

INTRODUCED: September 17, 2015

AN ORDINANCE No. 2015-200-196

To repeal City Code § 114-910.5, concerning the Brookland Park Boulevard/North Avenue parking overlay district PO-5, to remove the description of the district; to designate the PE-7 Brookland Park Boulevard/North Avenue Parking Exempt Overlay District; and to rezone certain properties along Brookland Park Boulevard between Montrose Avenue and Woodrow Avenue and along North Avenue between Essex Street and Crawford Street to the UB Urban Business District.

Patron – Mayor Jones (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: OCT 12 2015 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That section 114-910.5 of the Code of the City of Richmond (2004) be and is hereby **repealed** as follows:

~~**[Sec. 114-910.5. Brookland Park Boulevard/North Avenue parking overlay district PO-5.**~~

~~(a) — On the date of adoption, this division shall become effective in the Brookland Park Boulevard/North Avenue PO-5 district. The properties included are identified as parcel numbers: N000-0884, 001, 002; N000-0885/001, 004, 024, 025, 026; N000-0887/001, 027, 030, 031, 032, 033, 034, 035; N000-0889/001, 004, 006, 007, 025, 026, 028, 029, 030, 031; N000-~~

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: OCT 12 2015 REJECTED: _____ STRICKEN: _____

015, 021, 026, 027; N000-0895/001, 032; N000-0970/010, 014, 018; N000-0971/011, 012, 013, 016, 017, 018, 019; N000-0972/009, 014, 016, 017, 022, 023; N000-0973/013, 020, 024, 025, 026; N000-0974/013, 021, 022, 023, 024, 025, 026, 027; N000-0975/010, 012, 013, 014, 015; N000-0976/010, 014; N000-0977/012, 015, 016, 017, 018, 019 and N000-1034/026 in the 1999 records of the city assessor. The boundaries of such district are as follows:

~~Beginning at a point on the centerline of Brookland Park Boulevard, such point being 167.24 feet, more or less, west of the intersection of Brookland Park Boulevard and Edgewood Avenue; thence extending 130.14 feet, more or less, in a northerly direction along the centerline of a 14.95 foot wide north/south alley to a point; thence extending 310.17 feet, more or less, in an easterly direction along a line parallel to the north line of Brookland Park Boulevard across Edgewood Avenue to a point on the centerline of a 14.74 foot wide north/south alley; thence extending 19.00 feet, more or less, in southerly direction along the centerline of such alley to the centerline of a 12.00 foot wide east/west alley; thence extending 157.26 feet, more or less, in an easterly direction along the centerline of such alley to the centerline of Griffin Avenue; thence extending 1.00 foot, more or less, in a southerly direction along the centerline of Griffin Avenue to a point; thence extending 163.63 feet, more or less, in an easterly direction along a line parallel to the north line of Brookland Park Boulevard to the centerline of a 15.08 foot wide north/south alley; thence extending 15.00 feet, more or less, in northerly direction along the centerline of such alley to a point; thence extending 172.95 feet, more or less, in an easterly direction to the centerline of Fendall Avenue; thence extending 10.08 feet in a southerly direction along the centerline of Fendall Avenue to a point; thence extending 172.60 feet, more or less, in an easterly direction along a line parallel to the north line of Brookland Park Boulevard to the centerline of a 14.80 foot wide north/south alley; thence extending 19.83 feet,~~

~~more or less, in a southerly direction along the centerline of such alley to a point; thence extending 344.72 feet, more or less, in an easterly direction along a line parallel to the north line of Brookland Park Boulevard across Hanes Avenue to the centerline of a 14.74 foot wide north/south alley; thence extending 17.17 feet, more or less, in a northerly direction along the centerline of such alley to a point; thence extending 345.23 feet, more or less, in an easterly direction across Garland Avenue to the centerline of a 15.00 foot wide north/south alley; thence extending 30.00 feet, more or less, in a northerly direction along such alley to a point; thence extending 167.48 feet, more or less, in an easterly direction to the centerline of North Avenue; thence extending 30.00 feet in a northerly direction along the centerline of North Avenue to a point; thence extending 167.56 feet, more or less, in an easterly direction along a line parallel to the north line of Brookland Park Boulevard to the centerline of a 15.16 foot wide north/south alley; thence extending 40.00 feet, more or less, in a southerly direction along the centerline of such alley to a point; thence extending 167.58 feet, more or less, in an easterly direction along a line parallel to the north line of Brookland Park Boulevard to the centerline of Barton Avenue; thence extending 10.00 feet, more or less, in a southerly direction along the centerline of Barton Avenue to a point; thence extending 335.00 feet, more or less, in an easterly direction along a line parallel to the north line of Brookland Park Boulevard to the centerline of Lamb Avenue; thence extending 42.00 feet in a northerly direction along the centerline of Lamb Avenue to a point; thence extending 167.29 feet, more or less, in an easterly direction along a line parallel to the north line of Brookland Park Boulevard to the centerline of a 14.57 foot wide north/south alley; thence extending 52.00 feet, more or less, in a southerly direction along the centerline of such alley to a point; thence extending 167.29 feet in an easterly direction along a line parallel to the north line of Brookland Park Boulevard to the centerline of Woodrow Avenue; thence~~

~~extending 109.98 feet in a southerly direction along the centerline of Woodrow Avenue to the centerline of Brookland Park Boulevard; thence extending 331.73 feet, more or less, in a westerly direction along the centerline of Brookland Park Boulevard to the centerline of Lamb Avenue; thence extending 129.98 feet, more or less, in a southerly direction along the centerline of Lamb Avenue to a point; thence extending 336.13 feet, more or less, in a westerly direction along the south line of Brookland Park Boulevard to the centerline of Barton Avenue; thence extending 5.00 feet, more or less, in a southerly direction along the centerline of Barton Avenue to a point; thence extending 167.50 feet, more or less, in a westerly direction along a line parallel to the south line of Brookland Park Boulevard to the centerline of a 15.00 foot wide north/south alley; thence extending 420.29 feet, more or less, in a southerly direction along such alley to the centerline of Essex Street; thence extending 335.02 feet, more or less, in a westerly direction along the centerline of Essex Street to a point; thence extending 425.00 feet, more or less, in a northerly direction along the centerline of a 15.16 foot wide north/south alley to a point; thence extending 172.82 feet, more or less, in a westerly direction along a line parallel to the south line of Brookland Park Boulevard to the centerline of Garland Avenue; thence extending 10.00 feet, more or less, in a southerly direction along the centerline of Garland Avenue to a point; thence extending 172.82 feet, more or less, in a westerly direction along the centerline of a 10.00 foot wide east/west alley to the centerline of 14.94 foot wide north/south alley; thence extending 45.00 feet, more or less, in a southerly direction along the centerline of such alley to a point; thence extending 172.42 feet, more or less, in a westerly direction along a line parallel to the south line of Brookland Park Boulevard to the centerline of Hanes Avenue; thence extending 35.00 feet, more or less, in a northerly direction along the centerline of Hanes Avenue to a point; thence extending 171.45 feet, more or less, in a westerly direction along the centerline of a~~

~~10.00 foot wide east/west alley to the centerline of a 14.81 foot wide north/south alley; thence extending 36.90 feet, more or less, in a northerly direction along the centerline of such alley to a point; thence extending 172.42 feet, more or less, in a westerly direction along the centerline of an 11.90 foot wide east/west alley to the centerline of Fendall Avenue; thence extending 69.10 feet, more or less, in a southerly direction along the centerline of Fendall Avenue to a point; thence extending 335.10 feet, more or less, a westerly direction along a line parallel to the south line of Brookland Park Boulevard to the centerline of Griffin Avenue; thence extending 30.00 feet, more or less, in a northerly direction along the centerline of Griffin Avenue to a point; thence extending 166.89 feet, more or less, in a westerly direction along a line parallel to the south line of Brookland Park Boulevard to the centerline of a 15.02 foot wide north/south alley; thence extending 129.96 feet, more or less, in a northerly direction along the centerline of such alley to the centerline of Brookland Park Boulevard; thence extending 334.69 feet, more or less, in a westerly direction along the centerline of Brookland Park Boulevard to the point of beginning, which shall be included in a parking overlay district.~~

~~(b) — The minimum number of off street parking spaces required for uses located in the PO-5 district shall be as follows:~~

~~(1) — Retail stores and shops, shopping centers, foodstores, personal service and other service businesses, banks and savings and loan offices, and similar businesses: one spaces per 410 square feet of floor area.~~

~~(2) — Restaurants, theaters, amusement centers, lodges and clubs, and similar uses: one space per 210 square feet of floor area.~~

~~(3) — Offices, including medical and dental offices and clinics: one space per 410 square feet for the first 1,500 square feet of floor area, plus one space per 730 square feet of floor area in excess thereof.~~

~~(4) — Furniture, carpet, appliance, hardware or home improvement stores; clothing, shoe or other repair shops; and similar uses: one space per 1,020 square feet of floor area.]~~

§ 2. That, as shown on the map entitled “Brookland Park Boulevard Rezoning: Proposed Zoning,” prepared by Department of Planning & Development Review, and dated June 24, 2015, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2015 records of the City Assessor, are designated as the PE-7 Brookland Park Boulevard / North Avenue Parking Exempt Parking Overlay District and shall be subject to the provisions of sections 114-960 through 114-960.4 and all other applicable provisions of Chapter 114 of the Code of the City of Richmond (2004), as amended:

10 East Brookland Park Boulevard	Tax Parcel No. N000-0975/013
100 East Brookland Park Boulevard	Tax Parcel No. N000-0976/014
101 East Brookland Park Boulevard	Tax Parcel No. N000-0895/032
101 West Brookland Park Boulevard	Tax Parcel No. N000-0889/007
102 West Brookland Park Boulevard	Tax Parcel No. N000-0973/013
105 West Brookland Park Boulevard	Tax Parcel No. N000-0889/001
107 West Brookland Park Boulevard	Tax Parcel No. N000-0889/004
113 West Brookland Park Boulevard	Tax Parcel No. N000-0889/006
114 West Brookland Park Boulevard	Tax Parcel No. N000-0973/020
Portion of 115 East Brookland Park Boulevard	Tax Parcel No. N000-0895/001
115 West Brookland Park Boulevard	Tax Parcel No. N000-0889/031
116 East Brookland Park Boulevard	Tax Parcel No. N000-0976/010
119 West Brookland Park Boulevard	Tax Parcel No. N000-0889/030
12 East Brookland Park Boulevard	Tax Parcel No. N000-0975/012
121 West Brookland Park Boulevard	Tax Parcel No. N000-0889/029
122 West Brookland Park Boulevard	Tax Parcel No. N000-0973/024
123 West Brookland Park Boulevard	Tax Parcel No. N000-0889/028
124 West Brookland Park Boulevard	Tax Parcel No. N000-0973/025

126 West Brookland Park Boulevard	Tax Parcel No. N000-0973/026
127 West Brookland Park Boulevard	Tax Parcel No. N000-0889/026
13 West Brookland Park Boulevard	Tax Parcel No. N000-0892/032
15 East Brookland Park Boulevard	Tax Parcel No. N000-0894/001
15 West Brookland Park Boulevard	Tax Parcel No. N000-0892/031
16 West Brookland Park Boulevard	Tax Parcel No. N000-0974/021
17 West Brookland Park Boulevard	Tax Parcel No. N000-0892/030
19 West Brookland Park Boulevard	Tax Parcel No. N000-0892/029
2 East Brookland Park Boulevard	Tax Parcel No. N000-0975/014
20 West Brookland Park Boulevard	Tax Parcel No. N000-0974/022
200 East Brookland Park Boulevard	Tax Parcel No. N000-0977/019
201 West Brookland Park Boulevard	Tax Parcel No. N000-0887/001
202 East Brookland Park Boulevard	Tax Parcel No. N000-0977/018
204 East Brookland Park Boulevard	Tax Parcel No. N000-0977/017
205 West Brookland Park Boulevard	Tax Parcel No. N000-0887/035
206 East Brookland Park Boulevard	Tax Parcel No. N000-0977/016
207 West Brookland Park Boulevard	Tax Parcel No. N000-0887/034
208 East Brookland Park Boulevard	Tax Parcel No. N000-0977/015
209 West Brookland Park Boulevard	Tax Parcel No. N000-0887/033
21 West Brookland Park Boulevard	Tax Parcel No. N000-0892/028
210 West Brookland Park Boulevard	Tax Parcel No. N000-0972/014
211 West Brookland Park Boulevard	Tax Parcel No. N000-0887/032
213 West Brookland Park Boulevard	Tax Parcel No. N000-0887/031
214 West Brookland Park Boulevard	Tax Parcel No. N000-0972/017
215 West Brookland Park Boulevard	Tax Parcel No. N000-0887/030
216 1/2 East Brookland Park Boulevard	Tax Parcel No. N000-0977/012
216 West Brookland Park Boulevard	Tax Parcel No. N000-0972/016
22 West Brookland Park Boulevard	Tax Parcel No. N000-0974/023
221 West Brookland Park Boulevard	Tax Parcel No. N000-0887/027
224 West Brookland Park Boulevard	Tax Parcel No. N000-0972/022
23 West Brookland Park Boulevard	Tax Parcel No. N000-0892/027
24 West Brookland Park Boulevard	Tax Parcel No. N000-0974/024
2901 North Avenue	Tax Parcel No. N000-0894/015
2909 North Avenue	Tax Parcel No. N000-0894/021
2910 North Avenue	Tax Parcel No. N000-0892/011
2914 North Avenue	Tax Parcel No. N000-0892/009
2916 Barton Avenue	Tax Parcel No. N000-0894/004
2916 Griffin Avenue	Tax Parcel No. N000-0884/002
2918 Griffin Avenue	Tax Parcel No. N000-0884/001
2919 Griffin Avenue	Tax Parcel No. N000-0885/024
2919 North Avenue	Tax Parcel No. N000-0894/025
2920 Barton Avenue	Tax Parcel No. N000-0894/002
2921 Griffin Avenue	Tax Parcel No. N000-0885/025
2921 Hanes Avenue	Tax Parcel No. N000-0889/025
2923 Fendall Avenue	Tax Parcel No. N000-0887/026
2923 North Avenue	Tax Parcel No. N000-0894/026

2924 North Avenue	Tax Parcel No. N000-0892/004
2925 Garland Avenue	Tax Parcel No. N000-0892/025
2925 North Avenue	Tax Parcel No. N000-0894/027
2927 Garland Avenue	Tax Parcel No. N000-0892/026
2928 North Avenue	Tax Parcel No. N000-0892/036
300 West Brookland Park Boulevard	Tax Parcel No. N000-0971/012
3000 Fendall Avenue	Tax Parcel No. N000-0971/011
3000 Hanes Avenue	Tax Parcel No. N000-0972/009
3002 Barton Avenue	Tax Parcel No. N000-0975/010
3003 Fendall Avenue	Tax Parcel No. N000-0972/023
3003 Garland Avenue	Tax Parcel No. N000-0974/026
Rear 3003 Garland Avenue	Tax Parcel No. N000-0974/025
3003 Griffin Avenue	Tax Parcel No. N000-0971/019
3003 Hanes Avenue	Tax Parcel No. N000-0973/028
3004 Hanes Avenue	Tax Parcel No. N000-0972/008
3004 North Avenue	Tax Parcel No. N000-0974/013
3005 Garland Avenue	Tax Parcel No. N000-0974/027
3005 North Avenue	Tax Parcel No. N000-0975/015
301 West Brookland Park Boulevard	Tax Parcel No. N000-0885/001
302 West Brookland Park Boulevard	Tax Parcel No. N000-0971/013
305 West Brookland Park Boulevard	Tax Parcel No. N000-0885/026
310 West Brookland Park Boulevard	Tax Parcel No. N000-0971/016
322 West Brookland Park Boulevard	Tax Parcel No. N000-0971/017
324 West Brookland Park Boulevard	Tax Parcel No. N000-0971/018
400 West Brookland Park Boulevard	Tax Parcel No. N000-0970/010
402 West Brookland Park Boulevard	Tax Parcel No. N000-0970/014
410 West Brookland Park Boulevard	Tax Parcel No. N000-0970/018
500 West Brookland Park Boulevard	Tax Parcel No. N000-1034/026
7 West Brookland Park Boulevard	Tax Parcel No. N000-0892/035
9 West Brookland Park Boulevard	Tax Parcel No. N000-0892/033

§ 3. That, as shown on the map entitled “Brookland Park Boulevard Rezoning: Proposed Zoning,” prepared by Department of Planning & Development Review, and dated June 24, 2015, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2015 records of the City Assessor, are excluded from the R-6 Single-Family Attached Residential District and shall no longer be subject to the provisions of sections 114-412.1 through 114-412.8 of the Code of the City of Richmond (2004), as amended, and that the same are included in the UB Urban Business District

and shall be subject to the provisions of sections 114-433.1 through 114-433.8 and all other applicable provisions of Chapter 114 of the Code of the City of Richmond (2004), as amended:

