



Legislation Details (With Text)

**File #:** ORD. 2017-152      **Version:** 1      **Name:**

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

**File created:** 6/30/2017      **In control:** City Council

**On agenda:** 9/11/2017      **Final action:** 9/11/2017

**Title:** To rezone a portion of the property known as 1900 Venable Street from the R-53 Multifamily Residential District to the B-5 Central Business District.

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

**Indexes:** Rezoning

**Code sections:**

**Attachments:** 1. Ord. No. 2017-152, 2. Staff Report, 3. Application Form & Applicant's Report, 4. Survey, 5. Map

Date	Ver.	Action By	Action	Result
9/11/2017	1	City Council	adopted	Pass
9/5/2017	1	Planning Commission	recommended for approval	
7/24/2017	1	City Council	introduced and referred	

To rezone a portion of the property known as 1900 Venable Street from the R-53 Multifamily Residential District to the B-5 Central Business District.

**O & R Request**

**DATE:** June 30, 2017

**EDITION:** 1

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

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

**THROUGH:** Selena Cuffee-Glenn, Chief Administrative Officer

**THROUGH:** Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning

**FROM:** Mark A. Olinger, Director, Department of Planning and Development Review

**RE:** To rezone a portion of the property known as 1900 Venable Street from the R-53 Multi-family Residential District to the B-5 Central Business District.

**ORD. OR RES. No.**

**PURPOSE:** To rezone a portion of the property known as 1900 Venable Street from the R-53 Multi-family Residential District to the B-5 Central Business District.

**REASON:** The applicant is requesting to rezone a portion of the property fronting on the corner of North 18th Street and Venable Street from the existing to the adjacent B-5 district to develop the property under the mixed-use form-based regulations found in the B-5 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 21, 2017, meeting; or its September 5, 2017, meeting if the August meeting is canceled for the summer recess. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property is an irregular shaped lot that fronts on Venable Street between Mosby Street and North 18th Street and fronts on North 18th Street between Venable Street and East Leigh Street at the terminus of the Martin Luther King Memorial Bridge above the property. It is located in the Union Hill neighborhood of the East Planning District. The property is comprised of 3.627 acres and is currently unimproved. The portion of the property requested to be rezoned is approximately 2.8 acres in area.

The property is currently located in the R-53 Multi-family Residential zoning district. The R-53 district would permit the site to be developed as a multi-family or single- and two-family residential community. The proposed B-5 Central Business zoning district allows for mixed-use development and includes form-based requirements that are not found in the R-53 district.

The City's 2001 Master Plan recommends Multi-Family Medium Density land uses for the property. Primary uses for this category include multi-family dwellings at densities up to 20 units per acre. It includes 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. The Master Plan calls for infill development of like density, scale and use for the East District.

The subject property is adjacent to the boundary of the City's 2009 Downtown Plan. The property across North 18th Street is designated as an Urban Center Character Area by the Downtown Plan. The Urban Center Area is characterized by higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks. The portion of the property to be rezoned is oriented toward North 18th Street and Shockoe Bottom and away from the lower density single- and multi-family development at the top of the hill along Venable Street.

The property is currently surrounded by multi-family buildings to the north and south, commercial, single- and two-family uses to the east, and larger scale mixed-use and industrial buildings to the west. A mix of B-5C, M-1 Light Industrial, R-53 Multi-Family Residential and R-63 Multi-Family Urban Residential zoning districts are present in the area.

**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:** \$1,700 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** July 24, 2017

**CITY COUNCIL PUBLIC HEARING DATE:** September 11, 2017

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, August 21, 2017 or September 5, 2017

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)  
City Assessor (for preparation of mailing labels for public notice)

**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: