# CPCR 2022-094

City Planning Commission | August 15, 2022

Maritza Mercado Pechin, AICP



### CPCR 2022-094

To amend the City of Richmond's Master Plan to change to the Future Land Use designations for Oregon Hill as described in the attachment to City Council Resolution 2022-R033



# CPCR 2022-094 – Future Land Use Map

# Attachment to Council Res 2022-R033 states:

#### **Chapter 1: Vision and Core Concepts**

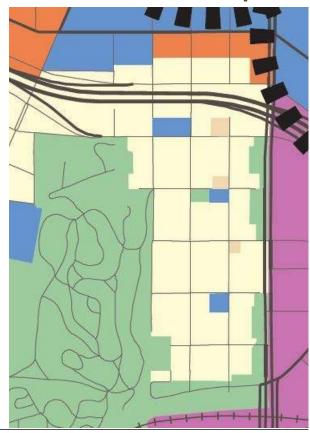
Page 53, Future Land Use Map: Change the color designation of the Oregon Hill neighborhood from Neighborhood Mixed-Use to Residential except for:

- Retaining the current colors distinguishing the Institutional and Community Mixed-Use areas along and near Cary Street;
- Coloring those areas which are zoned B-1
   Neighborhood Business District along Idlewood
   Avenue, Albemarle Street, and Spring Street as
   Neighborhood Mixed-Use; and
- Coloring the existing institutional use within the southern portion of the Oregon Hill neighborhood as Institutional

# **Adopted Future Land Use Map**



# **Proposed Changes to the Future Land Use Map**





### CPCR 2022-094 – Staff Recommendation

- Does not correctly apply the future land use categories set forth in the Master Plan
- Undermines the integrity of the Master Plan overall
- Neighborhood mixed-use is the appropriate designation for Oregon Hill due to the current density, the size of the parcels, the scattering of commercial and institutional uses generally at corners and along corridors, and the highly-walkable built environment
- Making these changes after only 60 days of notice is poor public planning process

#### Staff recommends denial of this resolution.



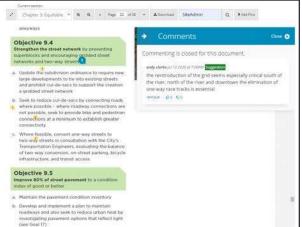
# Creating the master plan

# Richmond 300: A Guide for Growth was developed with extensive community input.

Over the course of three years, the staff of the Department of Planning and Development Review held and attended hundreds of meetings and collected thousands of comments and survey responses to create the new Master Plan.





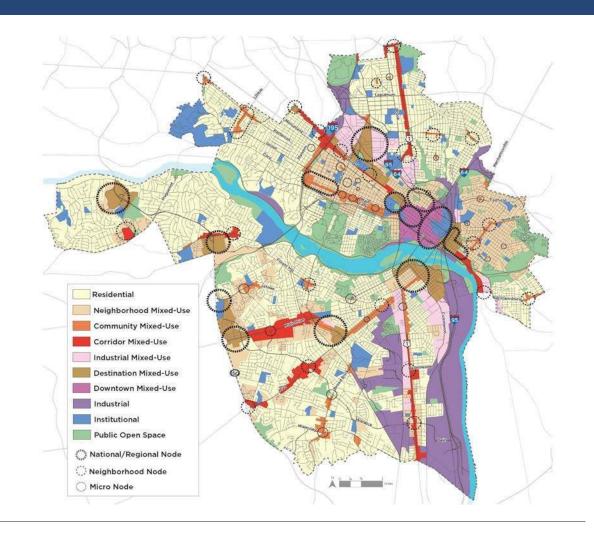




## Future land use is not zoning

# Future land use designations are both visionary and strategic.

- Many people commonly conflate zoning with future land use. Future land use is not zoning.
- The future land use designation may prescribe a built environment that is similar to current conditions, marginally different, or in complete contrast to what exists today.
- For the vast majority of the City, the future land use designation is similar to current conditions.





# Creating the future land use map

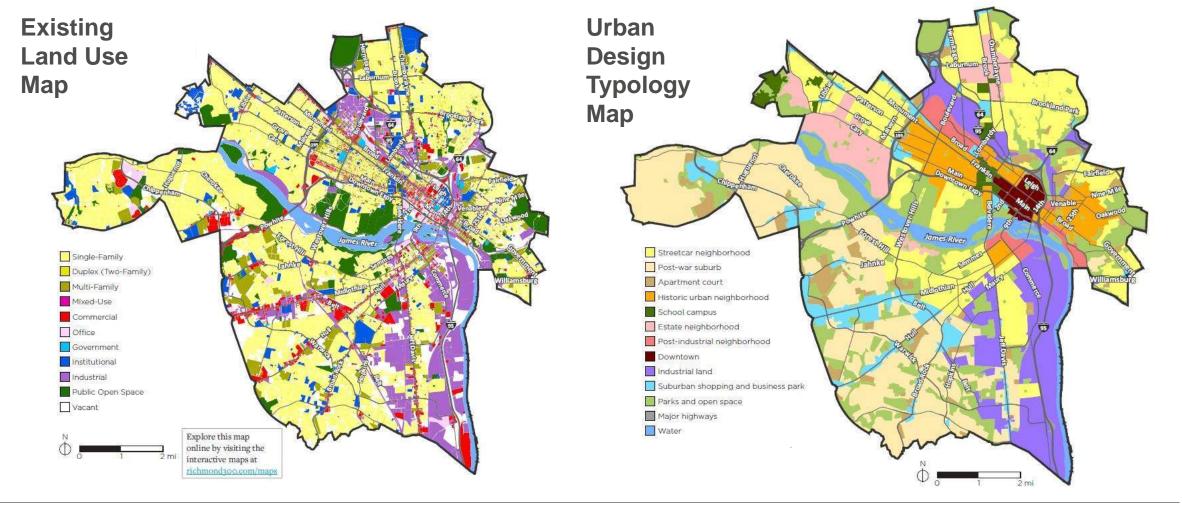
The Future Land Use Map was created through an iterative and interactive process that resulted in staff making revisions to the map and the descriptions of the designations in response to community input.







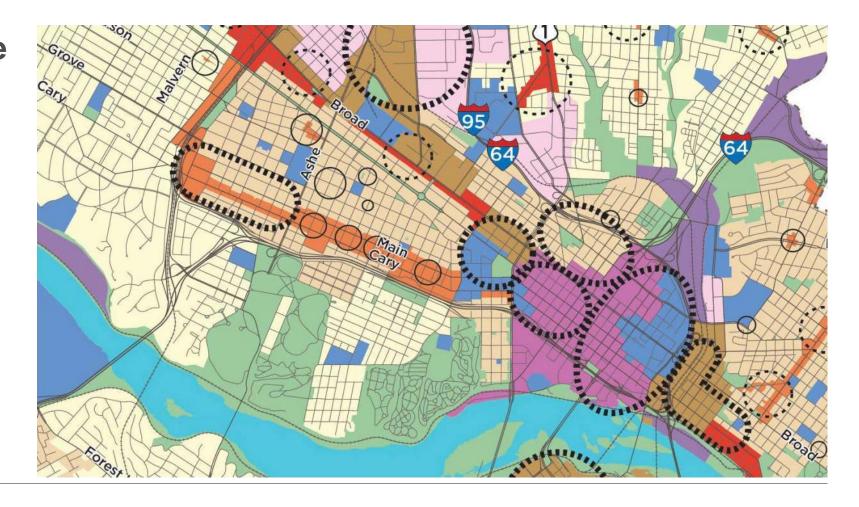
# Creating the future land use map





# Future land use categories

The Master Plan's future land use categories are intended to be applied to several contiguous blocks.





