



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2023-270: To rezone the properties known as 3408 and 3410 Hermitage Road from the RO-1 Residential-Office District to the UB-2 Urban Business District. (2nd District)

To: City Planning Commission
From: Land Use Administration
Date: October 2, 2023

PETITIONER

3410 Partners LLC represented by Baker Development Services

LOCATION

3408 and 3410 Hermitage Road

PURPOSE

To rezone the properties known as 3408 and 3410 Hermitage Road from the RO-1 Residential-Office District to the UB-2 Urban Business District.

SUMMARY & RECOMMENDATION

The applicant is requesting to rezone from the RO-1 Residential-Office District to the UB-2 Urban Business District in order to facilitate proper development for a medical office use.

The proposed UB-2 Urban Business District encourages development with a pedestrian-oriented, urban character, which is compatible with adjacent residential neighborhoods. The UB-2 regulations minimize disruption from vehicle-oriented land uses and features that would detract from a safe, convenient, and economically viable pedestrian environment. For this reason, staff finds that the proposed rezoning to UB-2 is appropriate in this area.

Staff finds that, while the Richmond 300 master plan designates the subject property for residential uses, both the subject property and adjacent properties to the south are zoned for non-residential uses and are currently supporting non-residential uses. Moreover, these properties are contiguous to parcels south of Westwood Ave with a Community Mixed Use designation, which aligns with the UB-2 District.

Therefore, staff recommends approval of the rezoning request.

FINDINGS OF FACT

Site Description

The properties consist of 1.589 acres of land. The improvements on these parcels were originally constructed as single-family dwellings but were later redeveloped as offices.

Proposed Use of the Property

The rezoning would allow redevelopment of the property compatible with the intent of the UB-2 Urban Business District.

Master Plan

The City's Richmond 300 Master Plan designates the property for Residential Land Use, which consists primarily of neighborhoods of single-family houses on large or medium-sized lots more homogeneous in nature.

Development Style: Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.

Ground Floor: Not applicable

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.

Zoning

The intent of the UB-2 Urban Business District is to encourage business areas with mixed uses and a densely developed pedestrian-oriented urban shopping character, compatible with adjacent residential neighborhoods, and with minimal disruption from vehicle-oriented land uses and features that would detract from a safe, convenient and economically viable pedestrian environment. The district is intended to be more intensive and more mixed use in character than the UB Urban Business District. It is intended to promote continuity of storefront character along principal street frontages, with minimum interruption by driveways and vehicle traffic across public sidewalk areas, and to promote continuity of building setbacks and heights and to encourage an active pedestrian environment by providing for windows in building façades along principal street frontages. The regulations within the district are intended to preserve the predominant scale and character of existing urban shopping areas, promote retention of existing structures and encourage that new development be compatible with such existing areas and structures.

Most future redevelopment will require approval of a Plan of Development.

Surrounding Area

The properties located to the west contain single-family dwellings on land zoned R-5 Single-family dwelling. Adjacent to the south are properties containing parking and medical offices on land zoned B-2 Community Business. Across Hermitage Road to the east is the United Methodist Retirement Home, authorized by special use, on property zoned R-3 Single-Family Residential.

Neighborhood Participation

Staff notified area residents and property owners and the Rosedale Civic Association, the Ginter Park Residents Association, and the Sherwood Park Civic Association. No comments of opposition or support have been received.

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