



City of Richmond

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

Legislation Text

File #: ORD. 2023-341, **Version:** 1

To rezone the property known as 415 Oliver Hill Way from the B-5 Central Business District (Conditional) to the B-5 Central Business District. (6th District)

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled "Survey of 415 Oliver Hill Way, City of Richmond, Virginia," prepared by Long Surveying, LLC, and dated March 6, 2010, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 415 Oliver Hill Way, with Tax Parcel No. E000-0215/023 as shown in the 2023 records of the City Assessor, is excluded from the B-5 Central Business District (Conditional) and that the same is included in the B-5 Central Business District 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.

§ 2. That the property known as 415 Oliver Hill Way with Tax Parcel No. E000-0215/023 as shown in the 2023 records of the City Assessor, shall no longer be subject to the proffered conditions contained in the document entitled "Proffers, Conditional Rezoning," and dated June 7, 2006, a copy of which was attached to, incorporated into, and made a part of Ordinance No. 2006-193-199, adopted July 24, 2006.

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

O&R Transmittal

DATE: October 23, 2023

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (by request)

(This is no way reflects a recommendation on behalf of the Mayor)

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

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To rezone the property known as 415 Oliver Hill Way from the B-5 Central Business District (Conditional) to the B-5 Central Business District.

ORD. OR RES. No.

PURPOSE: To rezone the property known as 415 Oliver Hill Way from the B-5 Central Business District with proffered conditions to the B-5 Central Business District without proffered conditions.

BACKGROUND: On July 24, 2006 City Council approved Ord. 2006-193-199 rezoning the subject property from the M-1 Light Industrial District to the B-5 Central Business District (Conditional), upon four proffered conditions. Three of the proffered conditions addressed historic preservation renovation of an existing structure. These proffers have been implemented. The fourth proffered condition addressed parking, specifically stating that if the building were to become 100% residential then parking shall be provided at a ratio of one space per dwelling unit. Since this time the zoning ordinance has eliminated the parking requirement for the B-5 Central Business District. The property owner wishes to convert 1,400 square feet of commercial area in the building into residential area and cannot provide off-street parking because the building takes up the entire parcel. The proposed rezoning will allow the conversion of the commercial area to a residential as a permitted use.

The 6,238 square foot subject property is located on the eastern side of Oliver Hill Way between East Clay Street and East Marshall Street. It is improved with a two-story structure that encompasses the entire parcel. In 2010 the use of the structure was converted into fifteen one-bedroom apartments using historic tax credit financing. 1,440 square feet of the structure was left as commercial. This floor space has been vacant for a number of years

COMMUNITY ENGAGEMENT: The Shockoe Partnership was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan; Will be considered by Planning Commission on December 4, 2023 (tentative)

FISCAL IMPACT: \$1,500 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: November 13, 2023

CITY COUNCIL PUBLIC HEARING DATE: December 11, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

AFFECTED AGENCIES: Office of Chief Administration Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: Amend Ord. No. 2006-193-199

ATTACHMENTS: Application Form, Ordinance

STAFF: Matthew J. Ebinger, Planning Supervisor - Land Use Administration 804-646-6308

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