



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2016-013: To conditionally rezone the property known as 2900 West Broad Street from the B-3 General Business District to the B-5 Central Business District, upon certain proffered conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 1, 2016

PETITIONER

Andy Scudder
Johannas Design Group
1901 West Cary Street
Richmond, VA 23220

LOCATION

2900 West Broad Street

PURPOSE

To rezone the property known as 2900 West Broad Street from the B-3 General Business District to the B-5C Central Business District with Conditions.

SUMMARY & RECOMMENDATION

The subject property is located on the block bounded by North Sheppard Street to the east, West Broad Street to the south, Altamont Avenue to the west, and West Marshall Street to the north. The property contains an existing building of approximately 9,140 square feet in size, situated on a 20,169 square foot lot. The property is located in the B-3 General Business District and was most recently used as a bingo hall.

The request is to rezone the property and construct a mixed-use development, which would include approximately 8,500 square feet of commercial space and approximately fifty multi-family dwelling units. The proposed building would be five (5) stories in height. The maximum height allowed in the B-5 district is five (5) stories. The maximum height allowed in the B-3 district is 35 feet.

For the B-5 district, the zoning ordinance requires one (1) parking space for every four (4) dwelling units and no parking requirements for the commercial space for mixed-use developments. However, the applicant has proffered to meet all parking requirements of the B-3 zoning district, which would require parking for commercial uses. The same requirement of one (1) space per every four (4) dwelling units would still apply.

The Master Plan recommends General Commercial uses for the subject property. "General commercial uses include a broad range of office, retail, general commercial, wholesale and

service uses, typically located along major transportation corridors and serving large portions of the City, the region or the traveling public” (page 135).

Staff finds that the proposed rezoning is consistent with Master Plan’s recommendations and that the applicant will be able to meet the zoning ordinance’s parking requirements. In addition, the proposed uses would be compatible with the surrounding general commercial uses.

Therefore, staff recommends approval of the rezoning to B-5C General Business District with Conditions.

FINDINGS OF FACT

Site Description

The subject property is located on the block bounded by North Sheppard Street to the east, West Broad Street to the south, Altamont Avenue to the west, and West Marshall Street to the north. The property contains an existing building of approximately 9,140 square feet in size, situated on a 20,169 square foot lot. The property is located in the B-3 General Business District and was most recently used as a bingo hall.

Proposed Use of the Property

The request is to rezone the property and construct a mixed-use development, which would include approximately 8,500 square feet of commercial space and approximately fifty multi-family dwelling units. The proposed building would be five (5) stories in height. The maximum height allowed in the B-5 district is five (5) stories. The maximum height allowed in the B-3 district is 35 feet.

Master Plan

The Master Plan recommends General Commercial uses for the subject property. “General commercial uses include a broad range of office, retail, general commercial, wholesale and service uses, typically located along major transportation corridors and serving large portions of the City, the region or the traveling public” (page 135).

Zoning & Ordinance Conditions

For the B-5 district, the zoning ordinance requires one (1) parking space for every four (4) dwelling units and no parking requirements for the commercial space. However, the applicant has proffered to meet all parking requirements of the B-3 zoning district, which would require parking for commercial uses. The same requirement of one (1) space per every four (4) dwelling units would apply.

Surrounding Area

The properties to the east, south, and west are zoned B-3 and are occupied by a mix of commercial uses and parking lots. The properties to the north are zoned M-1 and are occupied by a mix of commercial, office, parking and storage uses.

Neighborhood Participation

Staff has contacted 2nd District Council Representative, Charles Samuels, the Scott's Addition Boulevard Association, Museum District Association, and Fan District Association. Staff did receive a letter of support from Scott's Addition Boulevard Association.

Staff Contact: Willy Thompson, Senior Planner, (804) 646-5734