



# 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. 2018-210, **Version:** 1

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To conditionally rezone the properties known as 3 Manchester Road, 3A Manchester Road, and 2 Hull Street from the RF-1 Riverfront District to the B-4 Central Business District (Conditional), upon certain proffered conditions.

### O & R Request

**DATE:** June 26, 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 3 Manchester Road, 3A Manchester Road, and 2 Hull Street from the RF-1 Riverfront District to the B-4 Central Business District (conditional), upon certain proffered conditions.

**ORD. OR RES. No.**

**PURPOSE:** To conditionally rezone the properties known as 3 Manchester Road, 3A Manchester Road, and 2 Hull Street from the RF-1 Riverfront District to the B-4 Central Business District (conditional), upon certain proffered conditions.

**REASON:** The property owner has requested a conditional rezoning to the B-4 Central Business District with proffered conditions. This will enable development of the subject property at higher residential densities and building height than the current RF-1 zoning allows.

**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 proposed rezoning would cover three contiguous properties general along the Manchester Road right-of-way. Combined, these properties consist of approximately 3.5 acres of predominantly unimproved land. The properties are located in the City’s Old South Planning District of the Old Town Manchester Neighborhood. The properties are adjacent to Walker’s Creek and are within Chesapeake Bay Protection and Management Areas.

These properties were included in the 2009 Downtown Plan, which recommends that they be developed consistent with the Urban Center Character Area. The Urban Center Area is characterized by higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks. Specifically addressing Manchester, the Downtown Plan states, “Manchester will benefit greatly from new construction and the infill of its many vacant properties. Such infill will introduce new energy to the district by increasing the residential population, repairing the streetscape, and enhancing safety by providing ‘eyes on the street’.” (page 4.33) “The Riverfront should also be developed as a recreational roadway wrapping around the district, with buildings addressing the river and a system of parks providing connections to the water.” (p. 4.40)

The properties are currently located in the RF-1 Riverfront District. Properties to the north are also located in the RF-1 District. Properties to the south are in the M-2 Heavy Industrial District. A mix of vacant and industrial sites are present in the vicinity 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, Proffer Statement, Survey, Map

**STAFF:** Jonathan Brown, Senior Planner  
Land Use Administration (Room 511) 646-5734

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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