Areas designated as "Residential" in the Future Land Use Map are neighborhoods consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature.





#### **Development Style:**

- Homes on medium-sized and largesized lots in a largely autodependent environment
- Homes setback from the street





#### **Mobility:**

- Bicycle and pedestrian access are prioritized and accommodated
- Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations
- Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present





**Intensity:** Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

**Primary Uses:** Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets (see Street Typologies Map).





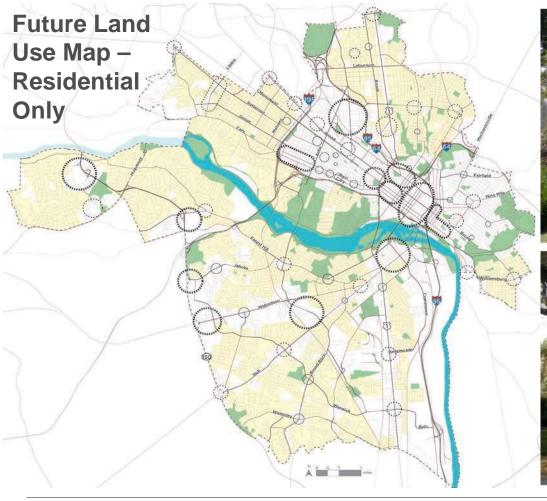
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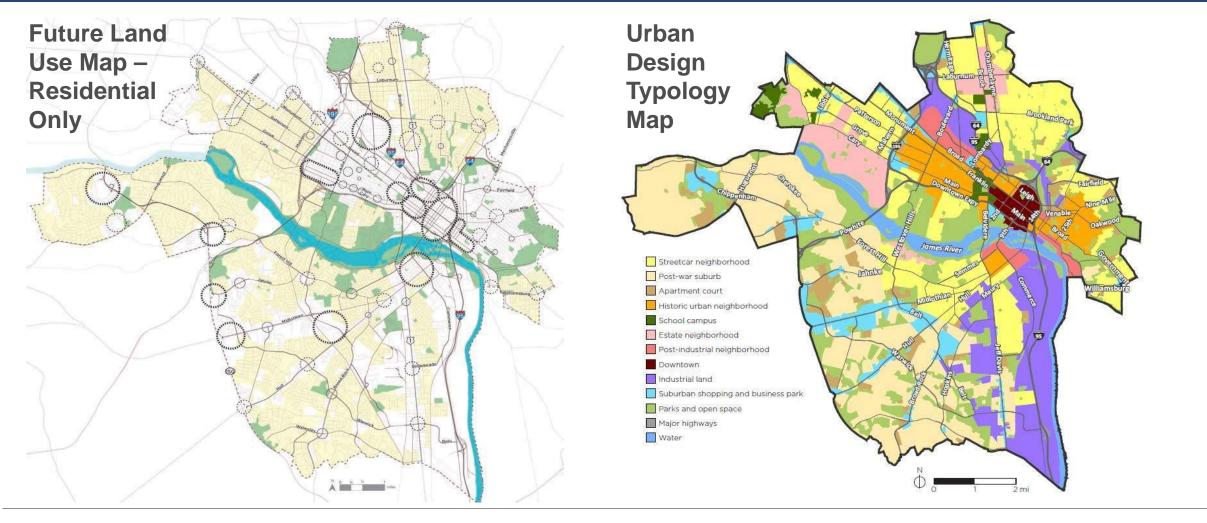














# Randolph Existing Land Use





Public and quasi-public entities, such as local, state, and federal government, hospitals, universities, schools, and religions institutions.













#### **Development Style:**

- Several buildings owned by an institution
- Often connected by an engaging character that creates a campuslike environment

#### **Ground Floor:**

- Active commercial ground floor uses are required on streetoriented commercial frontages
- Residential uses may be permitted on the ground floor in certain areas
- Regardless, ground floor residential units should still have streetoriented façades







#### **Mobility:**

- Pedestrian, bicycle, and transit access are prioritized and accommodated
- Bike parking is provided
- New driveway entrances are prohibited on priority and principal street frontages and minimal driveway entrances are allowed on secondary streets
- Ground floor parking is prohibited on principal street frontages.

**Intensity:** Varies

Primary Uses: Institutional, cultural, government, and open space

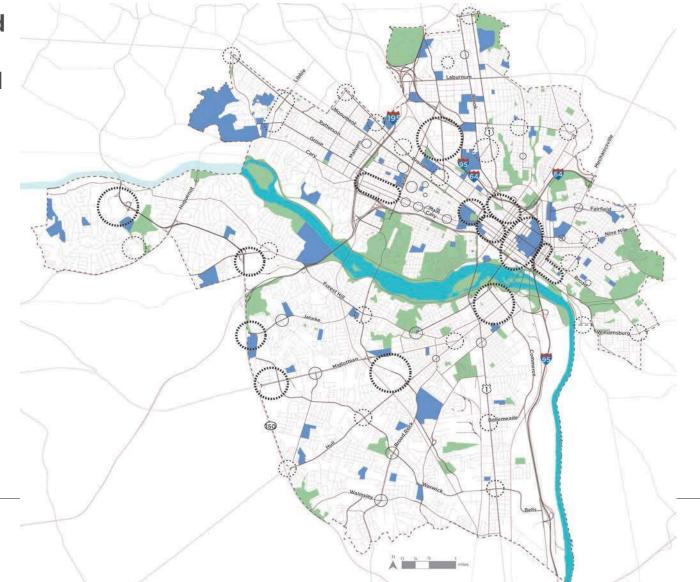
**Secondary Uses:** Retail/office/personal service and multi-family







Future Land Use Map – Institutional Only





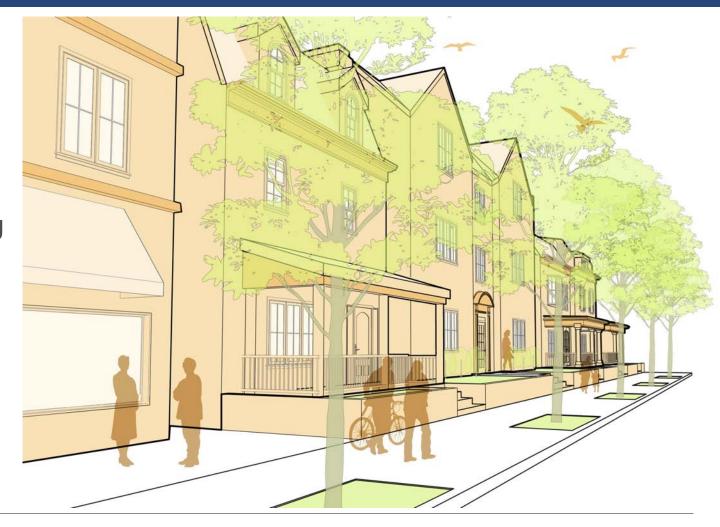
Existing or new highlywalkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.





#### **Development Style:**

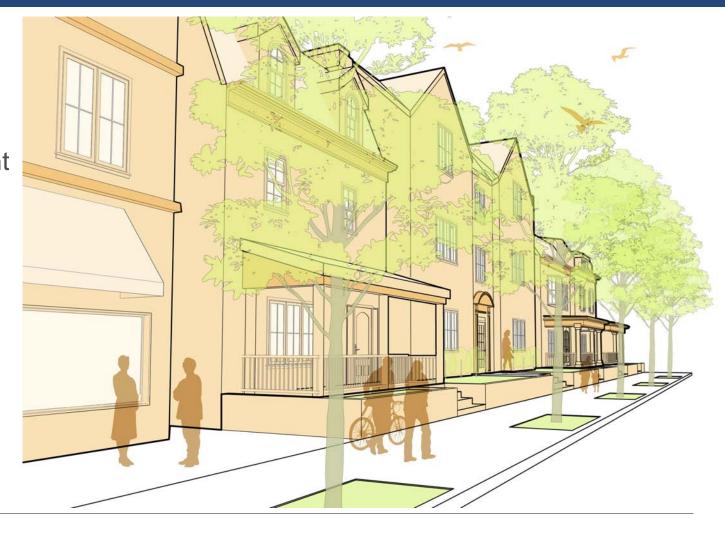
- Variety of building types that are close to one another and create a unified street wall
- Building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics.
- In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish





#### **Ground Floor:**

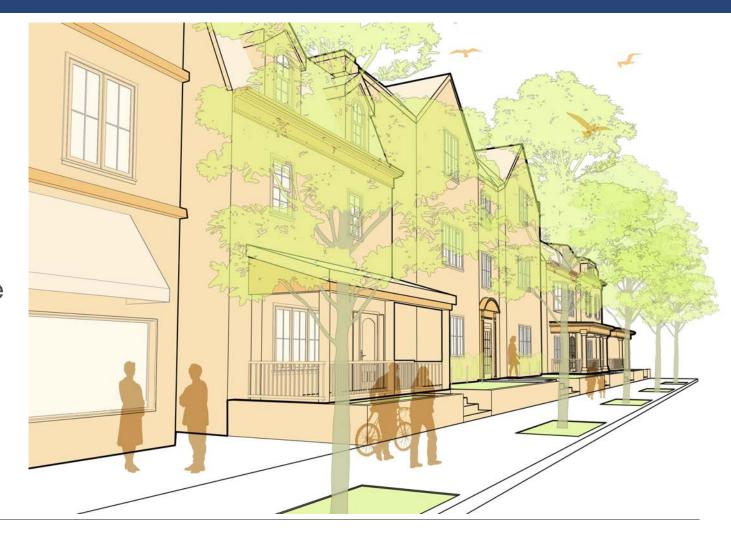
- Regardless of use, buildings should engage the street
- Appropriate setbacks, open space, front porches, elevated ground floors, and other features that provide a sense of privacy should be provided for residential uses





#### **Mobility:**

- Pedestrian, bicycle, and transit access are prioritized and accommodated
- Bike parking is provided
- New driveways are prohibited on Priority and Principal Street frontages
- Vehicular access to parcels should use alleys wherever possible
- Parking areas should be located to the rear of street-facing buildings





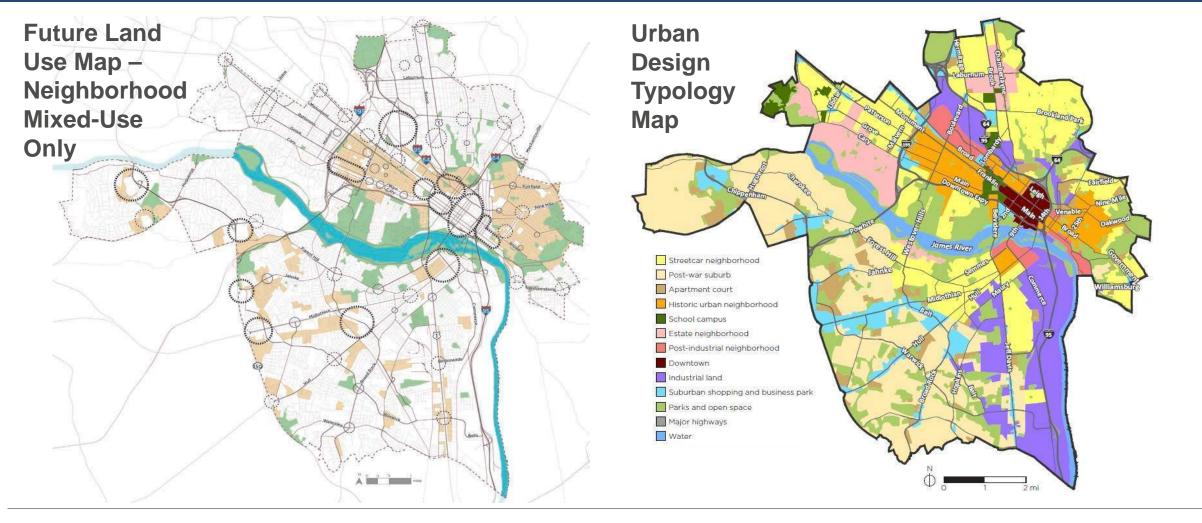
Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets (see Street Typologies Map). Parcels are generally between 1,500 and 5,000 sq. ft.

**Primary Uses:** Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

**Secondary Uses:** Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.



















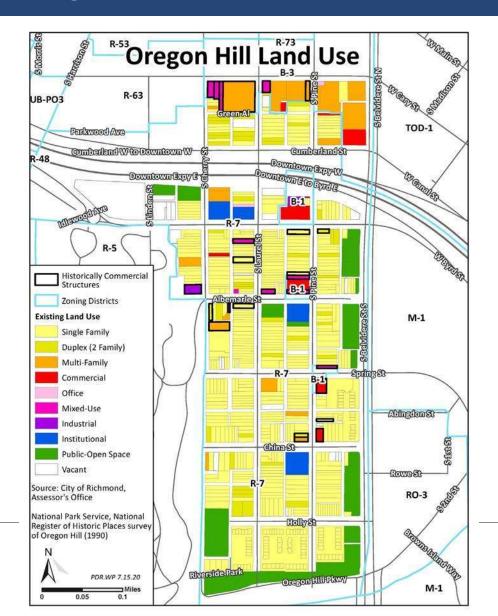








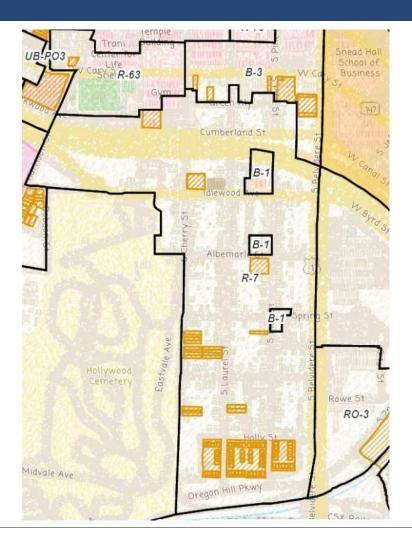
# Oregon Hill Existing Land Use





# Oregon Hill Zoning

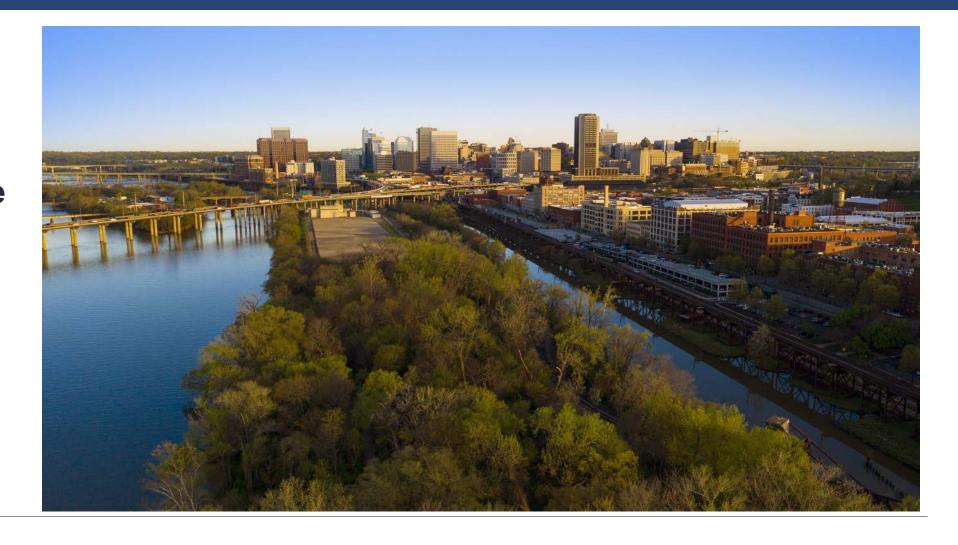
Today, property owners can only build what is allowed by zoning in Oregon Hill





