



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-109: To rezone the property known as 1403 Roseneath Road from the B-7 Mixed-Use Business District to the TOD-1 Transit-Oriented Nodal District.

To: City Planning Commission
From: Land Use Administration
Date: May 6, 2019

PETITIONER

Nolen Blackwood

LOCATION

1403 Roseneath Road

PURPOSE

To rezone the property known as 1403 Roseneath Road from the B-7 Mixed-Use Business District to the TOD-1 Transit-Oriented Nodal District.

SUMMARY & RECOMMENDATION

The applicant is requesting to rezone the .433 acre parcel from the B-7 Mixed-Use Business District to the TOD-1 Transit Oriented Nodal District to enable the expansion of permitted uses on the site without the requirement of additional on-site parking

Staff finds that the subject property is located near the Broad Street corridor and across Roseneath Road from a corridor mixed-use area within the TOD-1 District.

Staff finds the proposed zoning district to be appropriate for the property. The proposed rezoning of property would enable development that is consistent with the Pulse Corridor Plan objectives to promote the transition of underutilized industrial areas into vibrant mixed-use neighborhoods.

Therefore, staff recommends approval of this rezoning request.

FINDINGS OF FACT

Site Description

The subject property consists of a .433 acre parcel located in the Scott's Addition neighborhood of the Near West Planning District. The property is also within the Cleveland Station Area of the Pulse Corridor Plan. This mixed-use property houses a vacant restaurant with a legally nonconforming nightclub containing 7,784 square feet of floor space on the ground floor. The second floor contains 3,352 square feet of general office space. Surface parking for both uses is located along Roseneath Road and West Clay Street.

Proposed Use of Property

The property as developed does not conform to the requirements of the B-7 Mixed-Use Business District. The TOD-1 zoning designation will allow greater flexibility for parking requirements and the potential for outdoor seating for a future restaurant.

Master Plan

The City of Richmond's current Pulse Corridor Plan designates a future land use category for the subject property as Industrial Mixed-Use. Industrial Mixed-use areas are traditionally industrial areas that are transitioning to mixed-use due to their proximity to growing neighborhoods, but still retain industrial uses. Primary Uses include industrial, multi-family residential, office, retail, and personal service uses. (p. XII).

More specifically, the subject property is within the Cleveland Station Area. According to the Pulse Plan, the Cleveland Station vision is as follows: the "area unifies two vibrant, distinct, pedestrian-oriented neighborhoods by maximizing the potential of under-utilized parcels and supporting new forms of development that are walkable, dense, and mixed-use. Scott's Addition continues its evolution as a mixed-use neighborhood, and W. Broad Street transforms into a high quality urban avenue that is safe to cross, while becoming a destination in its own right for residential, office, retail and compatible entertainment uses." Also, "the Industrial Mixed-Uses in Scott's Addition accommodate the emerging residential, office, and retail uses alongside the established and emerging light industrial uses" (page 54.)

Zoning and Ordinance Conditions

The B-7 Mixed-Use Business Zoning District allows office and restaurants as permitted uses. Based on the stated square footage of the restaurant, 18 parking spaces must be provided for the restaurant use. The site provides 14 spaces thus making the restaurant a legally non-conforming use. Should the proprietor wishes to provide outdoor seating, the off-site parking requirement would increase proportional to the size of the outdoor seating area. The TOD-1 District has no on-site parking requirement. The current restaurant and office areas would be a permitted use as would a potential outdoor seating area.

The intent of the TOD-1 district is to encourage dense, walkable transit-oriented development consistent with the objectives of the master plan and to promote enhancement of the character of this development along principal corridors, at key gateways, and at nodes of high activity located near transit service, bicycle infrastructure, and pedestrian-friendly streetscapes. The district regulations are also intended to safeguard the character of adjoining properties by only being applied in areas that meet the criteria above, with buffering by setbacks and screening or transitional districts to lower intensity residential areas.

The district regulations are intended to encourage redevelopment and place-making, including adaptive reuse of underutilized buildings, to create a high-quality urban realm. They are intended to improve streetscape character by providing continuity of building setbacks, to enhance public safety by encouraging an active pedestrian environment consistent with the mixed-use character of the district by providing for windows in building facades along street frontages, and to promote an environment that is safe for walking and biking.

The TOD-1 District authorizes a mix of uses and imposes standards for setbacks, screening, parking areas and vehicle circulation, usable open space, height, and building façade fenestration. No proffers are proposed with the rezoning.

Surrounding Area

Across Roseneath Road to the northwest are the Scott's View apartments currently under construction on property located in the TOD-1 District. To the south, across W. Clay Street is Golden's Auto Body and Paint shop. Abutting to the northeast is a paved parking lot. Abutting to the southeast is an office-warehouse use. These properties are located in the B-7 Mixed-Use Business Zoning District.

Neighborhood Participation

The Scott's Addition Boulevard Association was sent notifications regarding this rezoning request on January 2, 2019 and April 11, 2019. No opposition or concerns from the civic association nor the neighborhood in general have been received.

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