



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: 1701 Stonewall Ave, 700 Cowardin Ave, 701, 705 & 715 W 19th St Date: _____

Tax Map #: S000-0251/022, /010, /021, /019, /018 Fee: \$1,700

Total area of affected site in acres: 2.275 acres

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

Zoning

Current Zoning: M-1, B-3 and R-53

Existing Use: Unimproved vacant lot

Proposed Zoning/Conditional Zoning

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

RF-2 Riverfront District

Existing Use: Unimproved vacant lot

Is this property subject to any previous land use cases?

Yes

No



If Yes, please list the Ordinance Number: 2008-108-130 and 2005-324-2006-5
2008-108-130 and 2005-324-2006-5

Applicant/Contact Person: Lory Markham

Company: Markham Planning

Mailing Address: 2314 West Main Street

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 248-2561 Fax: ()

Email: lory@markhamplanning.com

Property Owner: NR Manchester LLC

If Business Entity, name and title of authorized signee: Michael Gribble, Vice President

(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: 127 Scaleybark Road

City: Charlotte State: NC Zip Code: 28209

Telephone: (704) 714-9681 Fax: ()

Email: mgribble@nwravin.com

Property Owner Signature: [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.



March 28, 2018

Mr. Mark Olinger, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
Mark.Olinger@richmondgov.com

RE: Applicant's Report for Rezoning of Cowardin Avenue and Riverside Drive properties

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Conditional Rezoning application for 1701 Stonewall Avenue, 700 Cowardin Avenue, 701, 705 & 715 W 19th Street from the M-1 Light Industrial, B-3 General Business and R-53 Multi-Family Residential Districts to the RF-2C Riverfront Conditional District. With this application, NR Manchester LLC as the owner of record and Jeremy Connell as the contract purchaser are petitioning the City Council to rezone the five properties from the existing hodge-podge zoning regulations to the nearby RF-2 Riverfront District in order to develop the property with uses under the urban mixed-use form-based regulations found in the RF-2 district.

Site

The proposed rezoning is for five properties that make up the block bound by Riverside Drive, Cowardin Avenue, Stonewall Avenue and West 19th Street in the Springhill Neighborhood at the southern terminus of the Belvidere Street Bridge. The five properties together are comprised of 2.276 acres and are currently unimproved. The property boasts spectacular views of the downtown skyline, Hollywood Cemetery and the James River.

Zoning Regulations

The property is currently located in M-1 Light Industrial, B-3 General Business and R-53 Multi-Family Residential zoning districts. The M-1 district permits a wide variety of commercial, industrial and service uses, many of which could be considered noxious or undesirable adjacent to a residential use. The B-3 district permits high-way commercial, office, retail and multi-family residential uses. The R-53 district permits garden style multi-family residential uses. The property is also subject to a special use permit, authorized in 2008 by ordinance [2008-108-130](#). This ordinance allowed the development of the property with a 200-unit multi-family building, parking deck and commercial uses.

The applicant wishes to construct new residential dwellings on the property that would comply with the RF-2 Riverfront zoning district regulations. The proposed RF-2 district regulations would allow for a mix of uses, including single- and two-family and multi-family dwellings. The applicant plans to develop the property in accordance with the stated intent of the RF-2 riverfront district. The district's

intent is to provide for medium scale planned mixed-use development on relatively large sites in close proximity to the riverfront in a manner that will protect prominent views of the James River from public spaces and will encourage public and private use of and access to the riverfront. The district is intended to facilitate the economic development benefits that will accrue through enhanced commercial and residential development and increased tourism generated by riverfront redevelopment. Finally, the district regulations are intended to promote a concentration of uses that result in a high degree of pedestrian attraction and activity along the riverfront, while protecting the area at the shore of the river from building development.

The RF-2 district allows for a maximum of thirteen stories and includes form-based requirements that are not found in the existing zoning districts, which will ensure that any development of the site is more urban in character, will provide life and activity on the street and will be protective of views to and from the James River. These requirements include such things as regulation on the location and screening of parking decks and lots, bulk and lot coverage maximum, fenestration and setbacks maximums.

