



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2023-341: To rezone the property known as 415 Oliver Hill Way from the B-5 Central Business District (Conditional) to the B-5 Central Business District.

To: City Planning Commission
From: Land Use Administration
Date: December 4, 2023

PETITIONER

KVM Investments LLC represented by Johannas Design Group

LOCATION

415 Oliver Hill Way

PURPOSE

On July 24, 2006 City Council approved Ord. 2006-193-199 rezoning the subject property from the M-1 Light Industrial District to the B-5 Central Business District (Conditional), upon four proffered conditions. Three of the proffered conditions addressed historic preservation renovation of an existing structure. These proffers have been implemented. The fourth proffered condition addressed parking, specifically stating that if the building were to become 100% residential then parking shall be provided at a ratio of one space per dwelling unit. Since this time the zoning ordinance has eliminated the parking requirement for the B-5 Central Business District. The property owner wishes to convert 1,400 square feet of commercial area in the building into residential area and cannot provide off-street parking because the building takes up the entire parcel. The proposed rezoning will allow the conversion of the commercial area to a residential as a permitted use without the requirement of additional parking.

RECOMMENDATION

Staff finds that the proposed rezoning request would not be detrimental to the intent of the original proposal, as three of the four proffered conditions have been implemented and the removal of the fourth proffered condition is consistent with the current zoning code.

Staff finds that with the ordinance conditions, the safeguards contained within the City Charter, relative to the granting of a change of zoning, are met. Specifically, staff finds that the proposed zoning change would not be detrimental to the general welfare of the community involved and would not create congestion in the streets in the area involved.

Therefore, staff recommends approval of the change of zoning request.

FINDINGS OF FACT

Site Description

The 6,238 square foot subject property is located on the eastern side of Oliver Hill Way between East Clay Street and East Marshall Street. It is improved with a two-story structure that encompasses the entire parcel. In 2010 the use of the structure was converted into fifteen one-bedroom apartments using historic tax credit financing. 1,440 square feet of the structure was left as commercial. This floor space has been vacant for a number of years.

Proposed Use of the Property

The removal of the proffers would allow conversion of 1,400 square feet of commercial floor space into residential uses without the provision of additional parking.

Master Plan

The City's Richmond 300 Master Plan designates the property for Destination Mixed-Uses. These areas are key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements.

Development Style:

Higher-density, transit-oriented development encouraged on vacant or underutilized sites. New development should be urban in form, may be of larger scale than existing context, and, where relevant, should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place. Many buildings are vertically mixed-use. Developments continue or introduce a gridded street pattern to increase connectivity.

Ground Floor:

Ground floor uses engage with, and enliven, the street. Monolithic walls are discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged. Active commercial ground floor uses are required on street-oriented commercial frontages

Mobility:

Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. Driveway entrances are required to be off alleys whenever possible; new driveways are prohibited on priority and principal street frontages. Surface parking is prohibited as a principal use; when surface parking is provided as an accessory use, it should be located to the rear of buildings and screened. Parking requirements are reduced to allow more market-based parking strategies, including shared parking.

Intensity:

Buildings typically a minimum height of five stories.

Primary Uses:

Retail/office/personal service, multi-family residential, cultural, and open space.

Secondary Uses:

Institutional and government.

Zoning and Ordinance Conditions

The rezoning is requested maintain the B-5 Central Business District, without proffers.

Surrounding Area

The adjacent properties located to the north, south and east contain multi-family dwellings. Across Oliver Hill Way to the west are parking lots.

Neighborhood Participation

Staff notified area residents and property owners and the Shockoe Partnership. No comments of opposition or support have been received.

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