



## CITY OF RICHMOND

### **Department of Planning & Development Review** ***Staff Report***

**Ord. No. 2020-266:** To amend the official zoning map for the purpose of rezoning the property known as 2400 Hermitage Road from the B-7 Mixed-Use Business District to the TOD-1 Transit-Oriented Nodal District in order to implement the adopted Richmond 300 Master Plan.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** October 4, 2021

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#### **PETITIONER**

Kevin J. Vonck, Acting Director, Department of Planning and Development Review

#### **LOCATION**

2400 Hermitage Road

#### **PURPOSE**

To amend the official zoning map for the purpose of rezoning the property known as 2400 Hermitage Road, in order to implement the adopted Richmond 300 Master Plan.

#### **SUMMARY & RECOMMENDATION**

The proposed ordinance would amend the official zoning map for the purpose of rezoning the property known as 2400 Hermitage Road from the B-7 Mixed-Use Business District to the TOD-1 Transit-Oriented Nodal District. This would allow a portion of this currently city-owned property to be incorporated into a proposed mixed-use development intended for 2300 Hermitage Road, which is located directly to the south of the subject property and already within a TOD-1 District. A separate ordinance (Ord. No. 2021-267) would enable acquisition of the portion of 2400 Hermitage Road by the developer.

Staff finds that the proposed amendment is aligned with the objectives within the Richmond 300's land use category of Destination Mixed-Use which calls for high density, transit oriented development on underutilized sites.

Staff further finds that the rezoning to TOD-1 will further the ability of the site to fulfill the goals of the Greater Scott's Addition Priority Growth Node and the ability of this portion of Hermitage to become a Major Mixed-Use Street as recommended by the Plan. (see description below)

Therefore, staff recommends approval of the rezoning request.

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#### **FINDINGS OF FACT**

##### **Site Description**

The subject property consists of a 216,057 sq. ft., or 4.96 acre, improved parcel of land located between located on Hermitage Road across from its intersection with Overbrook Rd, in the

Diamond neighborhood. The property is currently owned by the City of Richmond and contains the Richmond Ambulance Authority facility.

### **Proposed Use of the Property**

The proposed rezoning would accommodate infill development allowable within the TOD-1 zoning district.

### **Richmond 300 Master Plan**

The City's Richmond 300 Plan designates a future land use category for the property as Destination Mixed-Use which is defined as "Key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements." The development style is higher density, transit-oriented development encouraged on vacant or underutilized sites. New development should be urban in form, may be of larger scale than existing context, and, where relevant, should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place. Many buildings are vertically mixed-use. Developments continue or introduce a gridded street pattern to increase connectivity. Ground floor uses engage with, and enliven, the street. Monolithic walls are discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged. Active commercial ground floor uses are required on street-oriented commercial frontages. Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. Driveway entrances are required to be of alleys whenever possible; new driveways are prohibited on priority and principal street frontages. Surface parking is prohibited as a principal use; when surface parking is provided as an accessory use, it should be located to the rear of buildings and screened. Parking requirements are reduced to allow more market-based parking strategies, including shared parking.

Intensity: Buildings typically a minimum height of five stories.

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.

Secondary Uses: Institutional and government. (p. 64)

The property is within the Greater Scott's Addition Priority Growth Node. These areas are "where the City is encouraging the most significant growth in population and development over the next 20 years." (p. 24) The property is also considered a Great Street within the Plan's Major Mixed Use Street typology. Major Mixed Use Streets are intended to:

- Carry high volumes of vehicles, pedestrians, and bicycles, through commercial and mixed-use areas
- Prioritize use and density-scaled sidewalks and crosswalks
- Require form elements, such as buildings to the street with parking in the rear, as well as building windows and entrances on the street
- Incorporate streetscape features, such as trees, benches, and trash receptacles
- Ideal locations for transit routes and transit stops

- Prioritize the curbside for walking, bicycling, transit, and short-term parking access and loading for local shops and restaurants. (p. 72)

### **Zoning**

The current zoning for the property is B-7 Mixed-Use Business District. The proposed zoning is TOD-1 Transit Oriented Nodal District.

### **Surrounding Area**

Properties to the north and east are currently zoned B-7 while properties to the South and west are zoned TOD-1. A mix of commercial, municipal, and industrial land uses are present in the vicinity of the property.

### **Neighborhood Participation**

Staff notified area property owners and residents and the Scott's Addition Boulevard Association of the proposed rezoning. Staff has not received any letters or notices of support or opposition to this application.

**Staff Contact:** Jonathan Brown, Senior Planner, PDR, Land Use Administration, 804-646-5734.