

INTRODUCED: June 26, 2023

AN ORDINANCE No. 2023-208

To conditionally rezone the property known as 15 West Grace Street to remove the priority street frontage designation for the portion of the property along North Adams Street.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUL 24 2023 AT 6 P.M

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “Topographic Survey for 1, 3, 5, 7, 13, 15 & 17 West Grace Street, City of Richmond, VA,” prepared by Nyfeler Associates, and dated October 29, 2021, a copy of which is attached to, incorporated into, and made a part of this ordinance, the portion of the property known as 15 West Grace Street that is along North Adams Street, which property is identified as Tax Parcel No. W000-0104/003 in the 2023 records of the City Assessor, is excluded from the priority street frontage designation and shall no longer be subject to the provisions of sections 30-440.4:1 and 30-440.7 of the Code of the City of Richmond (2020), as amended, pertaining to the priority street frontage designation.

§ 2. That the rezoning set forth in section 1 of this ordinance shall be conditioned upon

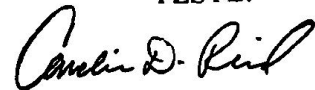
AYES: 7 NOES: 0 ABSTAIN: _____

ADOPTED: JUL 24 2023 REJECTED: _____ STRICKEN: _____

compliance by the owner or owners with all of the proffered conditions contained in the agreement entitled “Proffer Statement,” and dated March 1, 2023, a copy of which is attached to, incorporated into, and made a part of this ordinance. These conditions, having been proffered by the owner or owners and accepted by the City, shall continue in full force and effect until a subsequent amendment to the City’s zoning ordinance changes the zoning of the parcels rezone by this ordinance and specifically repeals such conditions.

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

**A TRUE COPY:
TESTE:**

A handwritten signature in black ink, appearing to read "Carlin D. Reed". The signature is written in a cursive style with a large initial 'C'.

City Clerk



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Item Request File Number: PRE.2022.1001

O & R Request

DATE: March 14, 2023

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)
(This is no way reflects a recommendation on behalf of the Mayor.)

THROUGH: J. E. Lincoln Saunders, Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic
Development and Planning

FROM: Kevin J. Vonck, Director, Department of Planning and Development Review

RE: To rezone the property known as 15 West Grace Street to remove the Priority Street designation for the portion of North Adams Street adjacent to the property, upon certain proffered terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To rezone the property known as 15 West Grace Street to remove the Priority Street designation for the portion of North Adams Street adjacent to the property, upon certain proffered terms and conditions.

REASON: The applicant is requesting a rezoning which would remove the Priority Street designation for the portion of North Adams Street adjacent to the property, within the B-4 - Business (Central Business) zone.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council.

BACKGROUND: The property is located in the Monroe Ward neighborhood at 15 West Grace Street, between North Adams and North Foushee Streets. The property is 13024.5 sq. ft. (0.299 acre) in size and is currently used as a parking lot.

Richmond 300 recommends a future land use of “Downtown Mixed Use” for the property. This designation is defined as “Central business district of the Richmond region features high-density development with office buildings, residential buildings, and a mix of complementary uses, including regional destinations in a highly-walkable urban environment.” The development style is established as “Higher density pedestrian- and transit-oriented development encouraged on vacant or underutilized sites. Historic buildings are adapted for new uses. Future development should be urban in form and may be of larger scale than existing context. Plazas and setbacks create an engaging street life. Many buildings are vertically mixed-use. New developments continue or introduce a gridded street pattern to increase connectivity”

Primary Use: Retail/office/ personal service, multi-family residential, cultural, institutional, government, and open space.

Secondary Uses: Not applicable.

The applicant is requesting to rezone the property to remove the Priority Street designation for the portion of North Adams Street adjacent to the property. Which the B-4 zone states “Areas devoted to the parking or circulation of vehicles shall not be located between the main building on a lot and the street line nor shall such areas be located closer to the street than the main building on the lot. On a lot having more than one street frontage, this subsection shall apply along both the principal street frontage and the priority street frontage.”

Priority Street is defined by the Zoning Code as “Priority Street frontage means that portion of a lot abutting a street designated as a priority street on the official zoning map established and maintained pursuant to Section 30-200 and situated between lot lines intersecting such street.”

Adjacent properties are zoned the same B-4 - Business (Central Business) District to the north, west, and east with RO-3 Residential-Office District to the south. Surrounding land uses include parking lots, residential, and commercial.

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: \$1,500 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: April 10, 2023

REQUESTED AGENDA: Consent

CITY COUNCIL PUBLIC HEARING DATE: May 8, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
May 1, 2023

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Application Form, Applicant's Report, Draft Ordinance, Survey, Map

STAFF: Ray Roakes, Planner, Land Use Administration (Room 511) 804-646-5467



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: _____ Date: _____
Tax Map #: _____ Fee: _____
Total area of affected site in acres: _____

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

Zoning

Current Zoning: _____

Existing Use: _____

Proposed Zoning/Conditional Zoning

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

Existing Use: _____

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _() _____ Fax: _() _____

Email: _____

Property Owner: _____

If Business Entity, name and title of authorized signee: _____

(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: _____

City: _____ State: _____ Zip Code: _____

Telephone: _() _____ Fax: _() _____

Email: _____

Property Owner Signature:  _____

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.



September 28, 2022

Mr. Kevin Vonck, 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 15 W Grace Street

Dear Mr. Vonck

Please accept this letter as the Applicant's Report for the request to rezone the following property by removing the designation of the adjacent portion of N Adams Street as a Priority Street on the Zoning District Map:

Address	Tax Parcel ID	Acreage	Existing Zoning	Ownership
15 W Grace St	W0000104003	0.299	B-4	YMCA of Greater Richmond

Property

The property is one parcel located in the City's Monroe Ward district on the block bounded by W Grace and W Franklin Streets to the north and south, and N Foushee and N Adams Streets to the east and west. The parcel is zoned B-4 Central Business and consists of 0.299 acres of land area. The property is currently used as a surface parking lot serving the downtown location of the YMCA. A plan of development for the property is currently under review by City agencies for the construction of a six-story mixed-use building with 70 dwelling units and underground parking.

Surrounding properties to the north, east, and west are also located in the B-4 district and are used for various commercial and mixed-use purposes. The properties to the south across the alley are zoned RO-3 Residential Office.

Zoning Regulations & Proposal

The subject property is located in a B-4 Central Business district which permits a variety of commercial and multifamily uses. The proposed uses of the development undergoing POD review meet the requirement of the B-4 district.

On the official Zoning Map, N Adams Street is designated as a Priority Street. In the B-4 district, no portion of the ground floor of a structure located along a Priority Street frontage is permitted to be used for parking or related circulation of vehicles. The ground floor located along the Priority Street must be devoted to other permitted principal uses with a depth of not less than 20 feet.

The proposed building has a 140' frontage along N Adams Street. Approximately 58' of this frontage is comprised of a screened ramp providing access to the underground parking garage. Because this ramp is located along the N Adams Street Priority Street frontage, the currently proposed configuration is not permitted under B-4 regulations. As a result, we are requesting that this portion of N Adams St is removed from the Zoning Map as a Priority Street in order to accommodate the development as proposed.

Richmond 300 Master Plan

Priority Streets are designations that apply most to corner properties and requires the same form-based considerations which apply to principal streets (the highest order street fronting a parcel) to be applied to these other streets as well. This helps in a situation where a building is at the intersection of two major roads. Typically, only one road would be the principal street requiring special treatment as outlined in the Zoning Ordinance. This requires that both roads receive special treatment in order to improve the design and function of the new development.

The intent of this designation is to provide active uses along the street frontage. For the proposed development, this intent is met with a commercial and the residential lobby, including an entry door, situated along a majority of the frontage of the building along N Adams Street. Out of the 140' of the building along N Adams Street, 82' is devoted to active uses as the Plan recommends. Furthermore, remaining portion of the frontage is the screened and is an essential component of the garage which also contributes to the desired street design by placing parking underground.

City Charter Conditions

For these reasons, we trust that you will agree with us that removing the portion of N Adams Street adjacent to the property as a Priority Street will allow a development that is consistent with the intent of the B-4 district and the Richmond 300 Plan; 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 _ or (804) 248-2561 if you have any questions or require additional materials to process the application.

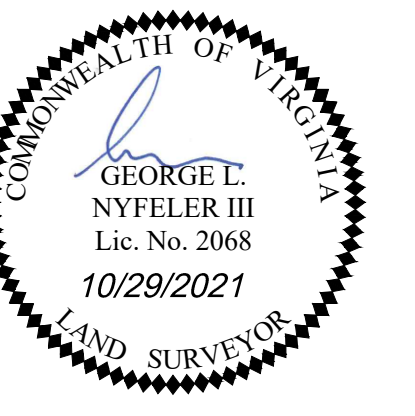
Very Truly Yours,

A handwritten signature in black ink, appearing to read "Lory Markham". The signature is fluid and cursive, with a large initial "L" and "M".

Lory Markham

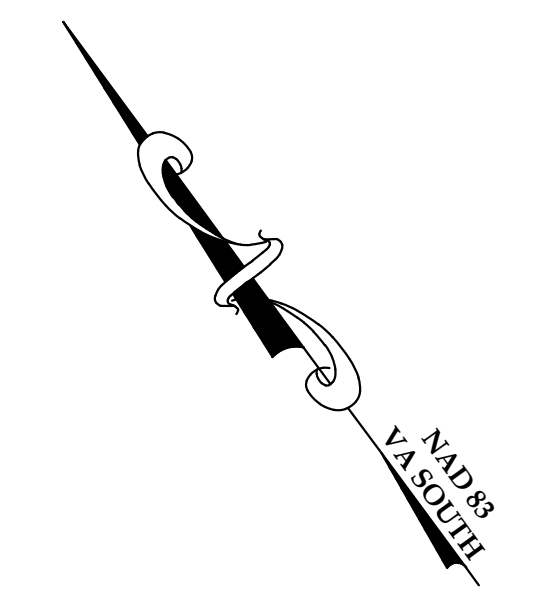
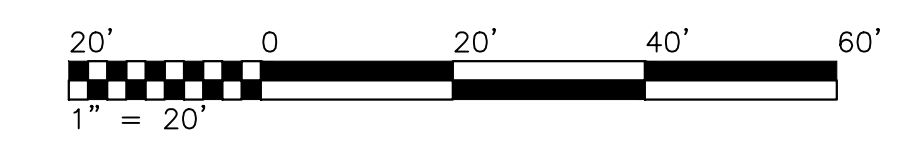
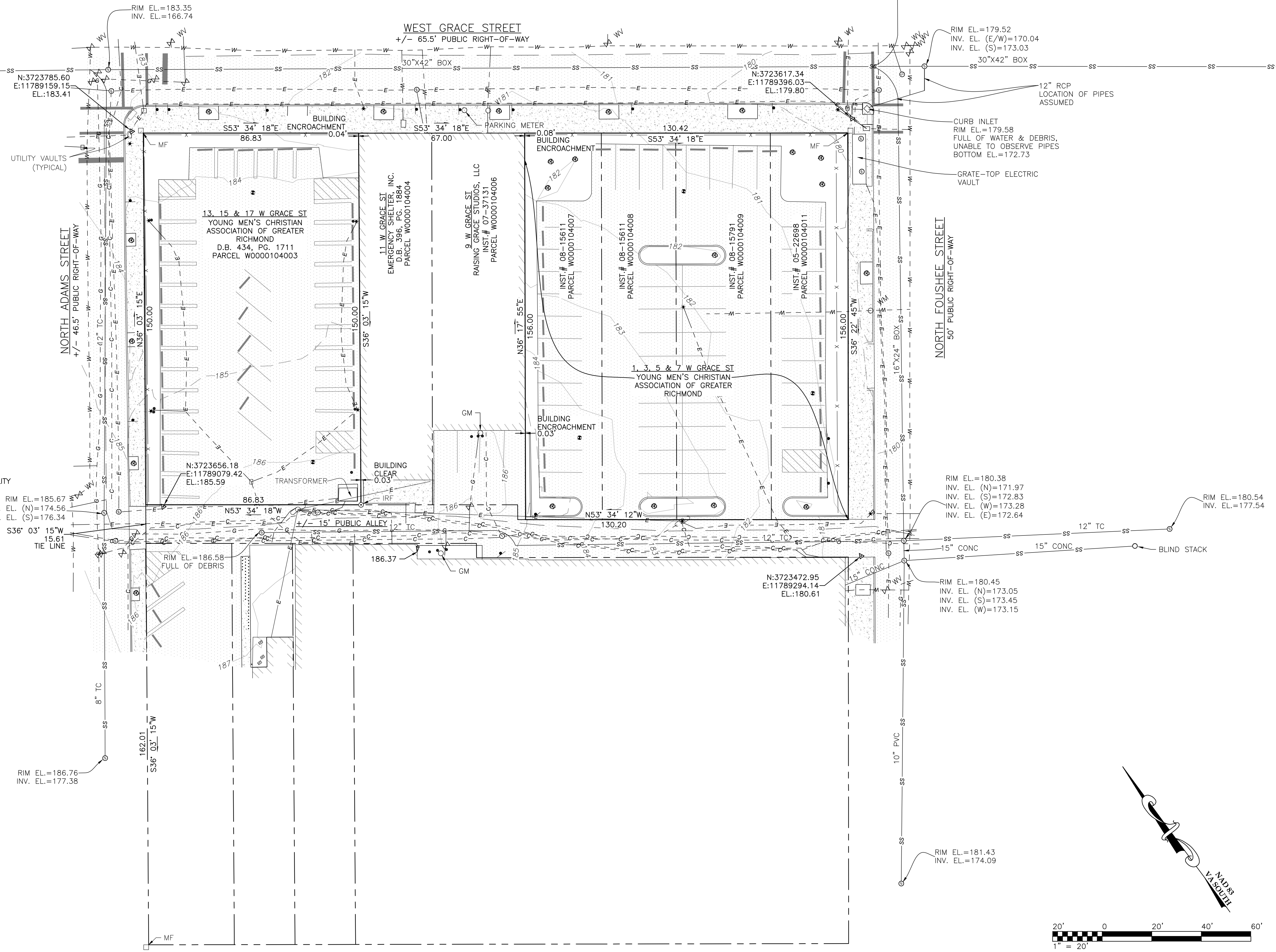
Enclosures

cc: The Honorable Katherine Jordan, 2nd District Council Representative
Alyson Oliver, Secretary to the City Planning Commission



- NOTES:**
1. THIS TOPOGRAPHIC SURVEY IN THE CITY OF RICHMOND, VA WAS COMPLETED UNDER THE DIRECT SUPERVISION AND RESPONSIBLE CHARGE OF GEORGE L. NYFELER, III FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND DATA WAS OBTAINED BETWEEN 10/15/2021 AND 10/26/2021; AND THIS MAP MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
 2. VERTICAL DATUM: NAVD88
 3. HORIZONTAL AND VERTICAL DATUM ESTABLISHED WITH RTK SOLUTIONS FOR GPS OBSERVED POINTS.
 4. UTILITIES SHOWN ARE FROM A COMBINATION OF FIELD LOCATED EVIDENCE, PAINTED UTILITY MARKINGS BY INFRAMAP CORP., AND CITY OF RICHMOND GIS MAPPING.
 5. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

- LEGEND**
- MF MONUMENT FOUND
 - IRF IRON ROD FOUND
 - ⊕ SOIL BORING
 - ▭ BUILDING LINE
 - ▨ ASPHALT
 - ▩ CONCRETE
 - FENCE
 - ▲ SIGN
 - SCSO SEWER CLEANOUT
 - SEWER MANHOLE
 - SS SEWER LINE
 - ⊕ ELECTRIC METER
 - ELECTRIC MANHOLE
 - ⊕ UTILITY POLE
 - GUY
 - E OVERHEAD UTILITY LINE
 - - - - UNDERGROUND ELECTRIC LINE
 - * LIGHT POLE
 - G GAS LINE
 - GM GAS METER
 - ⊕ GAS VALVE
 - WM WATER METER
 - ⊕ WV WATER VALVE
 - W WATER LINE
 - COMM. MANHOLE
 - C COMM. LINE
 - UNIDENTIFIED UNDERGROUND UTILITY
 - ⊕ TREE/SHRUB
 - BOLLARD
 - ▽ FINISHED FLOOR ELEVATION
 - ▲ SURVEY CONTROL POINT



NYFELER ASSOCIATES
LAND SURVEYING & MAPPING
 619 W CARY STREET, RICHMOND, VA 23220
 804-277-4231 nyfelerassociates.com

DATE	10/29/2021
JOB NUMBER	21157
SCALE	1"=20'
DRAWN BY	JRW

TOPOGRAPHIC SURVEY FOR
1, 3, 5, 7, 13, 15 & 17 WEST
GRACE STREET
CITY OF RICHMOND, VA



FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

Proffer Statement

As the current owner of the property located at 15 West Grace Street (W0000104003), the YMCA of Greater Richmond does hereby voluntarily proffer the following conditions in connection to the proposed rezoning:

1. The ground floor shall be arranged substantially as shown on the attached Sheet A101 of the plans entitled "15 W Grace" prepared by Walter Parks Architects and dated January 12, 2022.

