



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: 807 Oliver Hill Way Date: March 16, 2022
 Tax Map #: E0000318002 Fee: \$1,700
 Total area of affected site in acres: 2.062

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

Zoning

Current Zoning: M-1

Existing Use: Industrial/Surface Parking

Proposed Zoning/Conditional Zoning

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

TOD-1

Existing Use: Industrial/Surface Parking

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: 208 E Grace Street
 City: Richmond State: VA Zip Code: 23219
 Telephone: (804) 248-2561 Fax: ()
 Email: lory@markhamplanning.com

Property Owner: OHW LC

If Business Entity, name and title of authorized signee: Ivor Massey

(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: 117 S. 14th Street, Suite 300
 City: Richmond State: VA Zip Code: 23219
 Telephone: (804) 402-9610 Fax: ()
 Email: ivor.massey@gmail.com

Property Owner Signature:

AuthentSIGN

 3/16/2022 2:48:53 PM EDT

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.



March 16, 2022

Mr. Kevin Vonck, Acting Director
 Department of Planning & Development Review
 900 East Broad Street, Suite 511
 Richmond, VA 23219
kevin.vonck@richmondgov.com

RE: Applicant’s Report for Rezoning of 807 Oliver Hill Way

Dear Mr. Vonck,

Please accept this letter as the Applicant’s Report for the Rezoning application for the following property, totaling 2.06 acres, from the M-1 Light Industrial zoning district to the TOD-1 Transit Oriented Development zoning district:

| Address | Tax Parcel ID | Acreage | Existing Zoning | Ownership |
|---------------------|---------------|---------|-----------------|-----------|
| 807 Oliver Hill Way | E0000318002 | 2.062 | M-1 | OHW LC |

With this application, the owner and contract purchaser of the subject property are petitioning the City Council to rezone the properties from the existing industrial zoning regulations in order to facilitate the development of a mixed-use residential community consistent with the regulations of the TOD-1 district. The proposed development is fully consistent with City’s Master Plan’s recommendations for use of the properties.

Properties

The proposed rezoning would cover 2.06 acres at the intersection of the I-95 off ramp and Oliver Hill Way. These properties are at a key gateway into the heart of the City from the interstate and neighborhoods to the east. The property has approximately 335 feet of frontage on both Oliver Hill Way and N. 18th Street. The property is currently improved with a two-story warehouse containing approximately 20,000 square feet and two surface parking areas, one accessed from Oliver Hill Way, and one accessed for loading from N 18th Street. The remainder of the property is a grassy unimproved lot.

Zoning Regulations & Background

The property is currently located in the M-1 Light Industrial, which permits a wide variety of commercial, industrial, drive-through, gas station and service uses, many of which could be considered noxious or undesirable so close to the City’s downtown and at this gateway to the City. There are no yard setback requirements in the M-1 district. A base building maximum height of 45 feet is permitted at the property line. Additional height is allowed and based on an incline plane from the centerline of the

abutting streets. No portion of a building can penetrate the inclination of one foot horizontal for each three feet vertical. N. 18th Street is 65' and Oliver Hill Way is 110', which would allow a height of 97.5' along N. 18th Street at the property line and 165' along Oliver Hill Way at the property line. If the building were setback additional height would be permitted.

This application requests a rezoning to the TOD-1 Transit Oriented Development District to allow for residential uses and the redevelopment of the currently underutilized property. This district encourages walkable transit-oriented development to promote enhancement of the character of development along principal corridors (East Broad Street), at key gateways (The I-95 off-ramp) and nodes of high activity located near transit services, bicycle infrastructure, and pedestrian-friendly streetscapes. It permits a wide variety of uses such as art galleries, grocery stores, hotels, offices, restaurants and retail stores. The TOD-1 district would prohibit the noxious commercial and industrial uses currently allowed and would permit the redevelopment of the property with a mix of uses appropriate to the urban context of the site.

The TOD-1 district includes form-based requirements that are not found in the existing industrial zoning districts, which will ensure that any development of the site is more urban in character and will provide activity on the street. These requirements include 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 TOD-1 district for uses other than residential and height is limited to twelve stories. This will require new development to be located closer to the street and provide for a more engaging streetscape. Additionally, any development of the site as a mixed-use residential project with more than 10 units or greater than 50,000 square feet will require a plan of development to be approved by the Director of Planning and Development Review to ensure compatibility with the district and the character of the surrounding area. The TOD-1 district also substantially limits the number of uses that would be permitted under the existing zoning

Master Plan

The property is designated for future land use as Destination Mixed Use by Richmond 300. These areas are key gateways featuring prominent destinations such as retail, sports venues, and large employers, as well as housing and open space. These areas are also located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements.

In Destination Mixed Use areas, higher-density, transit-oriented developments are 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.

The proposed rezoning of the currently underutilized parcel to TOD-1 fully supports Richmond 300's vision of future development for the properties. With these regulations in place, future development will help to transform this portion of Shockoe into a destination and key gateway to the City. Potential future development under TOD-1 will bring active and vibrant uses to the properties and benefit the entire neighborhood and surrounding area.

City Charter Conditions

Given the recommendations in the City's Richmond 300 Plan, we trust that you will agree with us that the development of the site would be better suited under the regulations in the TOD-1 Transit Oriented Development district and that the rezoning 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,

A handwritten signature in black ink, appearing to read 'Lory Markham', written in a cursive style.

Lory Markham

Enclosures

cc: The Honorable Cynthia Newbille
Richard Saunders, Secretary to the City Planning Commission