



# 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. 2015-099-123, **Version:** 1

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To amend Ord. No. 91-243-232, adopted July 22, 1992, which authorized the use of real estate, property known as 501 N. 2<sup>nd</sup> Street, for the purposes of constructing a four-story office building, together with accessory parking, to permit medical office uses, upon certain terms and conditions. (As Amended)

### O & R Request

**DATE:** March 19, 2015

**EDITION:** 1

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

**THROUGH:** Dwight C. Jones, Mayor (Patron: Mayor, by Request)  
**(This in no way reflects a recommendation on behalf of the Mayor)**

**THROUGH:** Christopher L. Beschler, Interim Chief Administrative Officer

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

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

**SUBJECT:** To amend Ord. No. 91-243-232, adopted July 22, 1992, which authorized the use of real estate, property known as 501 N. 2<sup>nd</sup> Street, for the purposes of constructing a four-story office building, together with accessory parking, to permit medical office uses, upon certain terms and conditions.

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

**PURPOSE:** To amend Ord. No. 91-243-232, adopted July 22, 1992, which authorized the use of real estate, property known as 501 N. 2<sup>nd</sup> Street, for the purposes of constructing a four-story office building, together with accessory parking, to permit medical office uses, upon certain terms and conditions.

**REASON:** In 1992, City Council adopted Ord. No. 91-243-232, which authorized the use of the property for a four-story office building. However the ordinance did not permit medical office uses and therefore an amendment to the existing ordinance is needed.

**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 4, 2015, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The applicant proposes to amend Ord. No. 91-243-232 for purposes of authorizing medical office use on the property. The proposed medical office use is a permitted principal use in the B-2 district but

was excluded by the original ordinance.

In addition, the proposed ordinance would amend the parking requirements for the office uses on the property. The amendments would require that not less than a total of 145 parking spaces be provided to serve the building with not less than 57 of those spaces being provided on site. The off-premises parking spaces shall be located within 1,200 foot radius from the front door of the building.

The Richmond Downtown Plan designates this area as Urban Core Area. "The Urban Core Area is the most urban Character Area. This area is characterized by high density, an intense mix of uses, and civic buildings of regional significance, distributed along urban blocks with wide sidewalks, regular street tree plantings, and buildings that front the street" (p. 3.27). In addition the Downtown Plan addresses parking in the Urban Core Area, stating, "Parking is located on-street, or mid-block in lined parking garages. If rear alleys exist, parking is accessed from the alley. Parking can also be located within a quarter-mile of the lot it serves" (p. 3.27).

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

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

**REVENUE TO CITY:** \$1,300 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption.

**REQUESTED INTRODUCTION DATE:** April 13, 2015

**CITY COUNCIL PUBLIC HEARING DATE:** May 11, 2015

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES:** City Planning Commission, May 4, 2015

**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 ORDINANCES:** None.

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

**STAFF:** Willy Thompson, Senior Planner; Land Use Administration (Room 511); 646-5734

*PDR O&R No. 15-03*

**STAFF:**

Key Issues:  
Retain on Consent Agenda  
Move to Regular Agenda  
Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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