Executed this 1st day of March 2023 by the Young Men's Christian Association of Greater Richmond.

By:

David S. Wyman
Senior Vice President – Chief Financial Officer

Date: 3/1/23

The foregoing was acknowledged before me the 2nd day of March 2023.

My commission expires: 01/31/2025

Notary Public

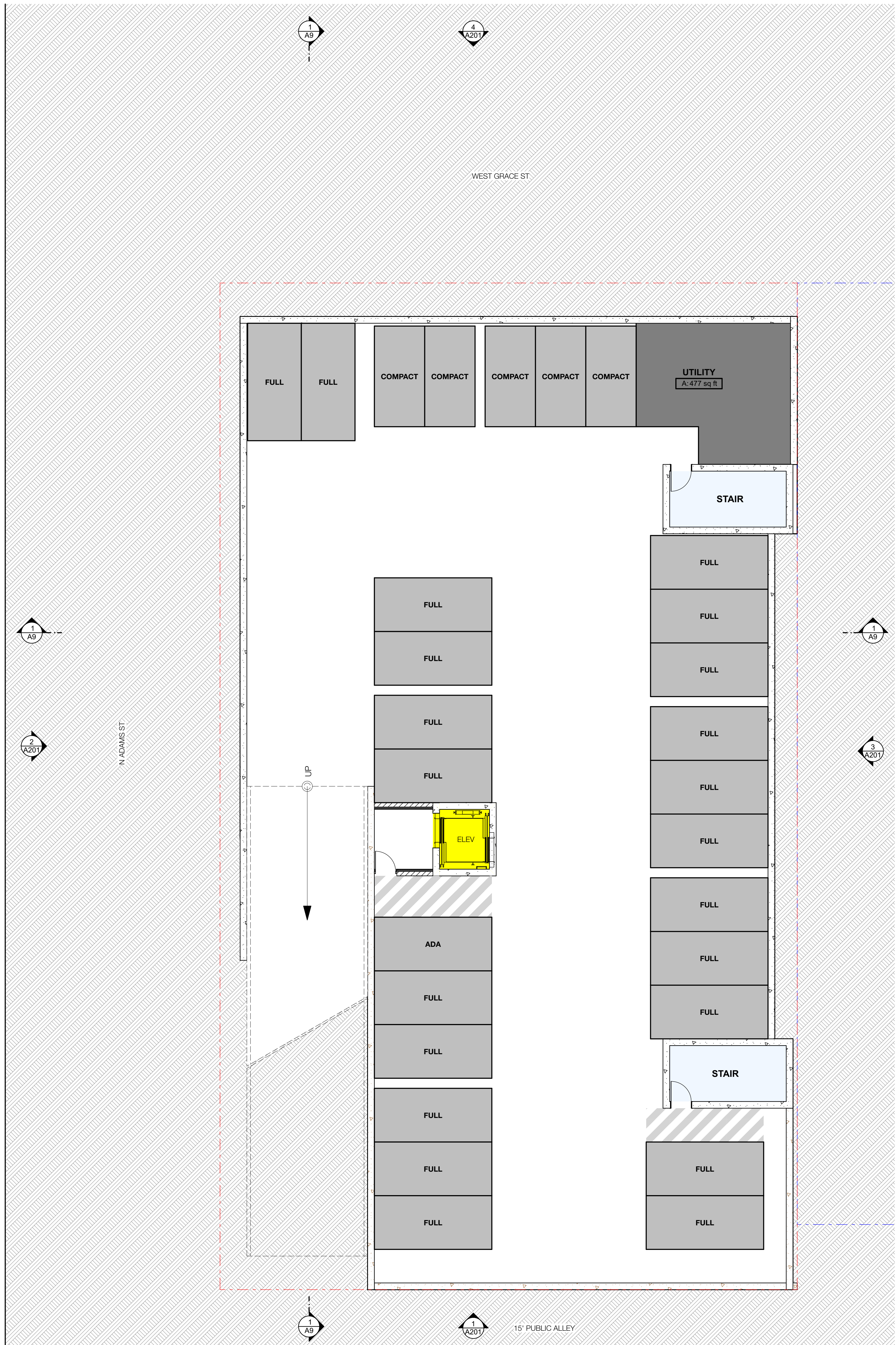
Notary Reg No. 7924957



