



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2017-193: To rezone the properties known as 904 Oliver Hill Way, 908 Oliver Hill Way, and 1020 Oliver Hill Way from the M-1 Light Industrial District and the M-2 Heavy Industrial District to the B-5 Central Business District.

To: City Planning Commission
From: Land Use Administration
Date: October 16, 2017

PETITIONER

Lory Markham, Markham Planning

LOCATION

904, 908, and 1020 Oliver Hill Way

PURPOSE

To rezone the properties known as 904, 908 and 1020 Oliver Hill Way from the M-1 Light Industrial District and M-2 Heavy Industrial District to the B-5 Central Business District.

SUMMARY & RECOMMENDATION

The applicant is requesting to rezone the historic Herod Seed property fronting on Oliver Hill Way from the existing M-1 and M-2 industrial zoning districts to the B-5 district to develop the property with residential uses under the form-based regulations of the B-5 district. The existing M-1 and M-2 districts do not permit residential uses.

Staff finds the B-5 zoning district to be an appropriate zoning designation for the property. The type of development that would be permitted under the proposed B-5 district is consistent with the recommendations in the Downtown Plan and Pulse Corridor Plan pertaining to the southern portion of the property. Moreover, the B-5 zoning district would enable the adaptive reuse of underutilized historic buildings located on the northern portion of the property, which would be considered an extension of the continuing redevelopment of the greater Shockoe Bottom area.

Therefore, staff recommends approval of the rezoning to B-5 Central Business District.

FINDINGS OF FACT

Site Description

The proposed rezoning is for three properties that front on Oliver Hill Way in the Upper Shockoe Valley neighborhood. The Martin Luther King, Jr. Memorial Bridge crosses a portion of the property with the bridge itself running well above the property. The three properties together are comprised of 2.4 acres. There are three historic warehouse buildings totaling approximately 46,375 square feet located on the property north of the bridge. The property to the south of the bridge is currently unimproved.

Proposed Use of the Property

The applicant is proposing to adapt the existing buildings for multi-family use and construct new multi-family dwellings on the unimproved portion of the subject property.

Master Plan

The southern portion of this site was included in the 2009 Downtown Plan, which recommends that the property be developed consistent with the Urban Center Character Area. The Urban Center Character Area calls for higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks.

Specifically addressing Shockoe Valley, the Downtown Plan states, "It is important that the vacant lots and parking lots in Shockoe be developed responsibly, in a manner that enhances and reinforces the district's historic, urban character. Surface parking lots should be targeted for development...Infill development with streetscape improvements can transform this portion of district currently characterized by sporadic development and vacant lots." (page 4.58)

The southern portion was more recently designated by the Pulse Corridor Plan for Neighborhood Mixed-Use land use, which is characterized by "cohesive districts that provide a mix of uses, but with a larger amount of residential uses than other mixed-use districts." The Pulse Corridor Plan recommends the B-5 district as an appropriate zoning district for Neighborhood Mixed-Use areas (p. xii).

The northern portion of the site was not included in the Downtown Plan. The City's 2001 Master Plan recommends Industrial uses for this portion of the site. Primary uses for this category "...include a wide variety of manufacturing, processing, research and development, warehousing, distribution, office warehouse and service uses. Office, retail and other uses that complement industrial areas are often secondary support uses. The mix of industrial uses and character of

such areas may vary depending on the location and available highway access.” (City of Richmond Master Plan, p.135).

Zoning

The current Zoning District for the property is M-1 Light Industrial and M-2 Heavy Industrial.

The mix of uses permitted in the B-5 district would apply to the subject property if rezoned, as well as the requirements for setbacks, screening, parking areas, building height, and building façade fenestration that pertain to property within the B-5 district.

Surrounding Area

Properties surrounding the subject property are located within the same M-1 and M-2 districts as the subject property. A mix of industrial, commercial, institutional, office, multi-family residential, and vacant land uses are present in the vicinity. CSX rail lines run parallel to the property’s western boundary, from north to south. Nearby destinations and institutions include Martin Luther King Jr. Middle School, Main Street Station, and Jefferson Park.

Neighborhood Participation

Residents in proximity of the property were notified of this application. To this date no letters or correspondence in support of, or in opposition to, the proposed rezoning have been received.

Staff Contact: Jonathan Brown, Land Use Administration, 804-646-5734