2916 Barton Avenue	Tax Parcel No. N000-08940/04
2923 Fendall Avenue	Tax Parcel No. N000-0887/026
2925 Garland Avenue	Tax Parcel No. N000-0892/025
3004 Hanes Avenue	Tax Parcel No. N000-0972/008

§ 4. That, as shown on the map entitled “Brookland Park Boulevard Rezoning: Proposed Zoning,” prepared by Department of Planning & Development Review, and dated June 24, 2015, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2015 records of the City Assessor, are excluded from the B-2 Community Business District and shall no longer be subject to the provisions of sections 114-436.1 through 114-436.5 of the Code of the City of Richmond (2004), as amended, and that the same are included in the UB Urban Business District and shall be subject to the provisions of sections 114-433.1 through 114-433.8 and all other applicable provisions of Chapter 114 of the Code of the City of Richmond (2004), as amended:

10 East Brookland Park Boulevard	Tax Parcel No. N000-0975/013
2 East Brookland Park Boulevard	Tax Parcel No. N000-0975/014
2901 North Avenue	Tax Parcel No. N000-0894/015
2909 North Avenue	Tax Parcel No. N000-0894/021
2910 North Avenue	Tax Parcel No. N000-0892/011
2914 North Avenue	Tax Parcel No. N000-0892/009
2919 North Avenue	Tax Parcel No. N000-0894/025
2923 North Avenue	Tax Parcel No. N000-0894/026
2924 North Avenue	Tax Parcel No. N000-0892/004
2925 North Avenue	Tax Parcel No. N000-0894/027
2928 North Avenue	Tax Parcel No. N000-0892/036
3004 North Avenue	Tax Parcel No. N000-0974/013
3005 North Avenue	Tax Parcel No. N000-0975/015
7 West Brookland Park Boulevard	Tax Parcel No. N000-0892/035
9 West Brookland Park Boulevard	Tax Parcel No. N000-0892/033

§ 5. That, as shown on the map entitled “Brookland Park Boulevard Rezoning: Proposed Zoning,” prepared by Department of Planning & Development Review, and dated June

24, 2015, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2015 records of the City Assessor, shall continue to be included in the UB Urban Business District and shall continue to be subject to the provisions of sections 114-433.1 through 114-433.8 and all other applicable provisions of Chapter 114 of the Code of the City of Richmond (2004), as amended:

100 East Brookland Park Boulevard	Tax Parcel No. N000-0976/014
101 East Brookland Park Boulevard	Tax Parcel No. N000-0895/032
101 West Brookland Park Boulevard	Tax Parcel No. N000-0889/007
102 West Brookland Park Boulevard	Tax Parcel No. N000-0973/013
105 West Brookland Park Boulevard	Tax Parcel No. N000-0889/001
107 West Brookland Park Boulevard	Tax Parcel No. N000-0889/004
113 West Brookland Park Boulevard	Tax Parcel No. N000-0889/006
114 West Brookland Park Boulevard	Tax Parcel No. N000-0973/020
115 East Brookland Park Boulevard	Tax Parcel No. N000-0895/001
115 West Brookland Park Boulevard	Tax Parcel No. N000-0889/031
116 East Brookland Park Boulevard	Tax Parcel No. N000-0976/010
119 West Brookland Park Boulevard	Tax Parcel No. N000-0889/030
12 East Brookland Park Boulevard	Tax Parcel No. N000-0975/012
121 West Brookland Park Boulevard	Tax Parcel No. N000-0889/029
122 West Brookland Park Boulevard	Tax Parcel No. N000-0973/024
123 West Brookland Park Boulevard	Tax Parcel No. N000-0889/028
124 West Brookland Park Boulevard	Tax Parcel No. N000-0973/025
126 West Brookland Park Boulevard	Tax Parcel No. N000-0973/026
127 West Brookland Park Boulevard	Tax Parcel No. N000-0889/026
13 West Brookland Park Boulevard	Tax Parcel No. N000-0892/032
15 East Brookland Park Boulevard	Tax Parcel No. N000-0894/001
15 West Brookland Park Boulevard	Tax Parcel No. N000-0892/031
16 West Brookland Park Boulevard	Tax Parcel No. N000-0974/021
17 West Brookland Park Boulevard	Tax Parcel No. N000-0892/030
19 West Brookland Park Boulevard	Tax Parcel No. N000-0892/029
20 West Brookland Park Boulevard	Tax Parcel No. N000-0974/022
200 East Brookland Park Boulevard	Tax Parcel No. N000-0977/019
201 West Brookland Park Boulevard	Tax Parcel No. N000-0887/001
202 East Brookland Park Boulevard	Tax Parcel No. N000-0977/018
204 East Brookland Park Boulevard	Tax Parcel No. N000-0977/017
205 West Brookland Park Boulevard	Tax Parcel No. N000-0887/035
206 East Brookland Park Boulevard	Tax Parcel No. N000-0977/016
207 West Brookland Park Boulevard	Tax Parcel No. N000-0887/034
208 East Brookland Park Boulevard	Tax Parcel No. N000-0977/015
209 West Brookland Park Boulevard	Tax Parcel No. N000-0887/033
21 West Brookland Park Boulevard	Tax Parcel No. N000-0892/028

210 West Brookland Park Boulevard	Tax Parcel No. N000-0972/014
211 West Brookland Park Boulevard	Tax Parcel No. N000-0887/032
213 West Brookland Park Boulevard	Tax Parcel No. N000-0887/031
214 West Brookland Park Boulevard	Tax Parcel No. N000-0972/017
215 West Brookland Park Boulevard	Tax Parcel No. N000-0887/030
216 1/2 East Brookland Park Boulevard	Tax Parcel No. N000-0977/012
216 West Brookland Park Boulevard	Tax Parcel No. N000-0972/016
22 West Brookland Park Boulevard	Tax Parcel No. N000-0974/023
221 West Brookland Park Boulevard	Tax Parcel No. N000-0887/027
224 West Brookland Park Boulevard	Tax Parcel No. N000-0972/022
23 West Brookland Park Boulevard	Tax Parcel No. N000-0892/027
24 West Brookland Park Boulevard	Tax Parcel No. N000-0974/024
2916 Griffin Avenue	Tax Parcel No. N000-0884/002
2918 Griffin Avenue	Tax Parcel No. N000-0884/001
2919 Griffin Avenue	Tax Parcel No. N000-0885/024
2920 Barton Avenue	Tax Parcel No. N000-0894/002
2921 Griffin Avenue	Tax Parcel No. N000-0885/025
2921 Hanes Avenue	Tax Parcel No. N000-0889/025
2927 Garland Avenue	Tax Parcel No. N000-0892/026
300 West Brookland Park Boulevard	Tax Parcel No. N000-0971/012
3000 Fendall Avenue	Tax Parcel No. N000-0971/011
3000 Hanes Avenue	Tax Parcel No. N000-0972/009
3002 Barton Avenue	Tax Parcel No. N000-0975/010
3003 Fendall Avenue	Tax Parcel No. N000-0972/023
3003 Garland Avenue	Tax Parcel No. N000-0974/026
Rear 3003 Garland Avenue	Tax Parcel No. N000-0974/025
3003 Griffin Avenue	Tax Parcel No. N000-0971/019
3003 Hanes Avenue	Tax Parcel No. N000-0973/028
3005 Garland Avenue	Tax Parcel No. N000-0974/027
301 West Brookland Park Boulevard	Tax Parcel No. N000-0885/001
302 West Brookland Park Boulevard	Tax Parcel No. N000-0971/013
305 West Brookland Park Boulevard	Tax Parcel No. N000-0885/026
310 West Brookland Park Boulevard	Tax Parcel No. N000-0971/016
322 West Brookland Park Boulevard	Tax Parcel No. N000-0971/017
324 West Brookland Park Boulevard	Tax Parcel No. N000-0971/018
400 West Brookland Park Boulevard	Tax Parcel No. N000-0970/010
402 West Brookland Park Boulevard	Tax Parcel No. N000-0970/014
410 West Brookland Park Boulevard	Tax Parcel No. N000-0970/018
500 West Brookland Park Boulevard	Tax Parcel No. N000-1034/026

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

O & R REQUEST

AUG 11 2015

43963

Chief Administration Office

..Title

To amend the official zoning map for the purpose of rezoning certain properties along Brookland Park Boulevard between Montrose and Woodrow Avenues and along North Avenue between Essex and Crawford Streets, to amend the official zoning ordinance to repeal the Brookland Park Boulevard/North Avenue Parking Overlay District, and to amend the official zoning map to establish the Brookland Park Boulevard/North Avenue Parking Exempt Overlay District.

..Body

O & R Request

DATE: August 10, 2015

EDITION: 1

TO: The Honorable Members of City Council

RECEIVED

THROUGH: Dwight C. Jones, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor)

AUG 19 2015

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

OFFICE OF CITY ATTORNEY

THROUGH: Peter L. Downey, Jr., Interim Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Mark A. Olinger, Director, Dept. of Planning and Development Review

RE: Rezoning of certain properties along Brookland Park Boulevard and North Avenue

ORD. OR RES. No. _____

PURPOSE: To amend the official zoning map by rezoning certain properties along Brookland Park Boulevard between Montrose and Woodrow Avenues and along North Avenue between Essex and Crawford Streets, and to amend the Zoning Ordinance by repealing the Brookland Park Boulevard/North Avenue PO-5 parking overlay district and establishing the Brookland Park Boulevard/North Avenue PE-7 parking exempt district.

REASON: This area has been identified for an update to the zoning districts and a review of the parking overlay district in order to reduce the number of nonconforming properties, and encourage appropriate infill development.

RECOMMENDATION: The Planning Commission has passed a Resolution of Intent to Amend the Zoning Map in order to initiate the proposed changes.

BACKGROUND: This ordinance would revise the City's official zoning map for the area along Brookland Park Boulevard between Montrose and Woodrow Avenues and along North Avenue between Essex and Crawford Streets. The affected properties are located along Brookland Park Boulevard between Montrose and Woodrow Avenues and along North Avenue

between Essex and Crawford Streets and lie within the R-6 (Single-family attached residential), UB-PO5 (Urban Business with a Parking Overlay), and B2-PO5 (Community Business with a Parking Overlay) zoning districts. The study area is primarily developed with commercial structures, with several vacant lots, and a few residential uses. The commercial area contains many vacant storefronts, extensive curb cuts, and lack of maintenance and is in close proximity to residential neighborhoods. The neighborhoods adjacent to the study area are zoned R-5 and R-6 (Single and single-family attached residential, respectively) and are improved with single-family and two-family attached dwellings in a medium-density development pattern.

There are a total of 94 properties in the study area. Of those properties, 14 are proposed to be rezoned from B-2 to UB, four are proposed to be rezoned from R-6 to UB, and the remainder will retain their existing UB zoning. The proposed repeal of the parking overlay district and establishment of the parking exempt district would affect all of the properties in the study area. The intent of parking exempt overlay districts is to provide relief from the off-street parking requirements for certain uses so as to facilitate the development and redevelopment of economically depressed, older, urban commercial districts characterized by a substantial number of vacant and deteriorated structures. With the exception of certain high-intensity uses, off-street parking is generally not needed for most uses in these areas because of high vacancy rates, availability of on-street parking, and considerable walk-in trade due to proximity to residential areas and available public transportation. As these economically depressed, older, urban commercial districts undergo revitalization consideration should be given to re-establishing appropriate parking requirements.

The City's Master Plan primarily recommends Community Commercial uses for the study area, though portions toward the eastern and western boundaries are designated for Single-family (low- and medium-density) uses. The City library on North Avenue is designated for Public and Open Space use, as are Community High School and the Cannon Creek nature area, just outside of the study area. The neighborhoods adjacent to the study area are designated for single-family (medium- and low-density) uses. The Plan notes that commercial development in the North Planning District occurred early in the 20th century on main thoroughfares where the streetcar traveled, particularly Brookland Park Boulevard and Meadowbridge Road. In regards to the corridor, the Plan states that "the area has limited parking, obsolete retail spaces, and difficult traffic circulation", and further that "the proliferation of gas stations, auto repair stations, car sale lots, and outdoor storage lots renders the corridor unappealing". The Plan goes on to say that "properties fronting Brookland Park Boulevard, particularly those east of North Avenue, should retain their pedestrian orientation without curb cuts and drive-throughs".

Relevant Zoning Districts

UB Urban Business District

(Existing along Brookland Park Boulevard, proposed for entire study area)

A UB zone permits multi-family, office, personal service, restaurant, and retail uses. The intent of the district is to encourage business areas with densely developed pedestrian-oriented shopping character, compatible with adjacent residential neighborhoods, and with minimal disruption from vehicle-oriented land uses. This district is intended to promote continuity of storefront character along principal street frontages. Drive-up facilities are not permitted. The UB zone allows for residential uses above or to the rear of the first floor in conjunction with

other permitted uses as long as the area dedicated to residential use does not exceed three times the area dedicated to the other permitted use. The maximum height allowed in the UB zone is 28 feet.

R-6 Single-Family Attached Residential District (proposed to be removed)

An R-6 zone is a residential zoning district that allows single-family detached, single-family attached (such as row houses), two-family attached and two-family detached. The district regulations are designed to reflect the urban nature of such neighborhoods with single- and two-family dwellings situated on small lots with narrow yards and modest setbacks. New single-family detached structures on newly created lots require a minimum lot width of 50 feet. New two-family detached structures on newly created lots require a minimum lot width of 50 feet.

B-2 Community Business District (proposed to be removed)

A B-2 zone permits multi-family, auto service centers, office, personal service, restaurant, and retail uses. This district is intended to apply to business areas that serve a number of neighborhoods and exceed the strict individual neighborhood orientation of B-1. A broader range of uses is allowed with less restrictive limits on intensity and signage. Additional drive-up and vehicle-oriented uses are permitted, in addition to entertainment uses and limited wholesale and service activities. The maximum height allowed in the B-2 zone is 35 feet.

Parking Exempt Overlay District (proposed for the entire study area)

The Parking Exempt Overlay District is a revitalization tool for commercial zoning districts. The intent of these districts is to provide relief from the off-street parking requirements for certain uses so as to facilitate the development and redevelopment of economically depressed, older, urban commercial districts characterized by a substantial number of vacant and deteriorated structures. As the majority of the commercial structures in the study area pre-date the widespread use of the automobile, most properties contain little to no available space for vehicle parking areas. The Parking Exempt Overlay District eliminates parking requirements for all uses other than restaurants (1 space per 300 sq. ft. of floor area), grocery stores (1 space per 300 sq. ft. of floor area), theaters (1 space per 150 sq. ft. of floor area), and dwelling units (none for three units and 1 space per 4 units). The parking exemption is only applicable to existing buildings and all nonconforming parking can be retained.

Comparison of Relevant Zoning District Regulations¹

Regulation	B-2 District	UB District
Height	35'	28'
Front Yard Setback	25' minimum	None required; 15' maximum
Side Yard ²	None to 10' minimum	None to 10' minimum
Rear Yard ²	None to 20' minimum	None to 20' minimum

Comparison of Selected Parking Requirements¹

Use	Base requirements	PO-5 Current requirements	Parking Exempt requirements
Theaters; amusement centers, lodges and clubs; and similar uses	1:100	1:210	1:150
Nightclubs	1:70	1:210	1:100
Restaurants	1:100	1:210	1:300
Food stores	1:150 for not more than 5,000 sq. ft.; 1:300 for more than 5,000 sq. ft.	1:410	1:300
Retail; personal service; banks and similar uses	1:300 sq. ft.	1:410	None
Offices	1:300 sq. ft. for first 1,500 sq. ft. plus 1:400 sq. ft. in excess thereof	1:410 for first 1,500 sq. ft. Plus 1:730 in excess of 1,500 sq. ft.	None
Repair shops; furniture, carpet, appliance, hardware or home improvement stores	1:500	1:1,020	None
Dwelling units	None for 1 to 3 units; 1:4 per 4 dwelling units	1:4 units when located within buildings with other uses	1:4 units
		All other uses the minimum number of off-street parking spaces must meet normal requirements	No parking requirement for any other uses within existing buildings
			Newly constructed buildings and additions to existing buildings, the minimum number of off-street parking spaces must meet normal requirements

¹Includes excerpts and interpretations from the City of Richmond Zoning Ordinance. Persons with specific zoning issues should always consult the Zoning Office.

²Side yard, lot width, and lot area requirements vary within the residential districts based on the intensity of the use (single-family as opposed to two-family or multi-family and detached units as opposed to attached units) and adjacent zoning districts.

Public Participation

Staff sent notices to over 900 property owners, business owners and residents for a public meeting that was held on July 14, 2015. Staff also sent notice to five nearby civic associations. Approximately 35 people attended the meeting and were generally supportive of the proposed changes. Staff has received one letter of opposition from a property owner in the study area.

FISCAL IMPACT / COST: The Department 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: None.

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: September 14, 2015

CITY COUNCIL PUBLIC HEARING DATE: October 12, 2015

REQUESTED AGENDA: Consent.

RECOMMENDED COUNCIL COMMITTEE: None.

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, October 5, 2015

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None.

ATTACHMENTS: Draft Ordinance

STAFF: Lory Markham, Principal Planner
Land Use Administration (Room 511) (804) 646-6309

Brookland Park Boulevard Rezoning:

Existing Zoning

Legend

- Study Area Boundary
- Buildings Inside the Study Area
- Buildings Outside the Study Area
- Recreation/Open Space
- BZA Cases
- Special Use Permits

Existing Zoning

- R-6
- UB-P05
- B2-P05

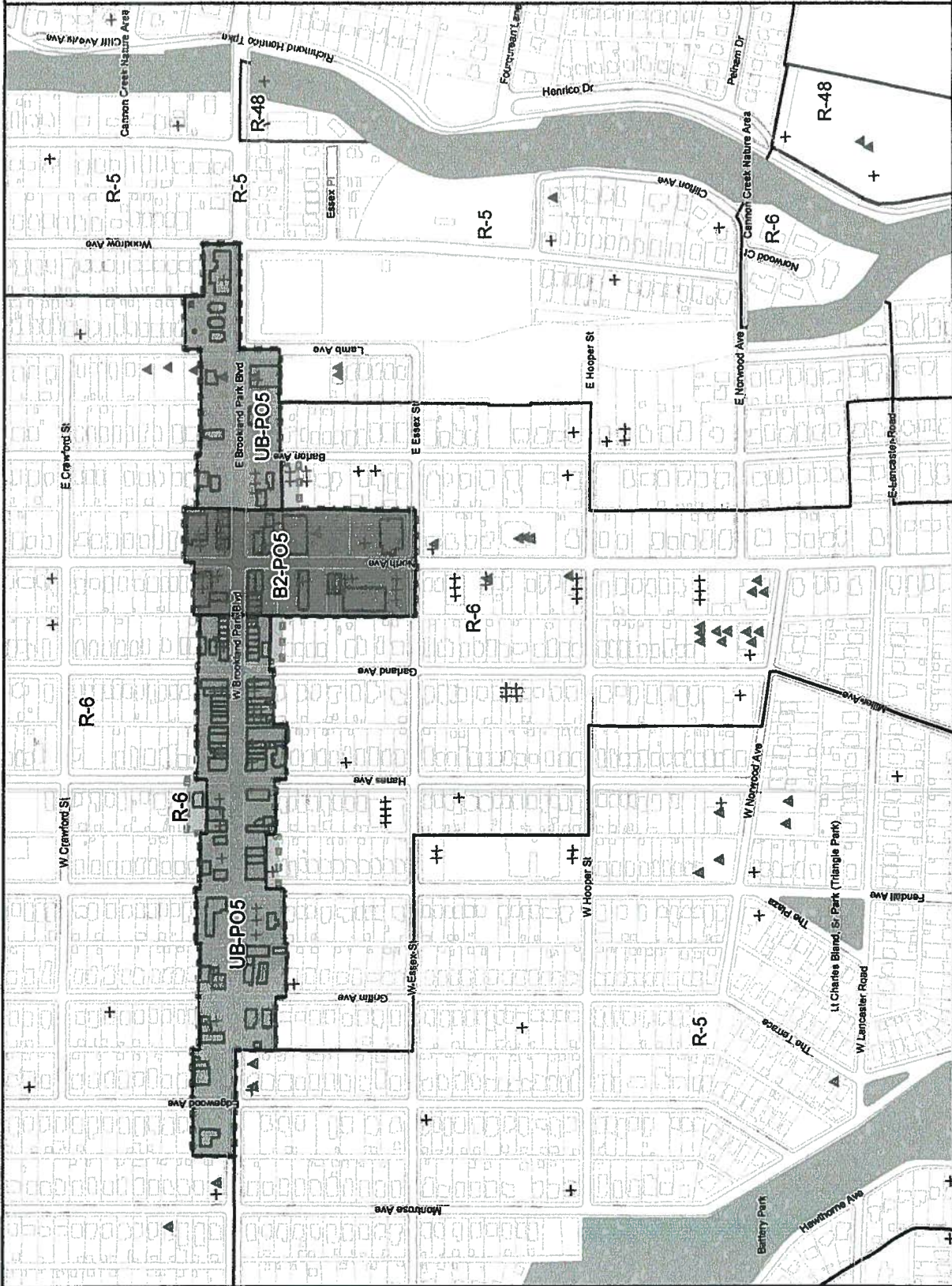


Department of Planning & Development Review
City of Richmond

June 24, 2015









300 Feet



Brookland Park Boulevard Rezoning:

Proposed Zoning

Legend

-  Study Area Boundary
-  Buildings Inside the Study Area
-  Buildings Outside the Study Area
-  Recreation/Open Space
-  BZA Cases
-  Special Use Permits

