



Legislation Details (With Text)

**File #:** ORD. 2017-085    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Adopted  
**File created:** 3/17/2017    **In control:** City Council  
**On agenda:** 5/22/2017    **Final action:** 5/22/2017  
**Title:** To rezone a portion of the property known as 3900 West Broad Street from the B-3 General Business District to the I Institutional District; and to conditionally rezone a portion of the property known as 3900 West Broad Street from the B-3 General Business District to the B-3 General Business District (Conditional).  
**Sponsors:** Mayor Stoney (By Request)  
**Indexes:** Rezoning  
**Code sections:**  
**Attachments:** 1. Ord. No. 2017-085, 2. Staff Report, 3. Application Form & Applicant's Report, 4. Proffered Conditions, 5. Exhibit, 6. Map

Date	Ver.	Action By	Action	Result
5/22/2017	1	City Council	adopted	Pass
5/15/2017	1	Planning Commission	recommended for approval	
4/24/2017	1	City Council	introduced and referred	

To rezone a portion of the property known as 3900 West Broad Street from the B-3 General Business District to the I Institutional District; and to conditionally rezone a portion of the property known as 3900 West Broad Street from the B-3 General Business District to the B-3 General Business District (Conditional).

**O & R Request**

**DATE:** March 17, 2017    **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:** Selena Cuffee Glenn, Chief Administrative Officer

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

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

**RE:** To rezone the property known as 3900 West Broad Street from the B-3 General Business District to the B-3C - General Business District (conditional) and the I - Institutional District.

**ORD. OR RES. No.**

**PURPOSE:** To rezone the property known as 3900 West Broad Street from the B-3 General Business District to the B-3C - General Business District (conditional) and the I - Institutional District.

**REASON:** The applicant has requested a rezoning of the property in order to impose proffered conditions on portion of the subject property along West Broad Street for future commercial development and to change the zoning of the remainder of the property to I - Institutional in order to accommodate the continued institutional use of that portion of the property.

**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 May 1, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property consists of an approximately 28 acre parcel of land improved with the United Methodist Family Services of Virginia Campus. The campus is located along the City's border with Henrico County in the Sauer's Garden neighborhood of the Far West Planning District and is bound by West Broad Street (along the Pulse Bus Rapid Transit line), North Hamilton Street, and I-195.

The City of Richmond's Master Plan recommends Mixed Use land use for the property. The Master Plan defines the primary uses for this category as "combinations of office, retail, personal service, general commercial and service uses and, in some cases, multi-family residential and dwelling units above ground floor commercial. Generally, such areas consist of a mix of several types of uses, designed and arranged to be compatible with one another" (p. 134).

Specifically for the subject property, the Master Plan states "provides an opportunity for significantly more development than that which is currently on the site. This location is identified on the Land Use Plan map as mixed use, Appropriate uses could include additional housing at medium to high densities, expansion of existing institutional uses such as a school, or offices and some opportunity for retail along Broad Street" (p. 184).

The subject property is a part of the study area for the draft Pulse (BRT) Corridor Plan. The plan is not yet adopted, but it does include the Broad Street frontage of the subject property in an area recommended for Corridor Mixed-Use land use. Such a land use designation is found along major thoroughfares that have traditionally been commercial corridors. Medium-density pedestrian- and transit-oriented development is to be encouraged on vacant or underutilized parcels (p. 28).

The subject property is located within the B-3 - General Business District that encompasses the Broad Street corridor from the City's border with Henrico County to the North Boulevard area. The subject property, as well as 1620 North Hamilton Street and 3840 Mastin Lane, are subject to a special use permit (Ord. No. 2010-047-57) which authorizes the institutional and related uses currently found on the campus. A mix of multi-family, commercial, office, and mixed-use land uses are present in the immediate vicinity of the subject property.

**FISCAL IMPACT / COST:** The Department 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:** \$4,200

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** April 10, 2017

**CITY COUNCIL PUBLIC HEARING DATE:** May 8, 2017

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None.

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, May 1, 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.:** Companion ordinance to proposed ordinance to amend existing special use permit (Ord. No. 2010-47-57).

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

**ATTACHMENTS:** Draft Ordinance, Proffered Conditions, Exhibit, Application Form & Applicant's Report, Map

**STAFF:** Matthew J. Ebinger, AICP, Acting Principal Planner  
Land Use Administration (Room 511)  
804-646-6308

*PDR O&R No. 17-03*

**Key Issues:**

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

Continue to: