



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Legislation Text

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**File #:** ORD. 2018-211, **Version:** 1

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To conditionally rezone the properties known as 700 North 3<sup>rd</sup> Street; 200, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, and 218 Maggie L. Walker Place; and 701, 703, 705, 707, 709, 723, and 745 North 2<sup>nd</sup> Street from the R-53 Multifamily Residential District to the B-7 Mixed-Use Business District (Conditional), upon certain proffered conditions.

### O & R Request

**DATE:** June 25, 2018

**EDITION:** 1

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

**THROUGH:** The Honorable Levar M. Stoney, Mayor  
(This is 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 conditionally rezone the properties known as 700 North 3<sup>rd</sup> Street and 200, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218 Maggie L. Walker Place and 701, 703, 705, 707, 709, 723, 745 North 2<sup>nd</sup> Street from the R-53 Multifamily Residential District to the B-7 Mixed Use Business District.

### **ORD. OR RES. No.**

**PURPOSE:** To conditionally rezone the properties known as 700 North 3<sup>rd</sup> Street and 200, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218 Maggie L. Walker Place and 701, 703, 705, 707, 709, 723, 745 North 2<sup>nd</sup> Street from the R-53 Multifamily Residential District to the B-7 Mixed Use Business District.

**REASON:** With this application, the owners of the subject properties are petitioning the City Council to rezone twenty-six (26) properties from the existing zoning regulations with certain conditions. This will allow for the development of the existing, unimproved parcels to be developed at higher densities and a mix of uses currently not permitted within the R-53 zone.

**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 September 4, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The properties within this application combined are approximately 146,604 sq. ft. of land (3.4 acres) within the Jackson Ward/Biotech/VCU Health area. The properties are located in the blocks bound by East Jackson Street, North 3rd Street, Maggie L. Walker Place, and North 2nd Street, and by Maggie L. Walker Place, North 2nd Street, and Interstate 95/64.

The properties are primarily unimproved, except for 700 N 3rd Street which has a 6,649 sq. ft. building constructed, according to city assessment records, in 1998. This property is subject to a special use permit (Ord. No. 97-288-290) authorizing a lodge and reception facility.

The properties are located in the Downtown Planning District. The City of Richmond's Pulse Corridor Plan designates the property for Neighborhood Mixed-Use land use, within the Convention Center Station Area.

Neighborhood Mixed-Use areas are recommended to be "...cohesive districts that provide a mix of uses, but with a larger amount of residential uses than other mixed-use districts. They are an urban, walkable environment with limited neighborhood-oriented uses incorporated along key commercial corridors and at corner sites.

- The building size, density, and zoning districts for these areas will vary depending on historic densities and neighborhood characteristics. New development should be in scale with existing context.
- Regardless of use, buildings should have street-oriented facades with windows and door openings along street frontages. Appropriate setbacks and open space should be provided for residential uses
- New driveway entrances prohibited on priority streets. Vehicular access to parcels should use alleys where possible
- Parking lots and parking areas should be located to the rear of street-facing buildings.
- The density and size of development should be low to medium density, between 2 to 8 stories, with single- and multi-family uses being the primary uses. Secondary uses include retail, office, personal service, cultural, institutional and governmental uses, plazas, squares, pocket parks, and open space. Appropriate zoning districts for Neighborhood Mixed-Use areas are R-7, R-8, R-63, B-5, B-6, B-7, RF-1, UB-2" (Pulse Corridor Plan, p. 31).

The vision for the Convention Center Station Area, as stated by the Pulse Corridor Plan, is as follows:

"The gap in vibrant uses between the Arts District and the Government Center Stations is filled as vacant and underutilized parcels around the Convention Center are developed to include uses that enhance the Convention Center visitor experience and also provide for the daily needs of residents and workers in the area. Monroe Ward transforms into a denser, more complete neighborhood and more uses along Broad Street are created to serve these future residents. City-owned property fosters mixed-income redevelopment." (p. 93).

A recommendation for the Convention Center Station Area is to use "City-owned lots...[to] develop affordable housing with a mix of uses" (p. 94).

Properties to the west of the subject property are located in the same R-53 district. Properties to the east are located in the RO-3 Residential Office District and RP Research Park District. Properties to the south are located in the B-2 Community Business District.

Office uses pertaining to the Biotech/VCU Health area are located to the east of the property across 3rd Street. A proposed mixed-use development is intended for the vacant parcels to the west of the subject property. Interstate 95/64 is located to the north of the property. A mix of commercial, institutional, vacant, multifamily, and public-open space land uses are present to the south of the subject property.

**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:** \$1,800 application fee.

**DESIRED EFFECTIVE DATE:** Upon Adoption.

**REQUESTED INTRODUCTION DATE:** July 23, 2018

**CITY COUNCIL PUBLIC HEARING DATE:** September 10, 2018

**REQUESTED AGENDA:** Consent.

**RECOMMENDED COUNCIL COMMITTEE:** None.

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, September 4, 2018

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

**STAFF:** Matthew Ebinger, Principal Planner  
Land Use Administration (Room 511) 646-6308

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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