



Legislation Text

File #: ORD. 2016-002, **Version:** 1

To adopt an amendment to the Master Plan for the City of Richmond, adopted by the City Planning Commission on Nov. 6, 2000, and by the City Council by Ord. No. 2000-371-2001-11, adopted Jan. 8, 2001, as previously amended, to incorporate the VUU/Chamberlayne Neighborhood Plan, applicable to an area including Virginia Union University and the Chamberlayne Industrial Center, on the north side of the city, as a part of the Master Plan.

Background: This plan began in late 2014 in order to look at a number of residential neighborhoods, institutional anchors, industrial areas, and commercial corridors that had not previously been closely studied as part of a city area planning process.

The Chamberlayne/VUU Plan looks at a number of sub-areas, some with very distinct land uses. The land use recommendations for the sub-areas within the plan are as follows:

A new mixed use area in the lower Chamberlayne area will provide new housing options and a mix of retail and office uses. New development and redevelopment within these mixed use areas should be a range of residential and commercial uses, be a mix of pedestrian and vehicular scales, be between 2 to 5 stories in height, should have setbacks that establish a relationship with the sidewalk, and have parking located at the rear of the building with opportunities for shared parking with adjacent development.

A second mixed use district in the Upper Chamberlayne area will likely have a more residential character. New development and redevelopment within these mixed use areas should be a range of residential and commercial uses, be a mix of pedestrian and vehicular scales, be between 2 and 4 stories in height, should have setbacks that establish a relationship with the sidewalk, and have parking located at the rear of the building with opportunities for shared parking with adjacent development.

The new neighborhood gateway area on the Lombardy corridor will have primary uses including office, personal service, and retail uses intended to provide the daily convenience shopping and service needs of adjacent neighborhood residents. Such uses are typically small scale and low intensity and have limited hours of operation, involving a high percentage of walk-in trade and minimal vehicular traffic, and are especially compatible with adjacent low to medium density residential uses.

Existing residential neighborhoods will be preserved and strengthened. This plan does not envision any land use changes in the predominantly residential neighborhoods within the area. Single-family neighborhoods will remain with their existing single-family land use and zoning.

Likewise, the existing multi-family residential areas will be preserved and strengthened and continue the development of a medium density neighborhood comprised of a mix of residential uses. It will promote a pedestrian-oriented urban environment that is primarily residential in character, but may also include limited non-residential uses that serve many of the day-to-day convenience needs of neighborhood residents and provide opportunities for residents to live and work within the neighborhood. New residential development in mixed use areas along the southern half of Chamberlayne and south of the Neighborhood Center will provide further opportunities for housing not currently offered in the market. The existing industrial area will retain its current land use, but in the future may become a mixed use business district that incorporates compatible industrial land uses as well as commercial, residential, and service uses.

The plan recognizes important existing public facilities within the area, and also envisions how new civic spaces may be created along key corridors and within public right of way as part of streetscape improvements as redevelopment occurs.

The Chamberlayne/VUU Plan also envisions a number of streetscape and public realm improvements to occur alongside redevelopment. On Chamberlayne Avenue, Brook Road, and Lombardy Street these improvements should provide on-street parking, improve pedestrian access and safety, accommodate bicycles, install better street lighting, and beautify landscaping. Finally, the plan encourages the City to pursue more innovative strategies for stormwater mitigation across the district.

Public Participation: The Chamberlayne/VUU Plan was guided by a Steering Committee consisted of key stakeholders in the plan area. The Plan began with a series of public engagement sessions over two days. These sessions included charrettes, stakeholder conversations, and a public meeting with the plan consultants and were the primary drivers of the plan development. Residents, business owners, and civic associations were all involved in providing plan input. The plan recommendations were presented at a second open public meeting, and further updates were provided at one of Councilman Hilbert's District meetings. Finally, a number of community members who participated in the plan worked with staff to contribute the community history that follows the plan as an appendix.

Fiscal Impact Statement: The Department Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

Suggested Standing Committee: None. The City Planning Commission approved the proposed Virginia Union University/Chamberlayne Neighborhood Plan at their November 16, 2015 meeting after conducting a public hearing.

Relationship to Existing Ord. or Res.: Will Amend the City's *Master Plan* as passed by Ordinance 2000-371-01-11 on January 8, 2001

Requested Agenda: Consent

PDR O&R No. 2015-22