In addition to the normal zoning requirements, any development of the site with ten or more dwelling units will require a plan of development be approved by the Director of Planning and Development Review to ensure compatibility.

Additionally, the applicant has agreed to the following proffered conditions to further ensure compatibility with the surrounding neighborhood and the goals of the Master Plan and the Spring Hill Community Vision:

1. One and one half (1.5) parking spaces shall be provided for each dwelling unit at no additional charge to the occupant(s). Such parking shall be provided in accordance with the current provisions of Chapter 30 Article VII of the Code of the City of Richmond (2015).
2. A usable open space ratio of not less than 0.20 shall be provided for newly constructed buildings or portions thereof devoted to dwelling uses
3. The front yard setback along West 19th Street shall be ten feet (10').
4. No building shall exceed thirty-five feet (35') in height within forty-five feet (45') of the property line along West 19th Street.
5. Buildings along West 19th Street and Stonewall Avenue shall have entrances that face on these streets.
6. Lighting of the property shall be decorative pedestrian scaled lighting and shall be designed and installed so as to concentrate illumination within the property and to prevent glare on adjoining properties and streets. In no case shall the intensity of illumination exceed 0.5 horizontal footcandle at the centerline of West 19th Street, Riverside Drive and Stonewall Avenue.
7. Streetscape improvements along Riverside Drive, West 19th Street and Stonewall Avenue shall be provided adjacent to the property, the design of which shall be pedestrian scaled and shall be approved at the time of Plan of Development approval.

8. All sewers, gas and water distribution facilities and all facilities to furnish electric power, telephone and internet service installed to serve the property shall be located underground.
9. Parking areas and parking lots containing more than twenty (20) parking spaces shall include a minimum of five (5) parking spaces constructed of a type of permeable pavement that conforms to the Virginia Tech BMP clearing house technical standards.
10. All landscaping on the property shall consist of native non-invasive plant species.
11. Parking areas and parking lots containing more than twenty (20) parking spaces shall include a minimum of one (1) parking island as a type of bioretention water quality structure that conforms to the Virginia Tech BMP clearing house technical standards. This bioretention water quality structure shall be provided in addition to the requirements for water quality offsets in the Chesapeake Bay area and the MS4 area.

Neighborhood Plan / Master Plan

In 2013, the Storefront for Community Design held a workshop series with the surrounding community to develop a shared vision for the Springhill Neighborhood and the attached Spring Hill Community Vision document was created. The document recognizes the subject property as a gateway site to the neighborhood and encourages new high-rise development to be massed to step down towards existing residential neighborhood and to accommodate parking needs on-site. The document also states that pedestrian-friendly development, with commercial or office uses on the ground floor, will be expected on significant gateway sites. The illustrative plan found in the document shows a highrise building on this site and is very much in keeping with the regulations of the proposed RF-2 district.

The RF-2 district contains the form-based requirements that will create a pedestrian friendly environment and parking requirements of one space per unit that will ensure parking is accommodated on-site as recommended by the plan.

The City Master Plan land use recommendations for this site have not been updated since 2001 and include designations for Multi-Family Medium Density development on the eastern portion of the site and Single-Family Medium Density development on the western portion of the site. The very similarly situated property on the other side of Cowardin Avenue was included in the City's 2009 Downtown Plan and was designated as a Downtown Urban Center Area. Subsequently, the property across the street was rezoned to the RF-2 district.

City Charter Conditions

We trust that you will agree with us that the development of the site would be better suited under the regulations in the RF-2C Riverfront Conditional district than the existing hodge-podge of districts or the existing special use permit 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

lory@markhamplanning.com 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', written in a cursive style.

Lory Markham

Enclosures

cc: The Honorable Parker Agelasto
Matthew Ebinger, Secretary to the City Planning Commission