street	Tax Parcel No. W000-0851/002
1919 West Main Street	Tax Parcel No. W000-0851/001
2001 1/2 West Main Street	Tax Parcel No. W000-0898/012
2001 West Main Street	Tax Parcel No. W000-0898/013
2003 West Main Street	Tax Parcel No. W000-0898/011
2 North Meadow Street	Tax Parcel No. W000-0900/022
1 North Morris Street	Tax Parcel No. W000-0450/035
4 South Morris Street	Tax Parcel No. W000-0441/009
6 South Morris Street	Tax Parcel No. W000-0441/011
8 South Morris Street	Tax Parcel No. W000-0441/012
10 South Morris Street	Tax Parcel No. W000-0441/013
12 South Morris Street	Tax Parcel No. W000-0441/014
14 South Morris Street	Tax Parcel No. W000-0441/015
A portion of 26 North Morris Street	Tax Parcel No. W000-0448/007
6 Rear South Plum Street	Tax Parcel No. W000-0604/005
5 Randolph Street	Tax Parcel No. W000-0442/035
7 Randolph Street	Tax Parcel No. W000-0442/027
17 Randolph Street	Tax Parcel No. W000-0442/024
1 1/2 South Vine Street	Tax Parcel No. W000-0658/003
4 Rear South Vine Street	Tax Parcel No. W000-0728/045

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

O & R REQUEST

Legistar File
a2015-35

APR 07 2015

..Title

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.

Chief Administration Office

RECEIVED

..Body

APR 09 2015

O & R Request

DATE: March 18, 2015

OFFICE OF CITY ATTORNEY

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: Rezoning of certain properties along West Main and West Cary Streets

ORD. OR RES. No. _____

PURPOSE: 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.

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

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

BACKGROUND: This ordinance would revise the City's Zoning District Map of 2008 in the Uptown neighborhood, generally bounded by Harrison Street to the east, the West Main Street to the north, Meadow Street to the west, and Parkwood Avenue to the south. The proposed rezoning would directly affect 110 properties by proposing changes to zoning districts for 84 properties and an expansion of the parking overlay district to include 39 properties that are not currently within the overlay.

The area under consideration for changes to the zoning includes the mixed-use corridors of West Main and West Cary Streets and 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.

There are several areas along the corridor that have zoning that is inconsistent with the past and current land uses (i.e., commercial properties located in the R-7 residential district or single-family properties located in the R-63 multi-family district). The proposed rezoning would correct these inconsistencies and reduce the number of nonconforming properties.

In addition, the proposal 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, these properties have been shown as being included in the parking overlay on the City's official zoning map. This rezoning would correct this inconsistency by officially including those properties in the parking overlay. A companion ordinance would remove the legal description from the Zoning Ordinance and only refer 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. A companion ordinance would also set the new parking standards for the PO-3 district based on the new district boundaries.

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 zoning 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.

Existing and Proposed Zoning

R-7 Single-Family and Two-Family Urban Residential District

An R-7 zone is a residential zoning district that allows single-family detached, single-family attached (such as row houses), and two-family detached structures. The district regulations are designed to reflect the urban nature of such neighborhoods with single- and two-family dwellings

detached structures on newly created lots require a minimum lot width of 30 feet. New two-family detached structures on newly created lots require a minimum lot width of 42 feet.

R-63 Multi-Family Urban Residential District

An R-63 zone is a mixed-use zoning district that allows single-family detached, single-family attached, two-family attached, two-family detached, and multi-family structures. Multi-family structures require a minimum lot size of 1,000 ft² per unit and require usable open space on 30% of the lot; uses other than multi-family dwellings have a maximum lot coverage of 65%. The R-63 zone also allows limited commercial uses of less than 1,500 ft² on corner lots. The R-63 zone is intended to be pedestrian-oriented, with the commercial uses oriented to serve the immediate neighborhood and does not require off-street parking for the permitted commercial uses on corner lots.

UB Urban Business District

A UB zone permits multi-family, office, personal service, restaurant, and retail uses. The intent of the district is to encourage business areas with densely developed pedestrian-oriented shopping character, compatible with adjacent residential neighborhoods, and with minimal disruption from vehicle-oriented land uses. Drive-up facilities are not permitted. The UB zone allows for residential uses above or to the rear of the first floor in conjunction with other permitted uses as long as the area dedicated to residential use does not exceed three times the area dedicated to the other permitted use.

R-53 Multi-Family Residential District (Proposed to be removed from Uptown Area Zoning)

A R-53 zone is a residential area that permits single-family, two-family, and multi-family attached dwellings as well as day nurseries. Multi-family dwellings require lots of not less than 5,000 ft² in total area and not less than 1,250 ft² in area for each dwelling unit.

PO-3 Main Street/Uptown Parking Overlay

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. A companion paper would amend the Zoning Ordinance to establish the parking requirements specific to the proposed overlay district.