Proposed Zoning

-  UB-PE-7



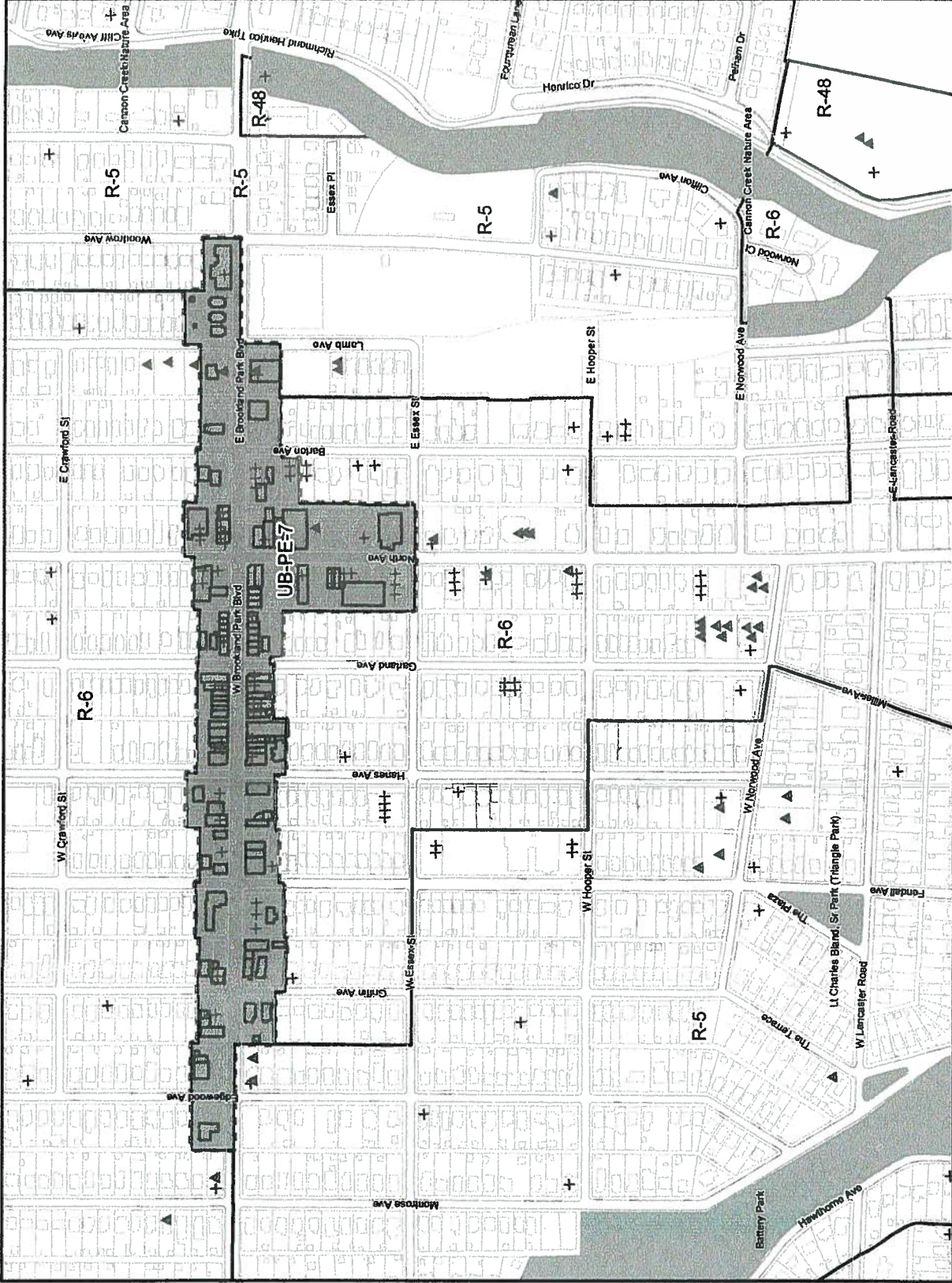
Department of Planning & Development Review
City of Richmond

June 24, 2015



300

Feet
1 inch = 300 feet





CITY OF RICHMOND

PLANNING COMMISSION

July 20, 2015

MOTION OF THE CITY OF RICHMOND PLANNING COMMISSION

TO DECLARE AN INTENT TO AMEND THE OFFICIAL ZONING MAP FOR THE PURPOSE OF REZONING CERTAIN PROPERTIES ALONG BROOKLAND PARK BOULEVARD BETWEEN MONTROSE AND WOODROW AVENUES AND ALONG NORTH AVENUE BETWEEN ESSEX AND CRAWFORD STREETS, TO REPEAL THE BROOKLAND PARK BOULEVARD/NORTH AVENUE PARKING OVERLAY DISTRICT, AND TO ESTABLISH THE BROOKLAND PARK BOULEVARD/NORTH AVENUE PARKING EXEMPT OVERLAY DISTRICT

WHEREAS, in accordance with Section 15.2-2286 of the Code of Virginia an amendment to the zoning regulations or district maps may be initiated by motion of the City of Richmond Planning Commission provided any such motion or resolution of the Commission proposing an amendment to the regulations or district maps shall state the public purposes therefore; and

WHEREAS, certain zoning along Brookland Park Boulevard between Montrose and Woodrow Avenues and along North Avenue between Essex and Crawford Streets is in conflict with the existing character of the neighborhood and current land use; and

WHEREAS, the City's current Master Plan identifies the area as a commercial corridor appropriate for pedestrian-oriented neighborhood commercial uses; and

WHEREAS, the parking exempt overlay district is proposed to provide relief from the off-street parking requirements for certain uses so as to facilitate the development and redevelopment of economically depressed, older, urban commercial districts characterized by a substantial number of vacant and deteriorated structures; and

WHEREAS, community support for the proposed rezoning was achieved through an extensive outreach program and citizen participation process; and

WHEREAS, good zoning practice dictates that the comprehensive zoning plan be amended as required to reflect current conditions and trends in land use; and

WHEREAS, the purposes of zoning cited in the Code of Virginia include facilitating the creation of a convenient, attractive and harmonious community, encouraging economic development and enlarging the tax base, and providing for public safety and preventing congestion in the streets;

NOW, THEREFORE BE IT RESOLVED, that the City Planning Commission hereby concludes that an amendment to the official zoning map should be drafted for the purpose of rezoning certain properties along Brookland Park Boulevard between Montrose and Woodrow Avenues and along North Avenue between Essex and Crawford Streets, that amendments to the Zoning Ordinance should be drafted for the purpose of repealing the existing parking overlay district and establishing a parking exempt overlay district, and that a public hearing on the proposed rezoning and amendments to the Zoning Ordinance be held by the City Planning Commission prior to City Council action.


Rodney Poole
Chair, City Planning Commission


Lory Markham
Secretary, City Planning Commission