



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2018-136: To conditionally rezone the properties known as 701, 705, and a portion of 715 West 19th Street from the R-53 Multifamily Residential District to the RF-2C Riverfront District (Conditional); a portion of the property known as 715 West 19th Street, a portion of the property known as 1701 Stonewall Avenue, and 700 Cowardin Avenue from the B-3 General Business District to the RF-2C Riverfront District (Conditional); and a portion of the property known as 1701 Stonewall Avenue from the M-1 Light Industrial District to the RF-2C Riverfront District (Conditional), upon certain proffered conditions.

To: City Planning Commission
From: Land Use Administration
Date: May 21, 2018

PETITIONER

Lory Markham, Markham Planning

LOCATION

701, 705, and 715 West 19th Street
700 Cowardin Avenue
1701 Stonewall Avenue

PURPOSE

To conditionally rezone the properties known as 701, 705, and a portion of 715 West 19th Street from the R-53 Multifamily Residential District to the RF-2C Riverfront District (Conditional); a portion of the property known as 715 West 19th Street, a portion of the property known as 1701 Stonewall Avenue, and 700 Cowardin Avenue from the B-3 General Business District to the RF-2C Riverfront District (Conditional); and a portion of the property known as 1701 Stonewall Avenue from the M-1 Light Industrial District to the RF-2C Riverfront District (Conditional), upon certain proffered conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting to rezone five properties to the nearby RF-2 Riverfront District in order to develop the property under the form-based regulations of the RF-2 district, and proffered conditions.

Staff finds that the subject property is located in an area of inconsistent zoning designations and varied land use recommendations, which inhibits cohesive development of the property. The

proposed rezoning would be an extension of the RF-2 District currently located east of Cowardin and encompassing much of Manchester along the James River.

Staff further finds the proposed rezoning would enable form-based development consistent with the mix of residential use types in the area and the mix of residential and commercial uses previously approved on the subject property. Moreover, the proffered conditions would mitigate certain possible adverse effects on the surrounding neighborhood and the resource management area located on the subject property.

Staff further finds that the proposed rezoning would generally meet the intent of the RF-2 district, based on the location of the subject property along the James River and within a gateway to the Springhill/Manchester area.

Therefore staff recommends approval of the Conditional Rezoning request.

FINDINGS OF FACT

Site Description

The proposed rezoning is for five properties that make up the block bound by Riverside Drive, Cowardin Avenue, Stonewall Avenue and West 19th Street, at the southern terminus of the Belvidere Street Bridge in the Springhill area. The five properties together are comprised of 2.276 acres and are currently unimproved. A significant portion of the parcel area resides within a Chesapeake Bay Resource Management Area where steps should be taken to reduce the total volume of storm-water from entering the James River and/or entering the City's combined sewer network.

Proposed Use of the Property

The applicant intends to construct new residential dwellings on the property pursuant to the RF-2 Riverfront zoning district regulations and proffered conditions.

Master Plan

The City of Richmond's Master Plan designates a future land use category for the subject property as a combination of Multi-Family (medium density), on the eastern portion of the property, and Single-Family (medium density) on the western portion of the property.

Primary uses for the Multi-Family (medium density) designation are multi-family dwellings at densities up to 20 units per acre, and include day nurseries, adult day care and residential support

uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses.

Primary uses for the Single-Family (medium density) designation are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre, and include residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. (p. 133).

Zoning and Ordinance Conditions

The property is currently located in M-1 Light Industrial (along Cowardin Avenue), B-3 General Business (center of the property) and R-53 Multi-Family Residential (western portion of the property) zoning districts. The M-1 district permits a wide variety of commercial, industrial and service uses. The B-3 district permits highway commercial, office, retail and multi-family residential uses. The R-53 district permits multi-family residential uses. The property was subject to a 2008 special use permit (Ord. No. 2008-108-130), which allowed the development of the property with a 200-unit multi-family dwelling, structured parking, and commercial uses.

The intent of the RF-2 district 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 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.

If rezoned as proposed, the property would be subject to the RF-2 regulations and development conditions proffered by the owner.

The FR-2 regulations allow for a mix of uses, including dwelling uses, and specify standards for maximum front yard setbacks, land area coverage, building dimensions and space between buildings, useable open space for dwelling uses, screening of parking areas and refuse areas, location of parking areas, and building façade fenestration. The minimum building height is 2 stories, the maximum building height is 13 stories.

A plan of development is required for dwellings containing more than 10 units within the RF-2 district. The plan of development would be reviewed to assure compliance with the RF-2 district

and City Master Plan and would be approved by the Director of Planning and Development Review.

The following conditions have been proffered by the owner:

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 (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 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 MS4 area.

Surrounding Area

Properties to the north of the subject property are located in the same R-53 and M-1 Districts as the subject property. Properties to the west are located in the R-73 Multi-Family Residential District. Properties to the south are located in the R-6 Single-Family Attached Residential District and B-3 District. Properties to the east are in the RF-2 District and B-7 Mixed-Use Business District.

A mix of single-family residential, multi-family residential, vacant, and public-open space land uses are present in the vicinity of the subject property. Specifically, property to the north of the subject property, across Riverside Drive, contains Buttermilk Trail and borders the James River. Properties to the west are improved with a surface parking area and multifamily dwelling. Properties immediately to the south are improved with single-family detached dwellings and a multifamily dwelling.

Neighborhood Participation

A letter of no opposition has been received from the Springhill Neighborhood Association.

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