



Legislation Details (With Text)

**File #:** ORD. 2021-209    **Version:** 1    **Name:**

**Type:** Ordinance    **Status:** Adopted

**File created:** 6/22/2021    **In control:** City Council

**On agenda:** 9/27/2021    **Final action:** 9/27/2021

**Title:** To rezone the properties known as 2400 Afton Avenue and 2420 Afton Avenue from the R-53 Multifamily Residential District to the B-5 Central Business District (Conditional), under certain proffered conditions. (8th District)

**Sponsors:** Mayor Stoney (By Request)

**Indexes:**

**Code sections:**

**Attachments:** 1. Ord. No. 2021-209, 2. Staff Report, 3. Application Form, 4. Applicant's Report, 5. Survey, 6. Proffer Statement

Date	Ver.	Action By	Action	Result
9/27/2021	1	City Council	adopted	Pass
9/13/2021	1	City Council	continued	
8/16/2021	1	Planning Commission	recommended for approval	Pass
7/26/2021	1	City Council	introduced and referred	

To rezone the properties known as 2400 Afton Avenue and 2420 Afton Avenue from the R-53 Multifamily Residential District to the B-5 Central Business District (Conditional), under certain proffered conditions. (8<sup>th</sup> District)  
 THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “ALTA/NSPS Land Title Survey’ Showing Two Parcels Totaling 1.801 Acres of Land Bounded by Afton Avenue, Columbia Street, Lynhaven Avenue, and a Public Alley Located in the City of Richmond, Virginia,” prepared by Timmons Group, and dated August 21, 2020, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2021 records of the City Assessor, are excluded from the R-53 Multifamily Residential District and shall no longer be subject to the provisions of sections 30-418.1 through 30-418.8 of the Code of the City of Richmond (2020), as amended, and that the same are included in the B-5 Central Business District (Conditional) and shall be subject to the provisions of sections 30-442.1 through 30-442.7 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

2400 Afton Avenue

Tax Parcel No. S008-0237/007

2420 Afton Avenue

Tax Parcel No. S008-0237/001

§ 2. That the rezoning set forth in section 1 of this ordinance shall be conditioned upon the compliance by the owner or owners with all of the proffered conditions contained in the agreement entitled “Proffer Statement” and dated July 19, 2021, a copy of which is attached to, incorporated into, and made a part of this ordinance. These conditions, having been proffered by the owner or owners and accepted by the City, shall continue in full force and effect until a subsequent amendment to the City’s zoning ordinance changes the zoning of the parcels rezoned by this ordinance and specifically repeals such conditions.

§ 3. This ordinance shall be in force and effect upon adoption.

**O & R Request**

**DATE:** June 25, 2021

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (By Request)  
(This in no way reflects a recommendation on behalf of the Mayor.)

**THROUGH:** J.E. Lincoln Saunders, Acting Chief Administrative Officer

**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

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

**RE:** To rezone the properties known as 2400 Afton Avenue and 2420 Afton Avenue from the R-53 Multifamily Residential District to the B-5 Central Business District, under certain proffered conditions.

**ORD. OR RES. No.**

**PURPOSE:** To rezone the properties known as 2400 Afton Avenue and 2420 Afton Avenue from the R-53 Multifamily Residential District to the B-5 Central Business District, under certain proffered conditions.

**REASON:** The applicant is requesting to rezone the property to the B-5 Central Business District, which allows a greater range of uses and densities than the current R-53 Multifamily District.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its August 16, 2021 meeting.

**BACKGROUND:** The properties combined consist of approximately 78,396 SF, or 1.8 acres, of unimproved land. The properties are located in the Bellemeade Neighborhood between Columbia Street and Lynhaven Avenue.

The City's Richmond 300 Master Plan designates these parcels as Residential. Such areas are defined as neighborhoods "...consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature."

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

Currently, adjacent properties to the west are zoned B-2 Community Business, as well as some R-5 Single-Family Residential zones to the north.

**FISCAL IMPACT / COST:** The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** \$1,600 Application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** July 26, 2021

**CITY COUNCIL PUBLIC HEARING DATE:** September 13, 2021

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
August 16, 2021

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Draft Ordinance, Application Form, Applicant's Report, Survey, Map

**STAFF:** Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

Continue to: