



## CITY OF RICHMOND

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

**Ord. No. 2021-281:** To rezone the properties known as 1903 Chamberlayne Parkway and 1900 Roane Street from the M-1 Light Industrial District to the B-7 Mixed-Use Business District.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** October 18, 2021

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#### **PETITIONER**

TRP Chamberlayne Parkway

#### **LOCATION**

1903 Chamberlayne Parkway  
1900 Roane Street

#### **PURPOSE**

To rezone the properties known as 1903 Chamberlayne Parkway and 1900 Roane Street from the M-1 Light Industrial District to the B-7 Mixed-Use Business District.

#### **SUMMARY & RECOMMENDATION**

The applicant is requesting to rezone the combined 3.713 acres from the M-1 Light Industrial District to the B-7 Mixed-Use District in order to redevelop the property with mixed-uses. Those M-1 Light Industrial uses that are in place up to the implementation of the proposed rezoning shall continue to be permitted uses until cessation of these uses for a period of time in excess of two years.

Staff finds that the proposed rezoning is consistent with the recommendations of Richmond 300. The recommended land use is Industrial Mixed-Use. The intent of the proposed B-7 Mixed-Use District is to encourage a broad range of uses, including residential, commercial and compatible industrial and service uses. The proposed rezoning is consistent with the recommendations found in the Richmond 300 Master Plan as well as redevelopment occurring the area.

Therefore, staff recommends approval of the Special Use Permit.

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#### **FINDINGS OF FACT**

##### **Site Description**

The Property is generally located at the intersection of Chamberlayne Avenue and Tazewell Street. The Property consists of two parcels that total approximately 3.61 acres of land. The Property has frontages on Chamberlayne Avenue and Tazewell Street to the west, Roane Street to the east and Quicksall Lane to the south. Improvements consist of an 11,866 square foot automotive service building and vehicle storage lots.

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

Redevelopment plans of the property are not part of this rezoning request. However, in regard to the intent of the B-7 Mixed-Use Business District Sec.30-446.1 of the Zoning Ordinance states that *the district is intended to promote enhancement of the character of mixed-use areas that are undergoing revitalization and adaptive reuse by providing for alternative economic use of existing structures, while enabling continuation of existing industrial and service uses. The district regulations are intended to encourage appropriate infill development on undeveloped land, promote adaptive reuse of vacant or underutilized buildings and enable redevelopment of properties where continuation of current uses or adaptive reuse is not feasible. The district regulations are also intended to safeguard the character of adjoining properties, to maintain the predominant existing streetscape character by providing continuity of building scale and setbacks, to enhance public safety and encourage an active pedestrian environment appropriate to the mixed-use character of the district by providing for windows in building façades along street frontages. Finally, the district regulations are intended to assure adequate accessible parking and safe vehicular and pedestrian circulation, to facilitate a streetscape with minimum setbacks along principal street frontages and to provide for limited interruption by driveways and vehicular traffic across public sidewalk areas along principal street frontages.*

### **Master Plan**

The City's Richmond 300 Master Plan designates the property for Industrial Mixed-Use where *formerly traditional industrial areas that are transitioning to mixed-use because of their proximity to growing neighborhoods and changes in market conditions. These areas may still retain some light industrial uses.*

**Development Style:** A mix of building types with low-scale, post-industrial buildings that are adapted for a new use are adjacent to new taller residential and/or office buildings. These areas allow "maker uses" to continue while encouraging more individuals to live, work, and play in the area. Buildings should have street-oriented façades with windows and door openings along street frontages. New light industrial uses are compatible with residential and office uses, and are attractively buffered. New developments continue or introduce a gridded street pattern to increase connectivity.

**Ground Floor:** 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.

**Mobility:** Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveway entrances are prohibited on priority and principal street frontages and minimal driveway entrances are allowed on secondary streets. Vehicular access to parcels should use alleys where possible. Loading for trucks must be provided off-street. Parking lots and parking areas should be located to the rear of street-facing buildings.

**Intensity:** Medium- to high density, three to eight stories.

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

Secondary Uses: Institutional and government.

