CPCR 2022-094

City Planning Commission | August 15, 2022

Maritza Mercado Pechin, AICP

DEPARTMENT OF
PLANNING AND
DEVELOPMENT
REVIEW

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

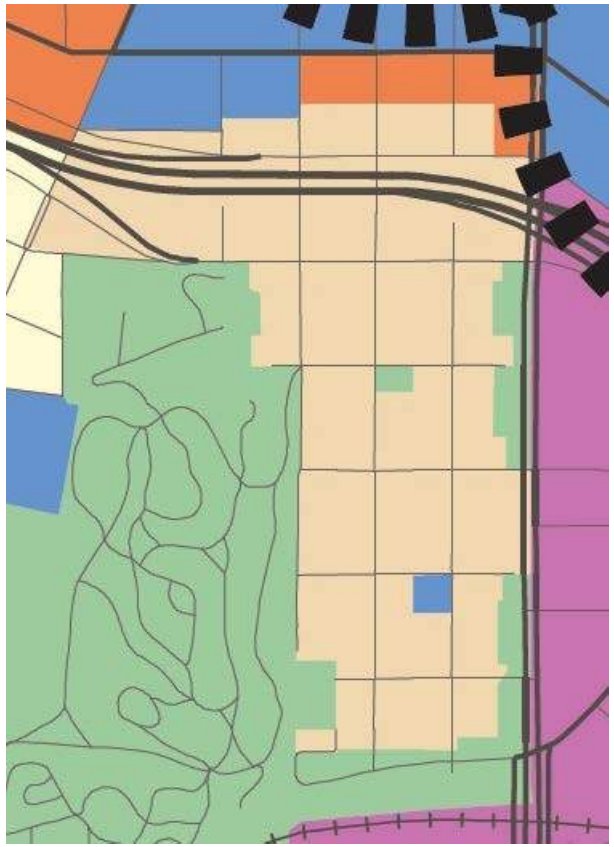
Attachment to Council Res 2022-R033 states:

Chapter 1: Vision and Core Concepts

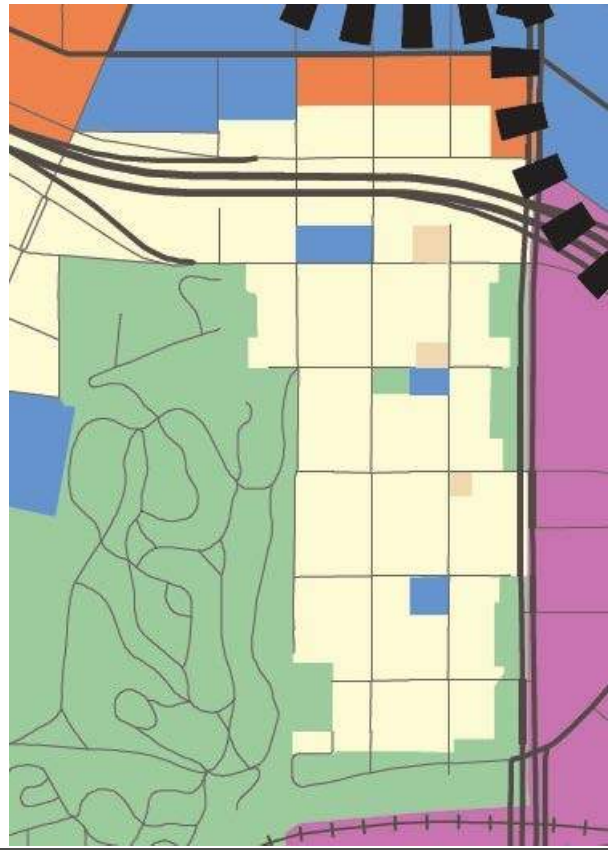
Page 53, Future Land Use Map: Change the color designation of the Oregon Hill neighborhood from Neighborhood Mixed-Use to Residential except for:

- 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

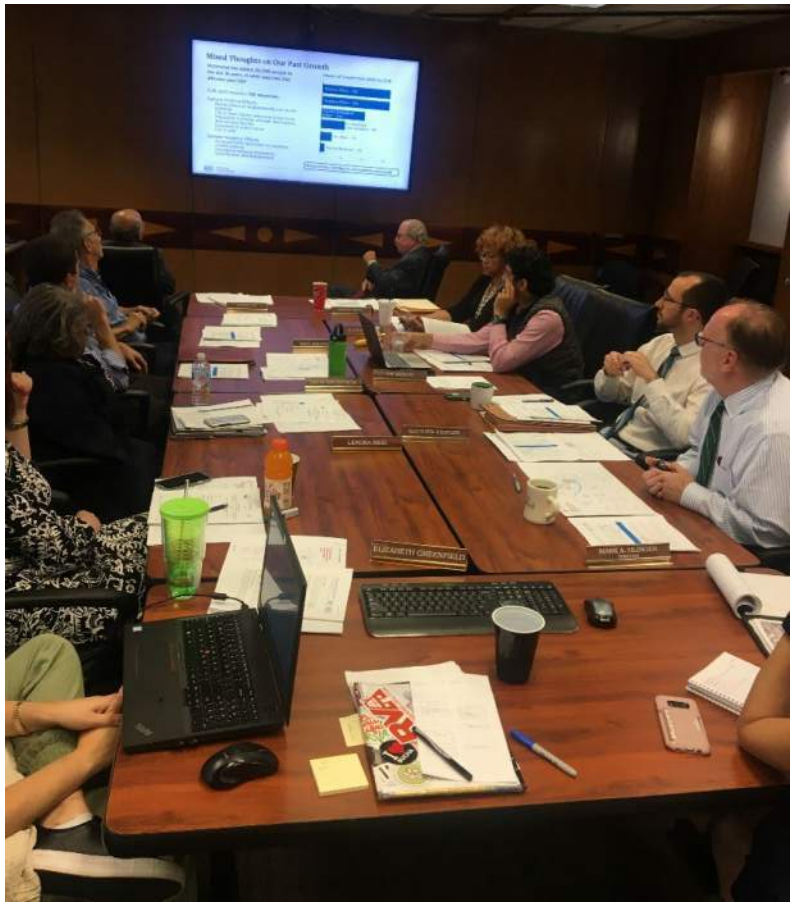
- Does not correctly apply the future land use categories set forth in the Master Plan
- Undermines the integrity of the Master Plan overall
- Neighborhood mixed-use is the appropriate designation for Oregon Hill due to the current density, the size of the parcels, the scattering of commercial and institutional 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

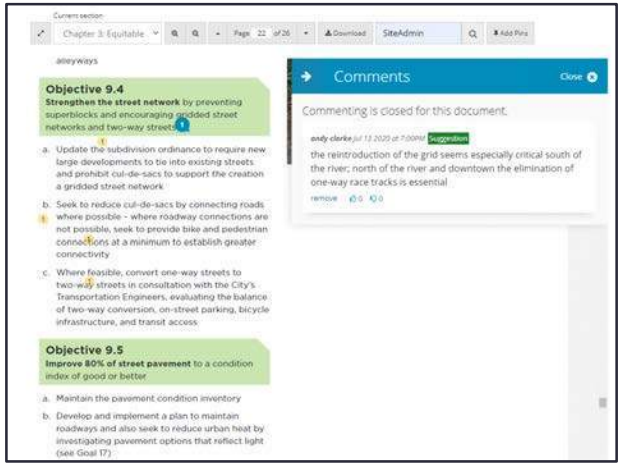
Staff recommends denial of this resolution.

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.