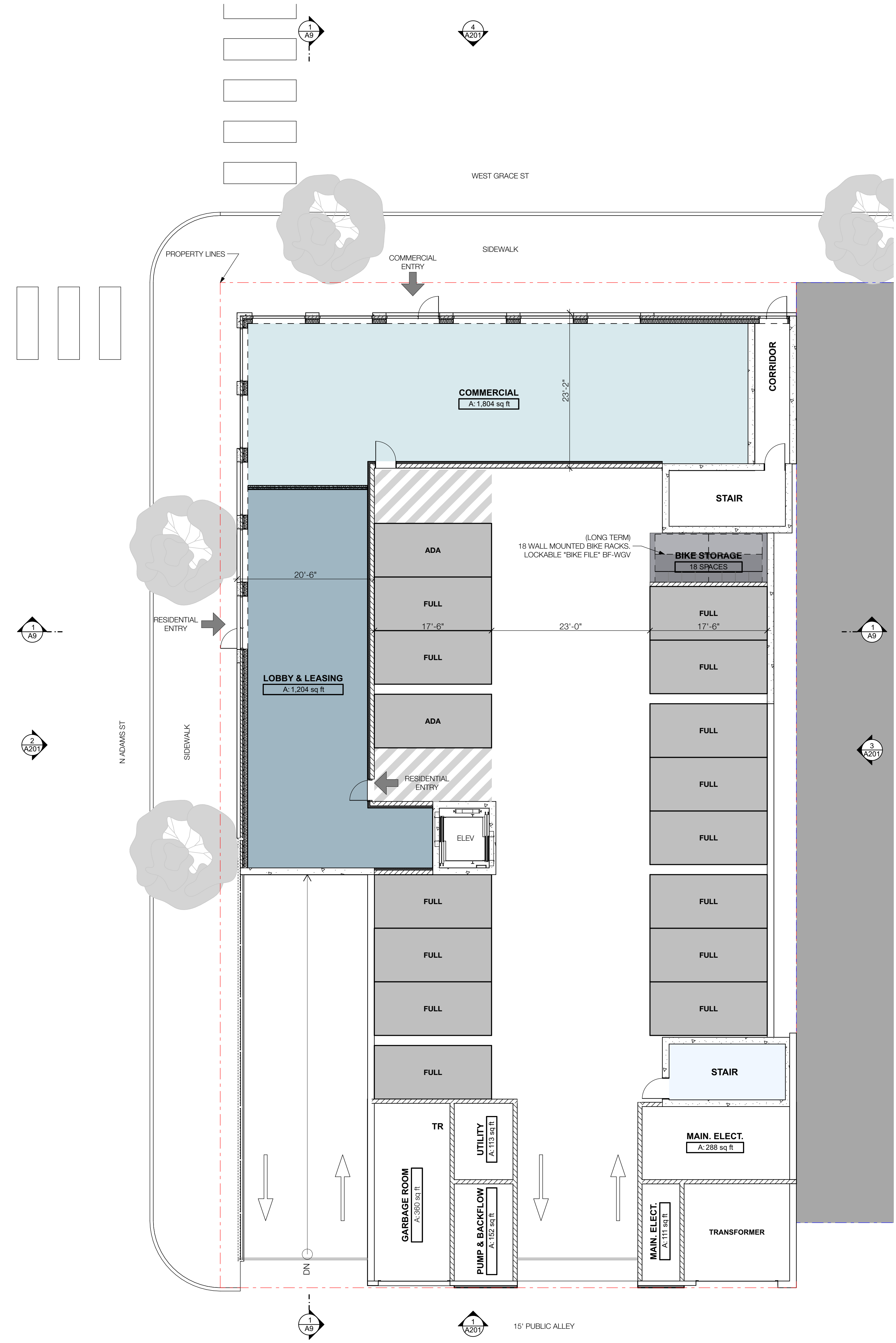


15 W GRACE

Richmond, VA



LEVEL B1
SCALE: 1/8" = 1'-0"
1 A101



LEVEL 1
SCALE: 1/8" = 1'-0"
2 A101

REVISIONS	
TAG	DATE

walter PARKS ARCHITECTS
313 N. ADAMS STREET
RICHMOND, VIRGINIA 23220
T 644-4761 / F 644-4763

PROJECT #: 21.39
ISSUE: POD SUBMISSION
ISSUE DATE: 01/12/22

LEVEL B1 & LEVEL 1 FLOOR PLANS

A101