The proposed rezoning with Goal 6: Land Use and Transportation Planning. Objective 6.1 in this section states *Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multimodal transportation.*

### **Zoning and Ordinance Conditions**

The Property is currently located within the M-1 Light Industrial Zoning District. Zoning Administration recommended approval of this request with the following comments:

*The proposal is to rezone two parcels totaling 3.61 acres at 1903 Chamberlayne Parkway & 1900 Roane Street from M-1 (Light Industrial) to B-7 (Mixed-Use Business). No detailed plans for development were submitted but the proposal is to facilitate future development that would be permitted by the regulations of the B-7 district. No proffers are proposed with the rezoning.*

*Please be advised of the following changes with the rezoning:*

#### **ZONING AND USE:**

**CURRENT:** *The current zoning district (M-1) permits many commercial uses, including manufacturing, wholesaling and distribution establishments.*

**PROPOSED:** *The proposed zoning district (B-7) permits a variety of residential and commercial uses, including retail, offices, personal service businesses and restaurants.*

#### **YARDS:**

**CURRENT:** *The M-1 district has the following yard requirements for this location:*

- (1)Front yard. None*
- (2)Side yards. None*
- (3)Rear yard. None*

**PROPOSED:** *The B-7 district has the following yard requirements for this location:*

- (1) Front yard. No front yard shall be required. In no case shall a front yard with a depth greater than ten feet be permitted, provided further that not more than ten percent of the building wall of the street level story along the street shall be set back more than 10 feet (except as authorized per Sections 30-446.4 (1)b & (1)c).*
- (2) Side yards. None*
- (3) Rear yard. None*

**HEIGHT:**

**CURRENT:** *In the M-1 light industrial district, no building or structure shall exceed 45 feet in height, provided that additional height shall be permitted, except for sign structures, when all portions of a building or structure over 45 feet in height are set back from side and rear lot lines a minimum of one foot for each two feet in height in excess of 45 feet and provided, further, that no portion of a building or structure shall penetrate an inclined plane originating at the centerline of an abutting street and extending over the lot at an inclination of one foot horizontal for each three feet vertical.*

**PROPOSED:** *In the B-7 district, no building shall exceed five stories in height. Story height shall be not less than ten feet and not greater than 15 feet, except that the ground floor of a building may be of greater height.*

**PARKING:**

**CURRENT:** *The parking requirement in the existing M-1 district is determined by the use(s) listed in Sec. 30-710.1(a) of the Zoning Ordinance. On-street parking spaces are credited in the M-1 zoning district.*

**PROPOSED:** *In the B-7 district, the parking requirement is determined by the use(s) listed in Section 30-710.1(a) of the Zoning Ordinance. There is a parking reduction of 50 percent for uses located within buildings existing on July 1, 2017. In no case where the number of required off-street parking spaces is determined based on floor area devoted to a use shall the off-street parking requirement for such use exceed one space per 300 square feet of floor area. The parking requirement for multifamily is one space per dwelling unit. On-street parking spaces are credited in the B-7 zoning district.*

- **REQUIREMENTS FOR AREAS DEVOTED TO PARKING OR CIRCULATION OF VEHICLES:** *The proposed B-7 zoning district does not permit areas devoted to the parking or circulation of vehicles to be located between the main building on a lot and the street line, nor shall such areas be located closer to the street than the main building on the lot. On a lot having more than one street frontage, this requirement applies only along the principal street frontage of the lot. In addition, the B-7 district does not permit a driveway intersecting a street which constitutes the principal street frontage of a lot shall be permitted when other street frontage or alley access is available to serve such lot. These requirements do not apply to the existing M-1 zoning district.*

**BUILDING FAÇADE FENESTRATION:** *There are no fenestration requirements in the existing M-1 zoning district. Building façade fenestration requirements, as listed in Section 30- 446.8, apply to buildings in the B-7 zoning district.*

**SIGNAGE:**

**CURRENT:** The M-1 zoning district permits three square feet of signage for each linear foot of lot frontage along the street with a maximum of 300 square feet for each street frontage. Wall signs, projecting signs, suspended signs, awning signs, canopy signs, freestanding signs, roof signs and off-premises signs shall be permitted.

**PROPOSED:** Signage in the B-7 zoning district shall not exceed two square feet for each linear foot of lot frontage along the street nor in any case 300 square feet for each street frontage. Wall signs, projecting signs, suspended signs, awning signs, canopy signs, freestanding signs and existing roof signs shall be permitted. One freestanding sign not exceeding 50 square feet in area or 15 feet in height shall be permitted along each street frontage.

### **Surrounding Area**

The properties surrounding the subject property are located within the same M-1 Light Industrial zoning district. One parcel to the north is within the B-7 District. Within the area of the subject property, properties improved with commercial and light industrial uses have been redeveloped into other uses.

### **Neighborhood Participation**

Staff notified area property owners and the Chamberlayne Industrial Center Association. Staff received no comments of support or opposition to the proposed rezoning.

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