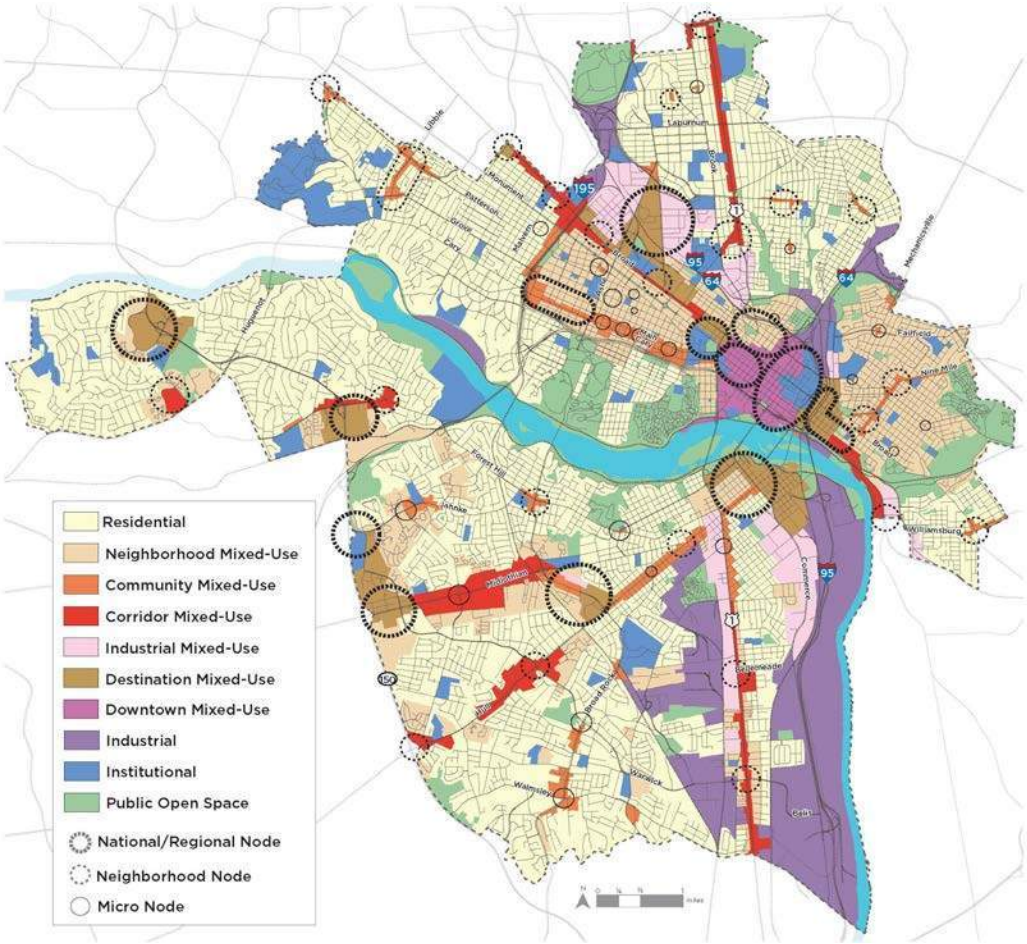




Future land use is not zoning

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.

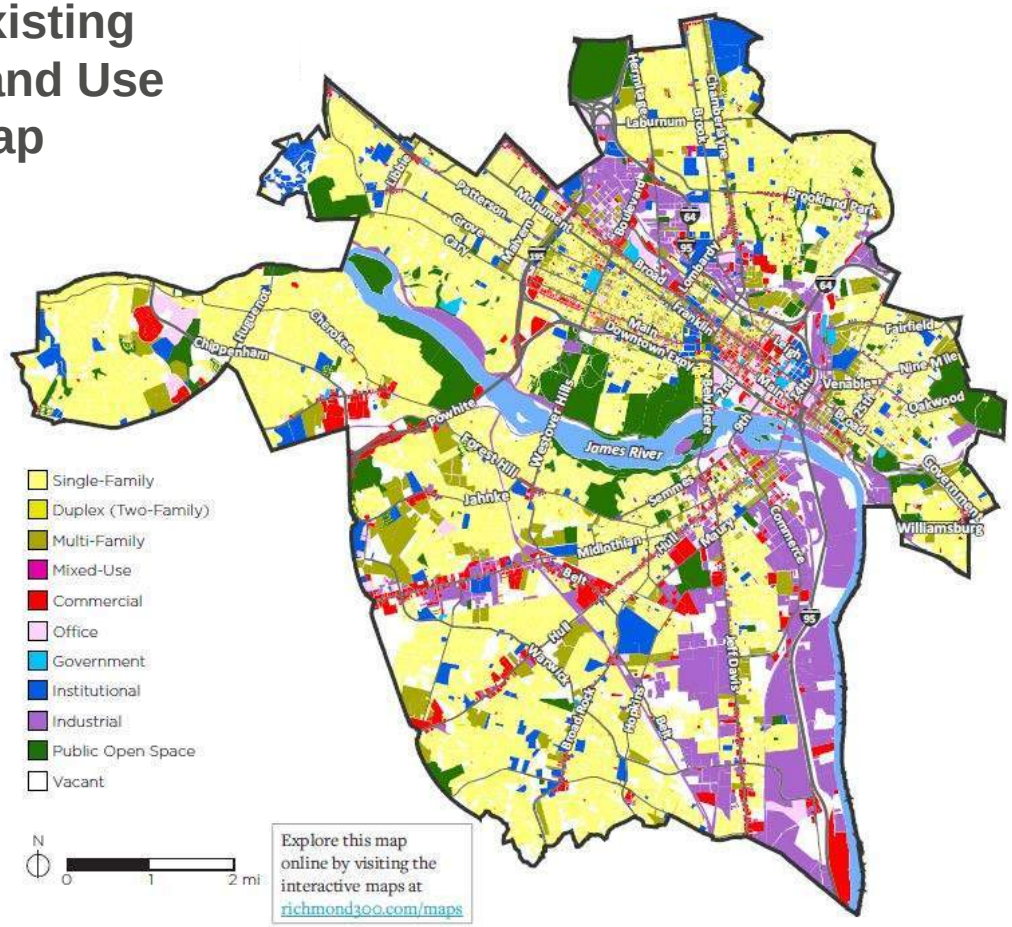


Creating the future land use map

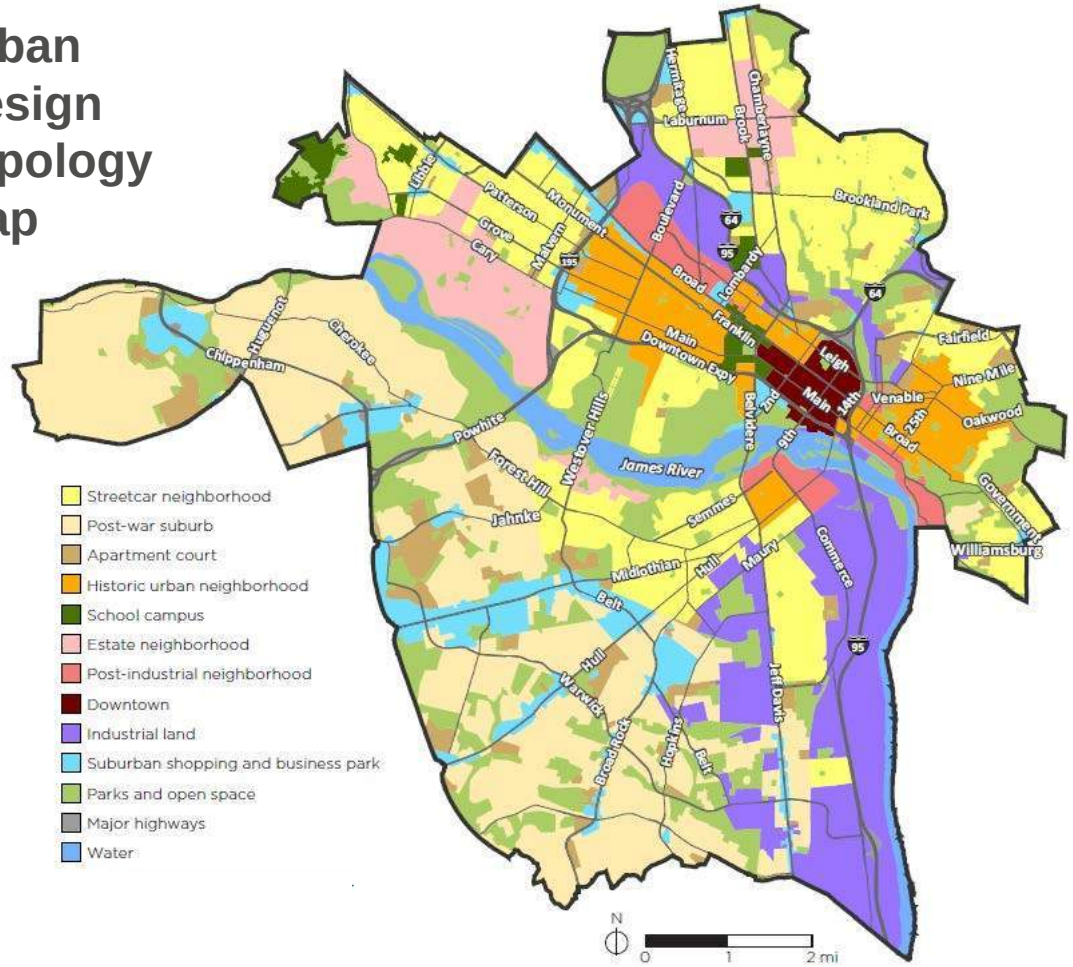
The Future Land Use Map was created through an iterative and interactive process that resulted in staff making revisions to the map and the descriptions of the designations in response to community input.

Creating the future land use map

Existing Land Use Map

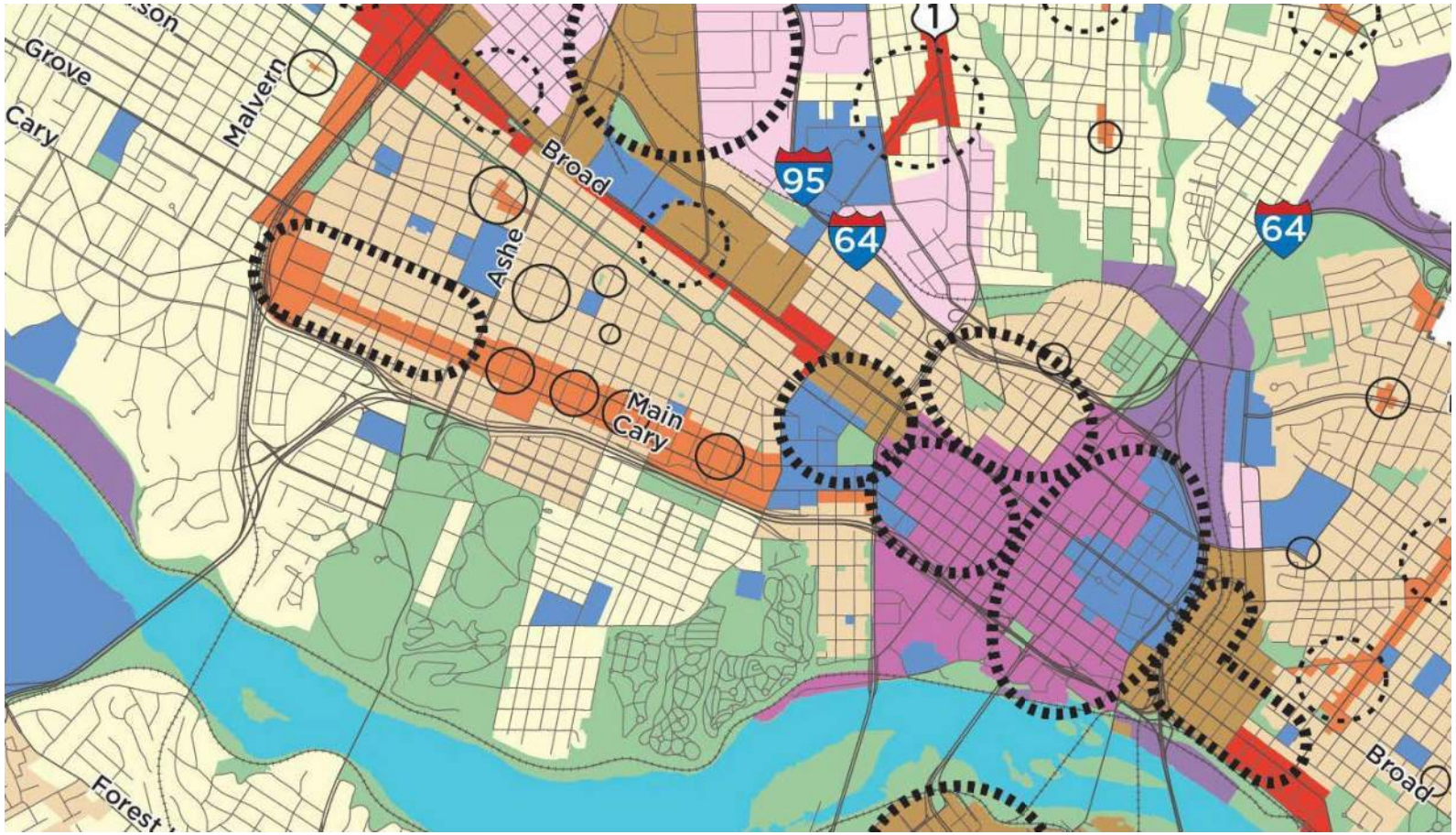


Urban Design Typology Map



Future land use categories

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



Residential

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.

Residential

Development Style:

- Homes on medium-sized and large-sized lots in a largely auto-dependent environment
- Homes setback from the street

Residential

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

Residential

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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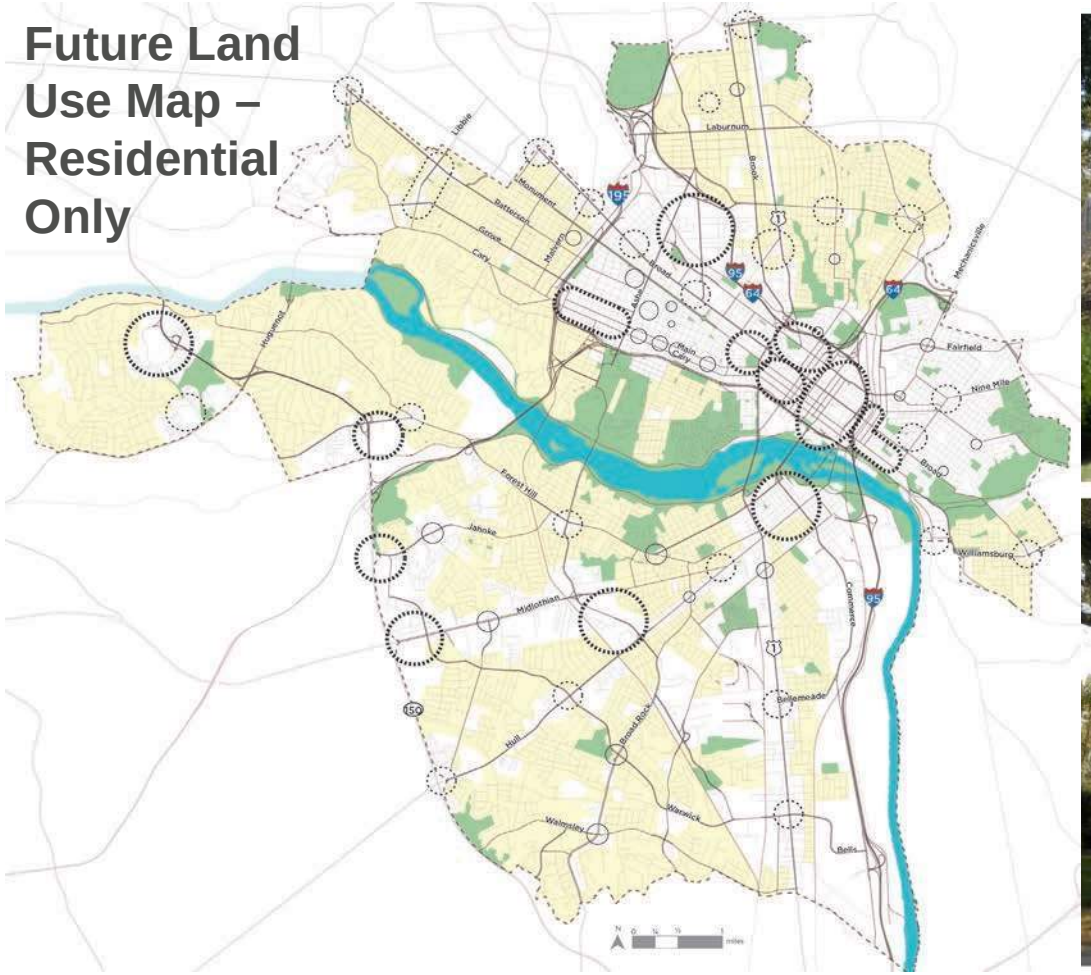
Residential

Future Land Use Map – Residential Only



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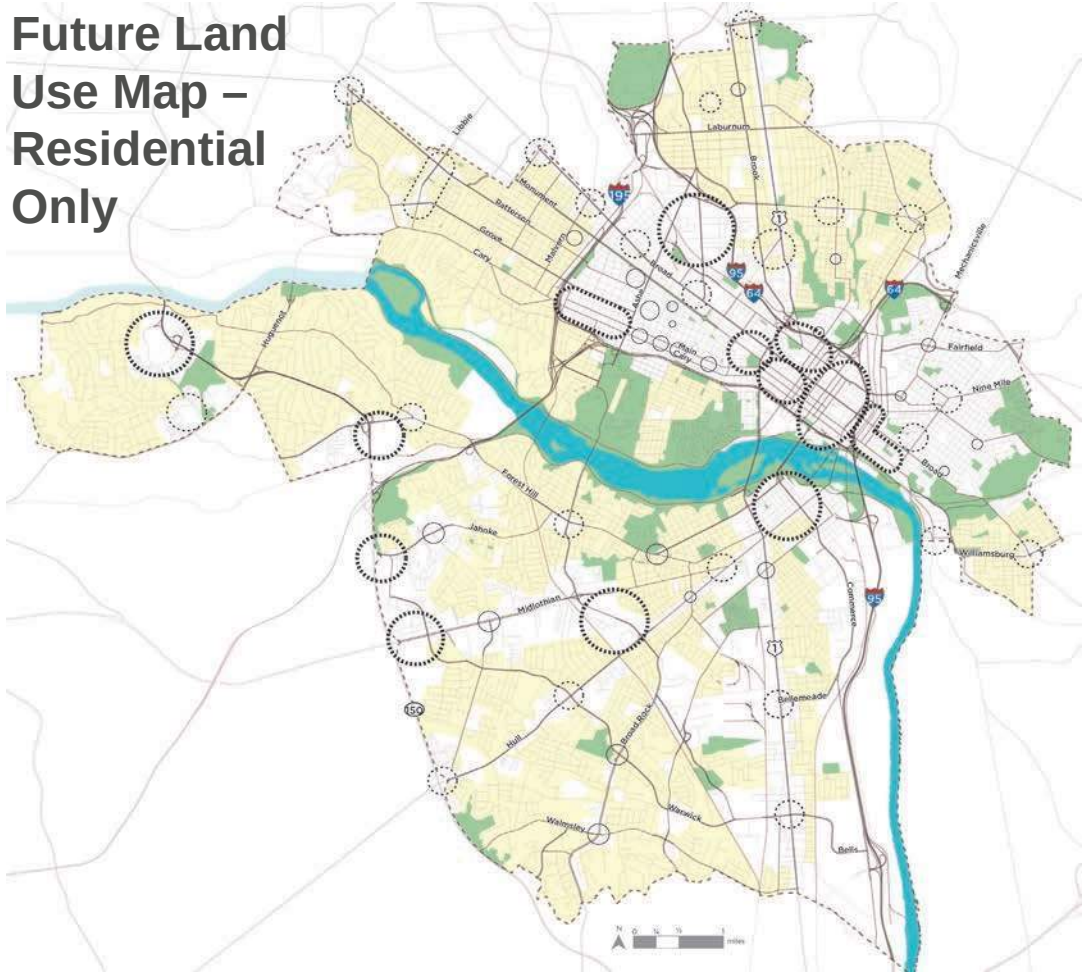

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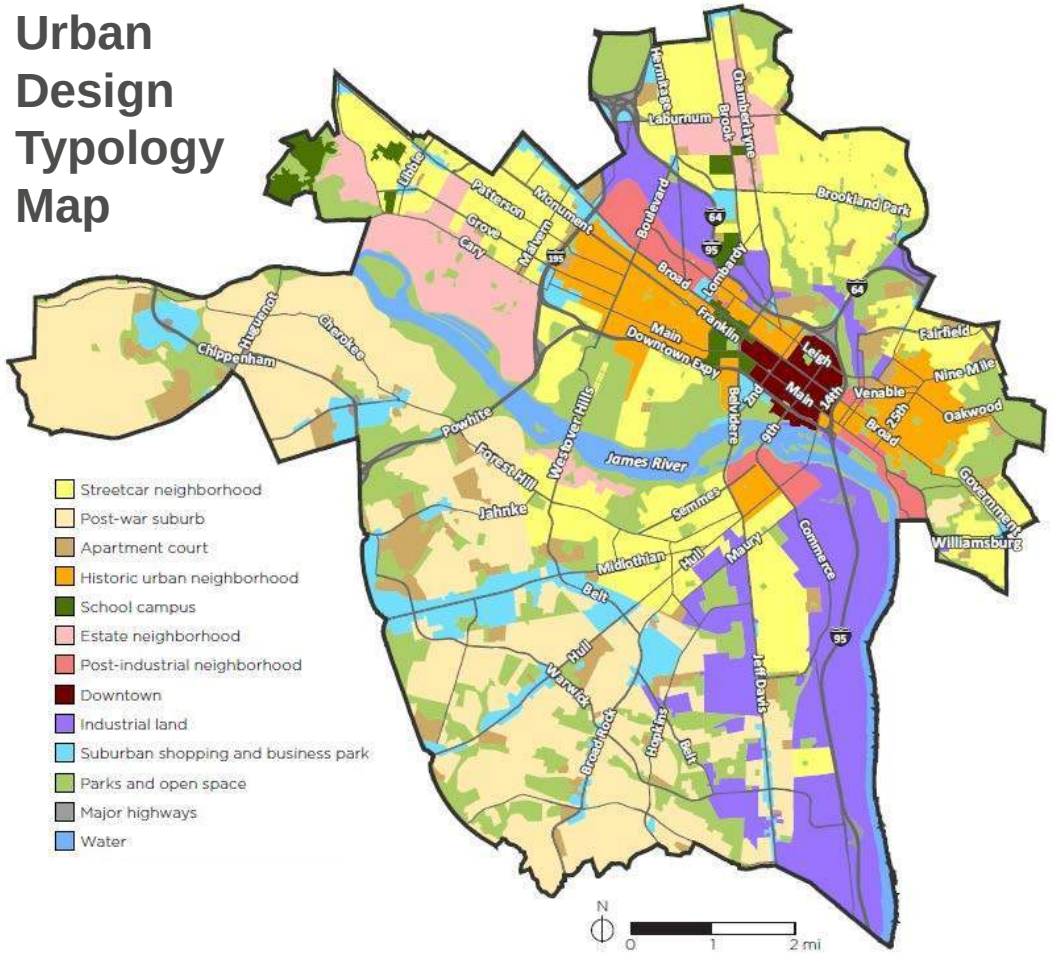
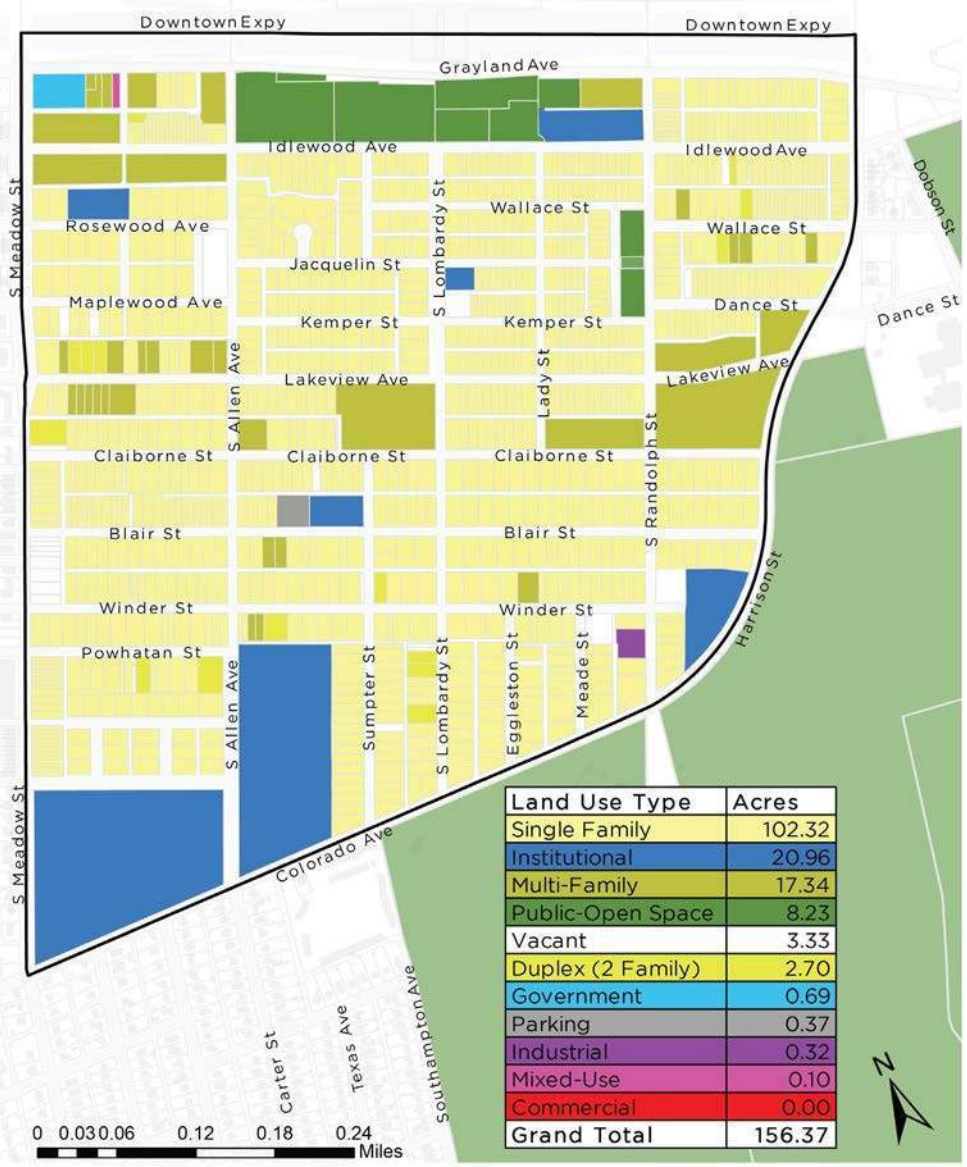


Randolph Existing Land Use



Land Use Type	Acres
Single Family	102.32
Institutional	20.96
Multi-Family	17.34
Public-Open Space	8.23
Vacant	3.33
Duplex (2 Family)	2.70
Government	0.69
Parking	0.37
Industrial	0.32
Mixed-Use	0.10
Commercial	0.00
Grand Total	156.37

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Institutional

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

Institutional

Development Style:

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

Ground Floor:

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

Institutional

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.

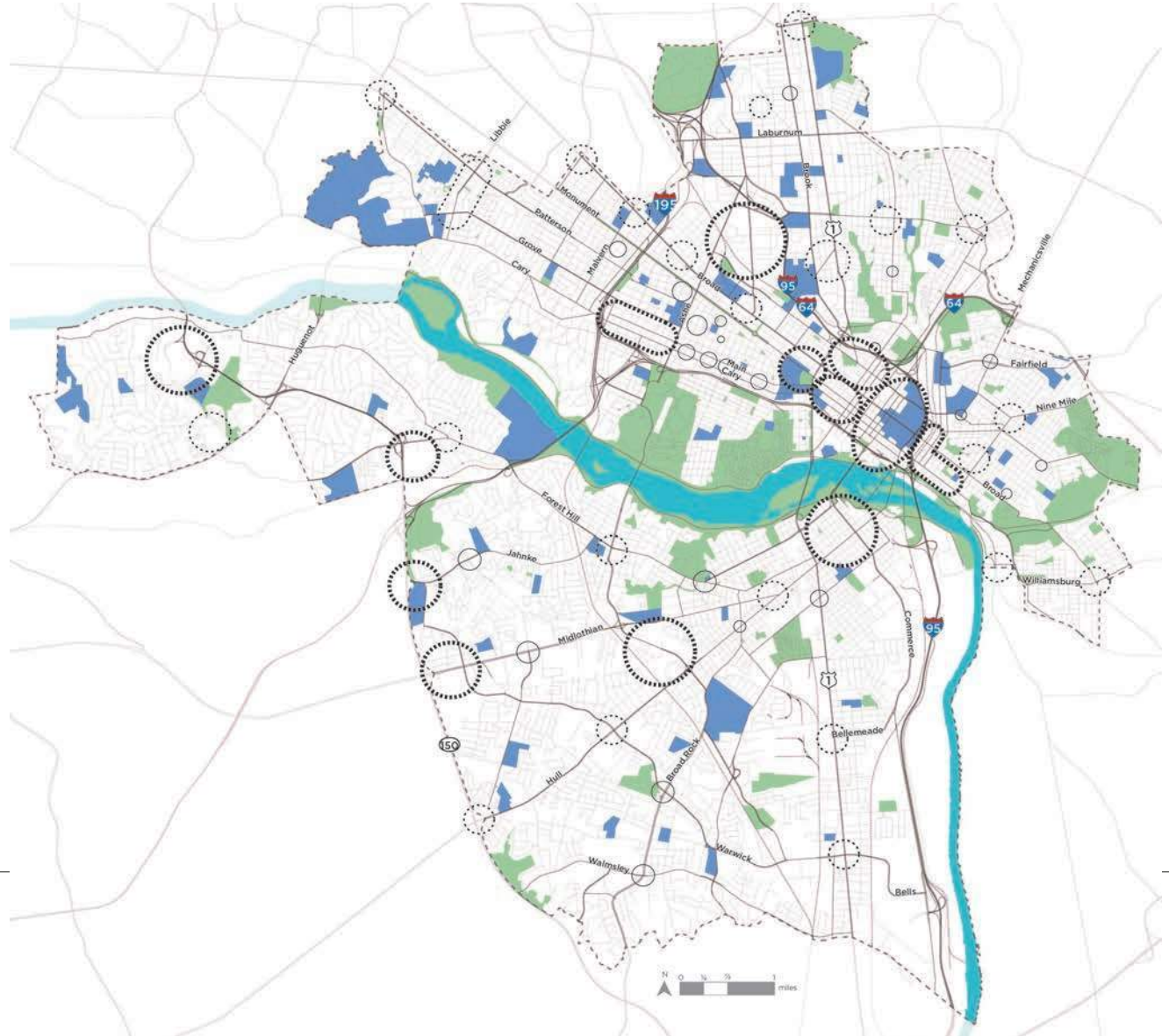
Intensity: Varies

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

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

Institutional

Future Land Use Map – Institutional Only



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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.

Neighborhood Mixed-Use

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

Neighborhood Mixed-Use

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

Neighborhood Mixed-Use

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

Neighborhood Mixed-Use

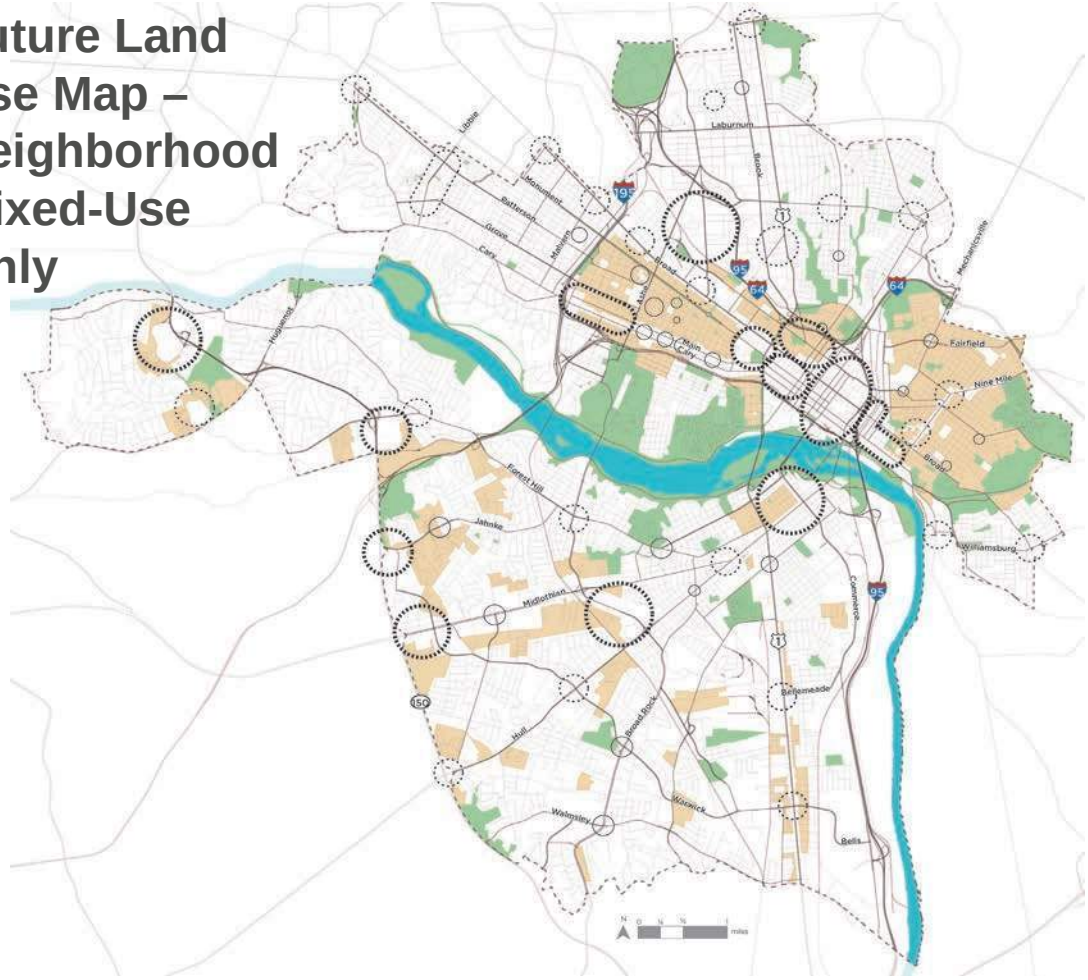
Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets (see Street Typologies Map). Parcels are generally between 1,500 and 5,000 sq. ft.

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.

Neighborhood Mixed-Use

Future Land Use Map – Neighborhood Mixed-Use Only



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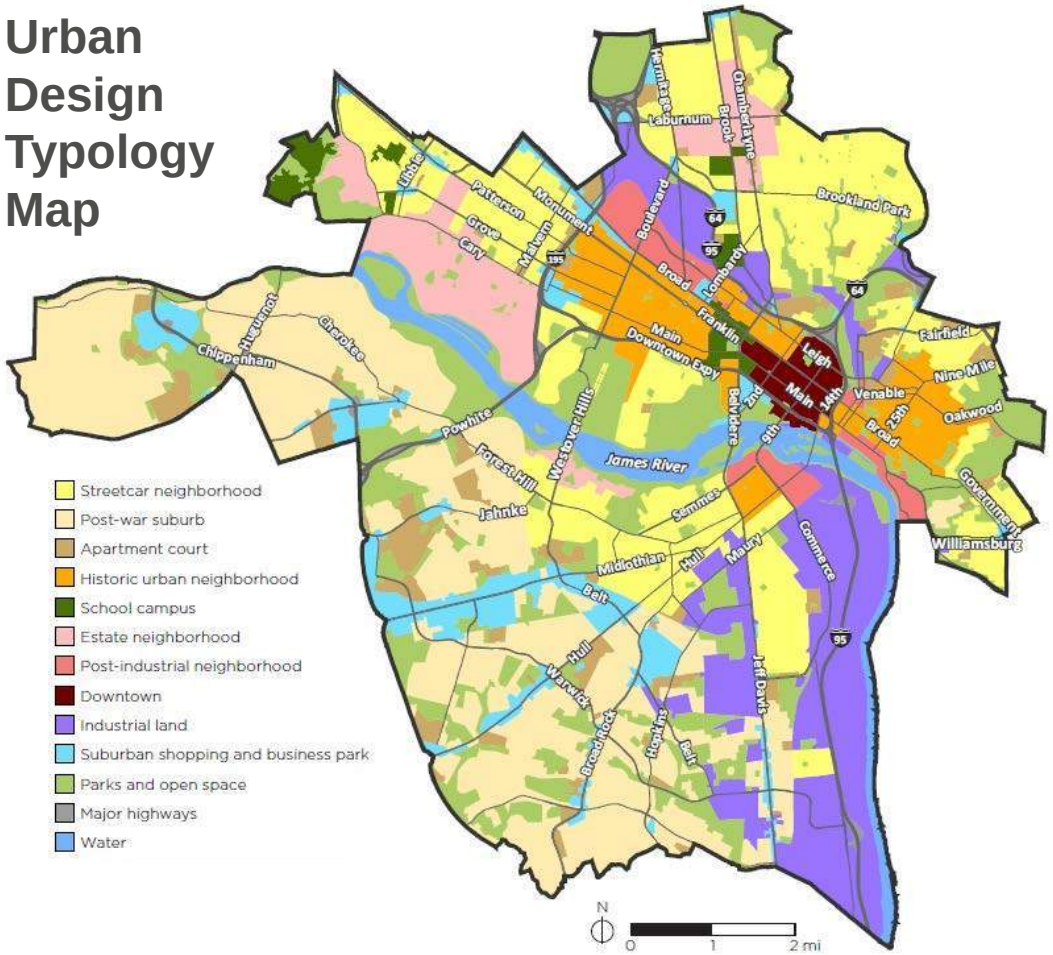
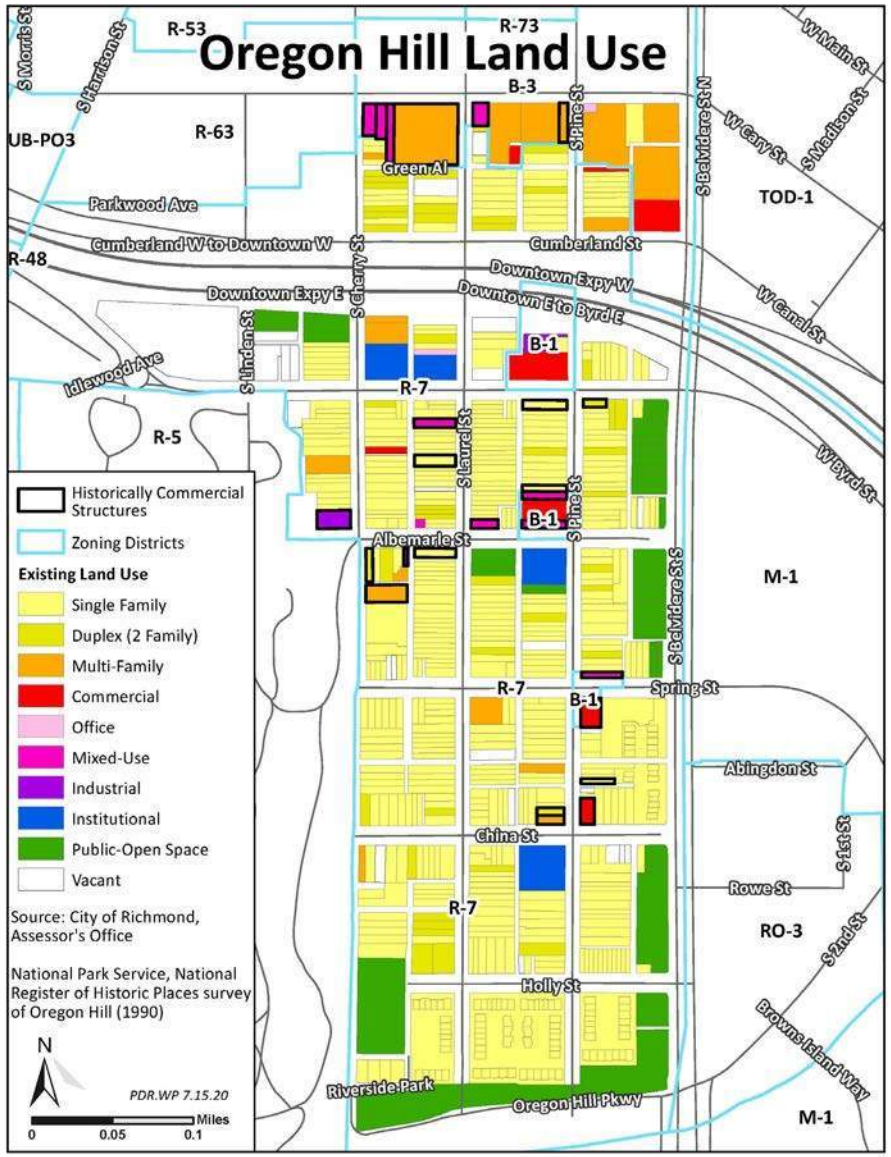


Neighborhood Mixed-Use

Oregon Hill Existing Land Use



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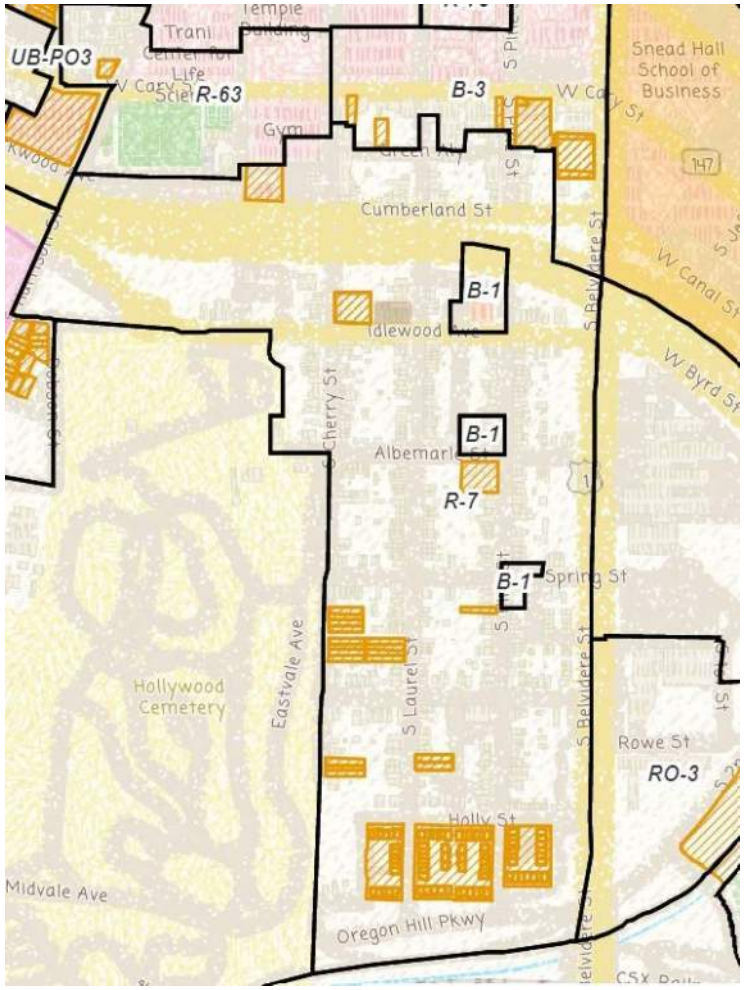
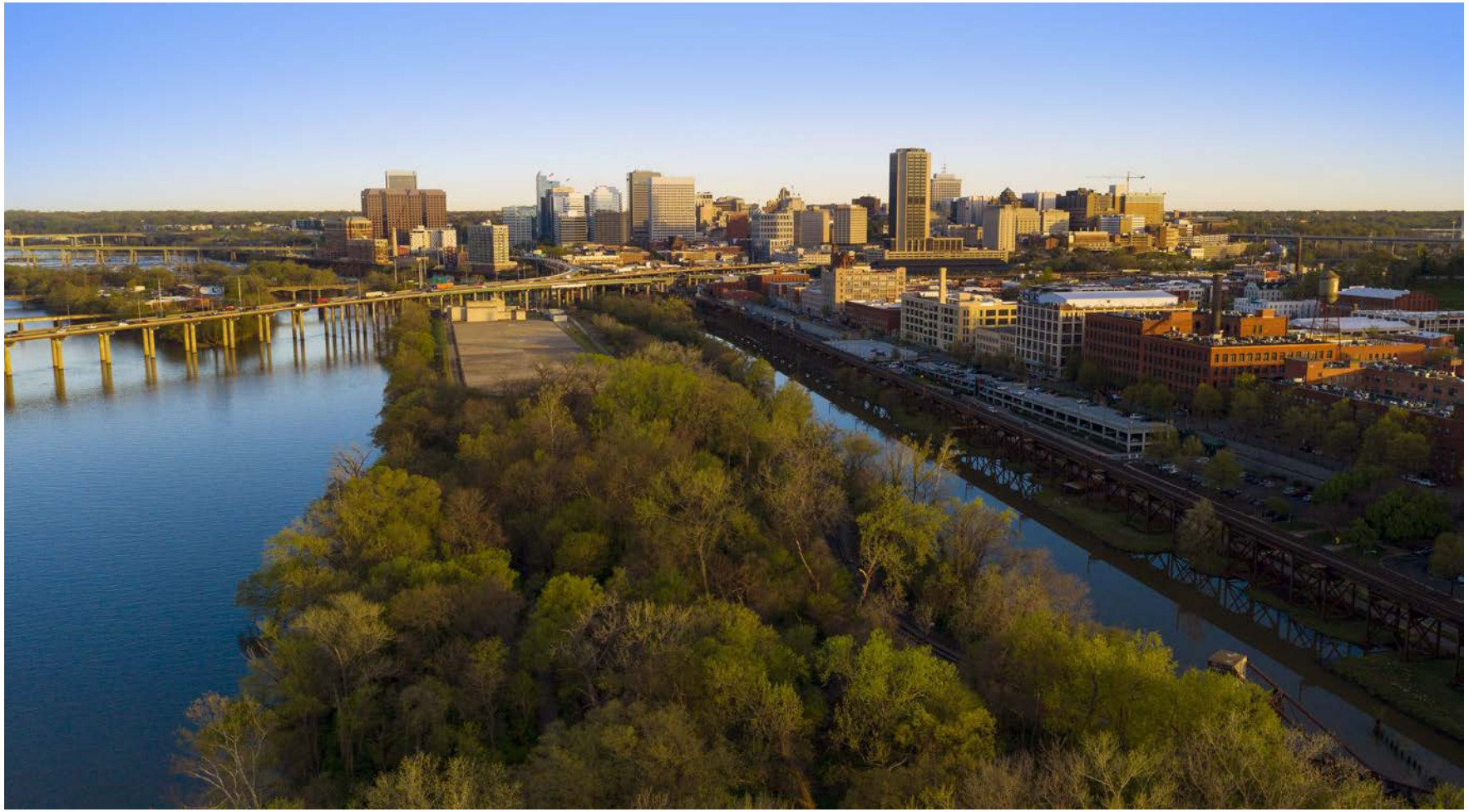
Oregon Hill Zoning