# Zoning Ordinance Rewrite

The City has funding to initiate a comprehensive Zoning Ordinance rewrite.





# Thank you

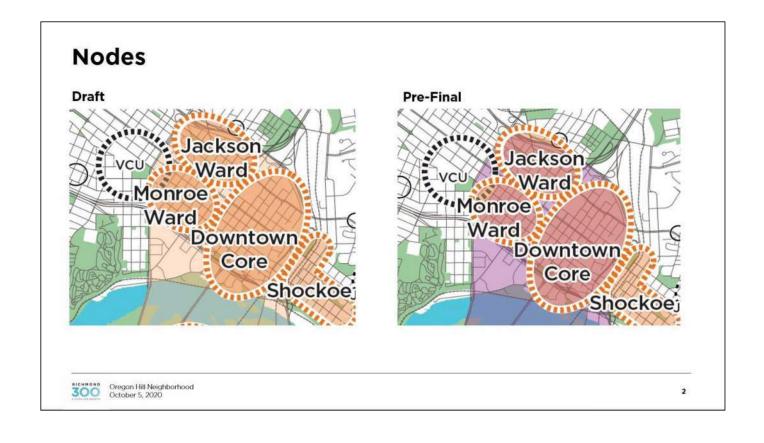
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# Past Engagement

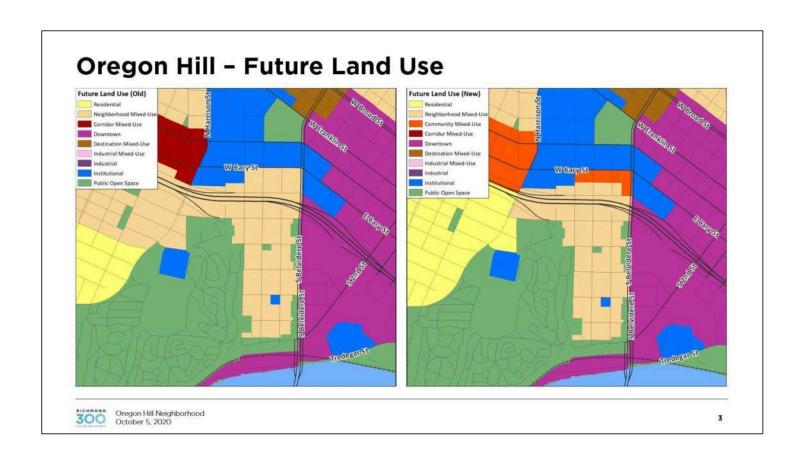
City staff, the Richmond 300 Advisory Council, the Richmond 300 Working Group, and the City Planning Commission heard the concerns of Oregon Hill residents and made adjustments.





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#### **Neighborhood Mixed-Use**

Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.

Development Style: These areas feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small-scale commercial buildings should be introduced.

**Ground Floor:** Regardless of use, buildings should engage the street with features such as street-oriented façades with windows and door openings along street frontages. Appropriate setbacks, open space, front porches, elevated ground floors, and other features that provide a sense of privacy should be provided for residential uses.

**Mobility:** Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings.

**Intensity:** Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets (see Street Typologies Map). Parcels are generally between 1,500 and 5,000 sq. ft.

**Primary Uses:** Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.



October 5, 2020





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