Comparison of Relevant Zoning District Regulations¹

Regulation	R-7 District	R-53 District	R-63 District	UB District
Height	35'	35'; additional height allowed in some special cases up to 60'	2 – 3 stories; 4 stories allowed in some special cases	28'
Setback	15' minimum	15' minimum	Not required; 15' maximum allowed	None required; 15' maximum
Side Yard ²	3' to 5' minimum	3' to 15' minimum	3' to 5' minimum	None to 10' minimum
Rear Yard	5' minimum	5' to 15' minimum	5' to 15' minimum	None to 20' minimum
Lot Width ²	18' to 42'	18' to 42' minimum	16' to 27' minimum	None
Lot Area ²	2,200 ft ² to 4,400 ft ² minimum	2,200 ft ² to 5,000 ft ² minimum	2,200 ft ² to 4,000 ft ² minimum	None
Parking	1 off-street space per dwelling unit	1 off-street space per dwelling unit	1 off-street space per dwelling unit; no parking required for corner commercial uses	1 off-street space per 4 dwelling units (none for 3 units); other parking requirements are based on the proposed use; shared parking allowed

¹Includes excerpts and interpretations from the City of Richmond Zoning Ordinance. Persons with specific zoning issues should always consult the Zoning Office.

²Side yard, lot width, and lot area requirements vary within the residential districts based on the intensity of the use (single-family as opposed to two-family or multi-family and detached units as opposed to attached units) and adjacent zoning districts.

Public Participation

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

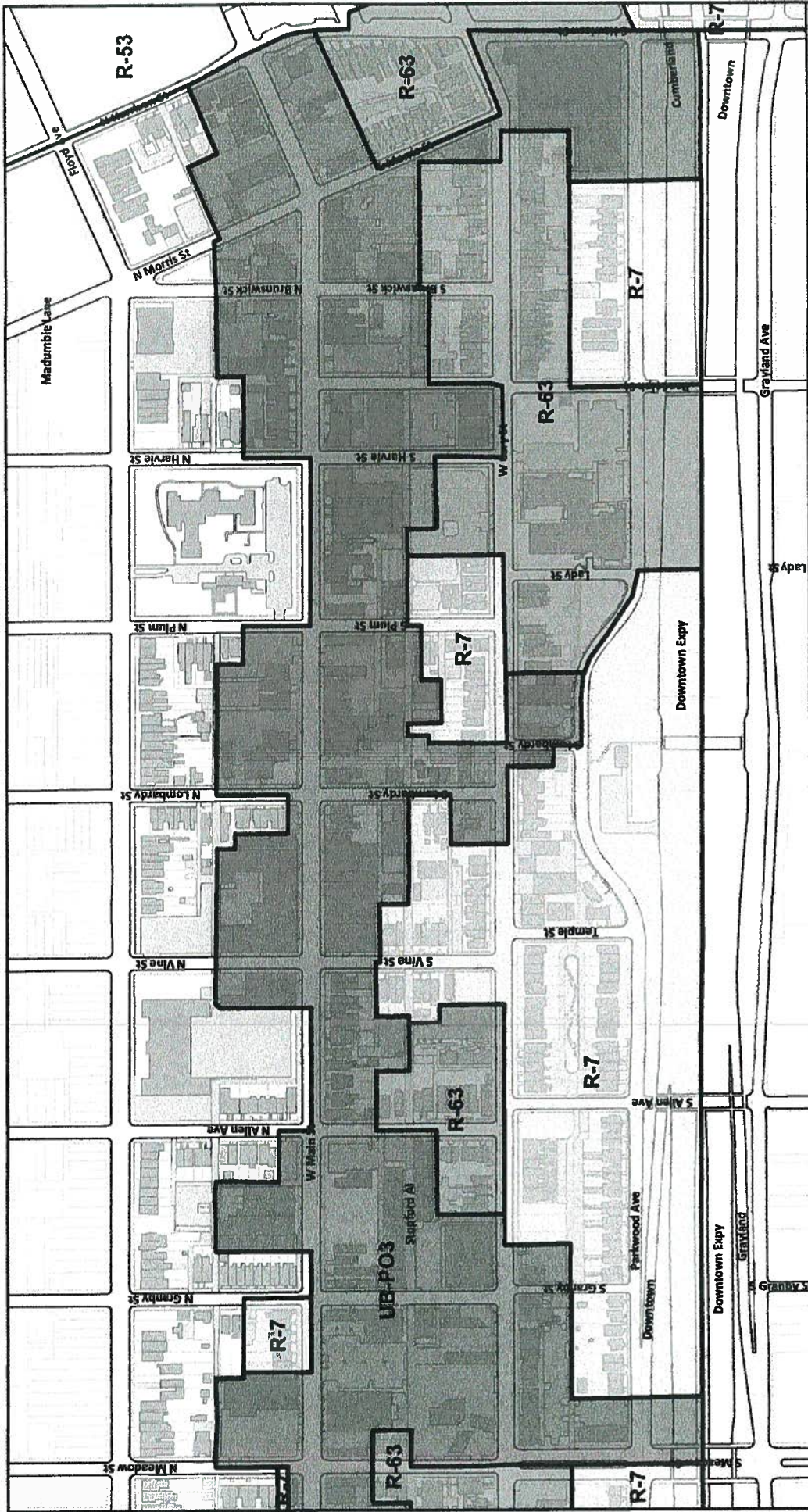
AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None.

ATTACHMENTS: Draft Ordinance

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

PDR O&R No. 15-06



West Cary Street & West Main Street: Proposed Zoning
 Department of Planning & Development Review
 City of Richmond

April 6, 2015



Legend
 Proposed Zoning

- R-7
- R-63
- UB-PO3



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

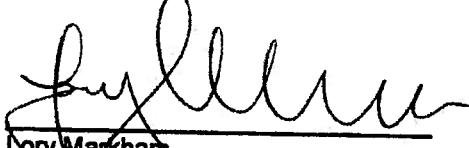
WHEREAS, good zoning practice dictates that the comprehensive zoning plan be amended as required to reflect current conditions and trends in land use; and

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