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

City Planning Commission | August 15, 2022

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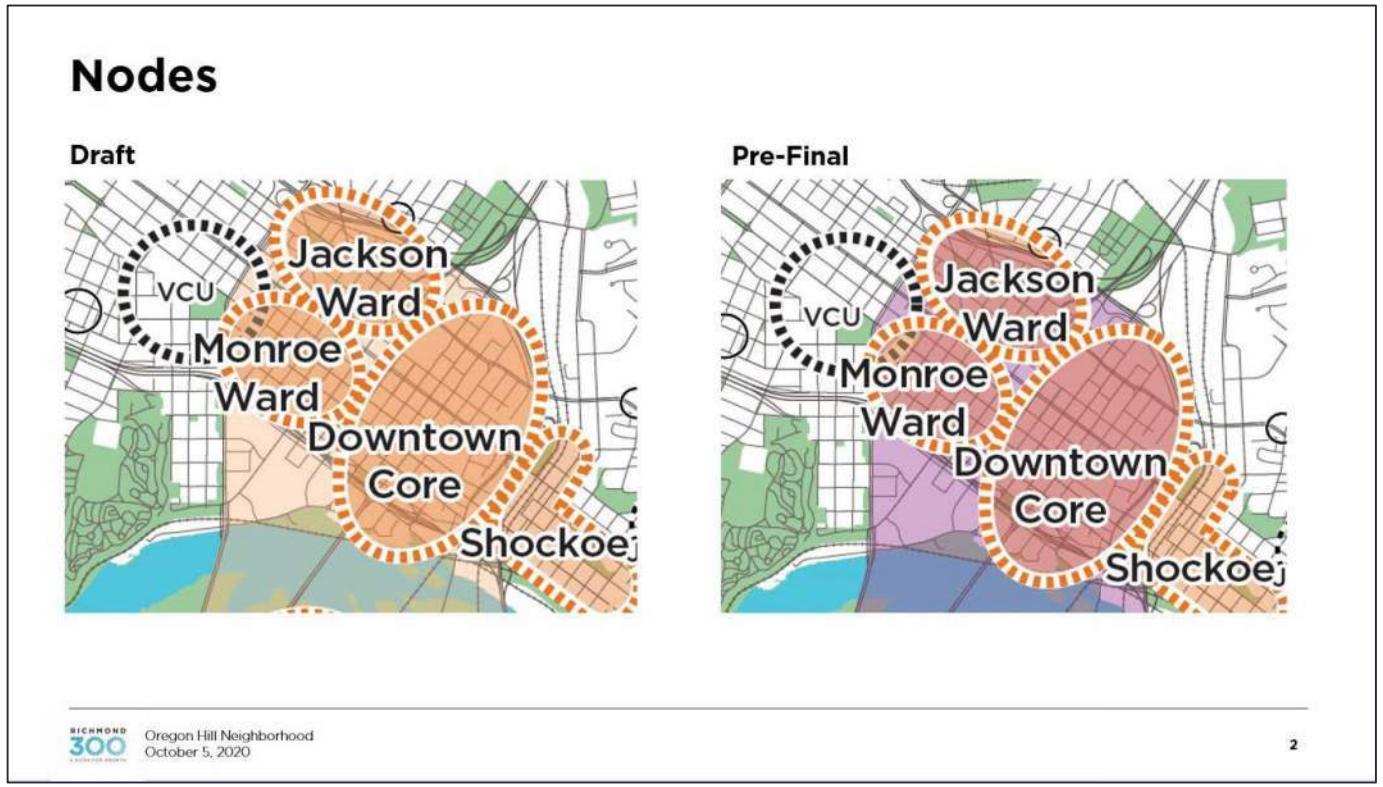
Past Engagement

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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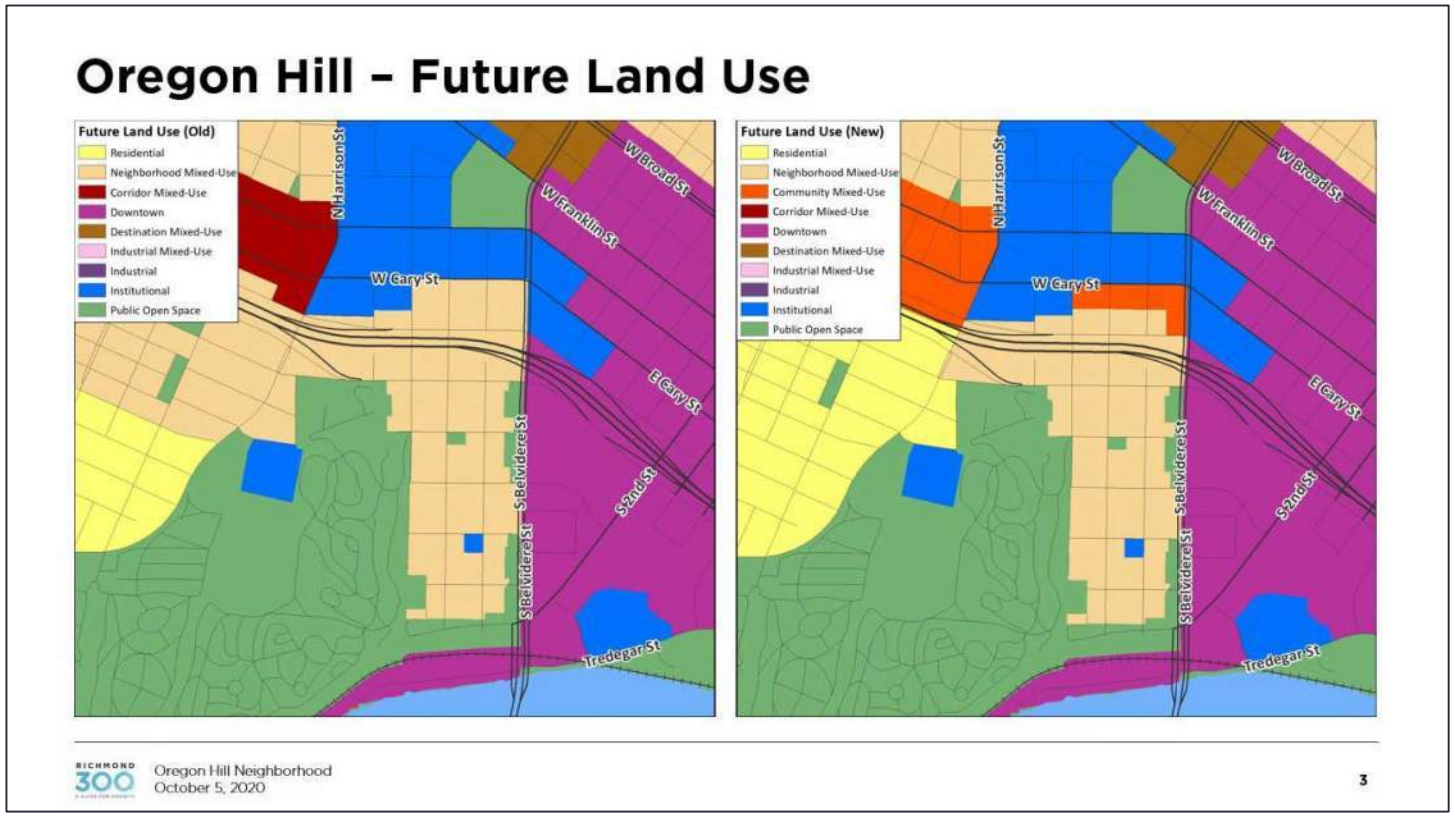

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Neighborhood Mixed-Use

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.

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RICHMOND 300 Oregon Hill Neighborhood
October 5, 2020 5