



City of Richmond

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

Legislation Text

File #: ORD. 2018-303, **Version:** 1

To rezone the properties known as 710 and 712 West Fells Street, 1705 and 1705½ Chamberlayne Avenue, and a portion of the property known as 1707 Chamberlayne Avenue from the M-1 Light Industrial District to the B-6 Mixed-Use Business District; and a portion of the property known as 1707 Chamberlayne Avenue and the properties known as 1716 and 1718 Roane Street from the R-53 Multifamily Residential District to the B-6 Mixed-Use Business District.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “ALTA / NSPS Land Title Survey Showing Existing Improvements to Three Parcels of Land Situated along the East Line of Chamberlayne Avenue & the North Line of Fells Street, City of Richmond, Virginia,” prepared by Shadrach & Associates LLC, and dated June 12, 2018, and the survey entitled “ALTA / NSPS Land Title Survey Showing Existing Improvements to Four Parcels of Land at the SE Corner of Chamberlayne Avenue & School Street, City of Richmond, Virginia,” prepared by Shadrach & Associates LLC, and dated March 16, 2018, copies of which are attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2018 records of the City Assessor, are excluded from the M-1 Light Industrial District and shall no longer be subject to the provisions of sections 30-452.1 through 30-452.4 of the Code of the City of Richmond (2015), as amended, and that the same are included in the B-6 Mixed-Use Business District and shall be subject to the provisions of sections 30-444.1 through 30-444.8 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

1705 Chamberlayne Avenue	Tax Parcel No. N000-0441/010
1705½ Chamberlayne Avenue	Tax Parcel No. N000-0441/014
A portion of 1707 Chamberlayne Avenue	Tax Parcel No. N000-0441/006
710 West Fells Street	Tax Parcel No. N000-0441/008

712 West Fells Street

Tax Parcel No. N000-0441/009

§ 2. That, as shown on the survey entitled “ALTA / NSPS Land Title Survey Showing Existing Improvements to Four Parcels of Land at the SE Corner of Chamberlayne Avenue & School Street, City of Richmond, Virginia,” prepared by Shadrach & Associates LLC, and dated March 16, 2018, copies of which are attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2018 records of the City Assessor, are excluded from the R-53 Multifamily Residential District and shall no longer be subject to the provisions of sections 30-418.1 through 30-418.9 of the Code of the City of Richmond (2015), as amended, and that the same are included in the B-6 Mixed-Use Business District and shall be subject to the provisions of sections 30-444.1 through 30-444.8 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

A portion of 1707 Chamberlayne Avenue	Tax Parcel No. N000-0441/006
1716 Roane Street	Tax Parcel No. N000-0441/005
1718 Roane Street	Tax Parcel No. N000-0441/004

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

O & R Request

DATE: October 16, 2018 **EDITION:** 1

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: Selena Cuffee Glenn, Chief Administrative Officer

THROUGH: Douglas C. Dunlap, Interim Deputy Chief Administrative Officer for Economic Development and Planning

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

RE: To rezone the properties known as 710 and 712 West Fells Street, 1705 and 1705 ½ Chamberlayne Avenue and a portion of 1707 Chamberlayne Avenue from the M-1 Light Industrial District to the B-6 Mixed-Use Business District and the properties known as a portion of 1707 Chamberlayne Avenue and 1716 and 1718 Roane Street from the R-53 Multi-Family Residential District to the B-6 Mixed-Use Business District.

ORD. OR RES. No.

PURPOSE: To rezone the properties known as 710 and 712 West Fells Street, 1705 and 1705 ½ Chamberlayne Avenue and a portion of 1707 Chamberlayne Avenue from the M-1 Light Industrial District to the B-6 Mixed-Use Business District and the properties known as a portion of 1707 Chamberlayne Avenue and 1716 and 1718 Roane Street from the R-53 Multi-Family Residential District to the B-6 Mixed-Use Business District.

REASON: The applicant is requesting to rezone a total of seven parcels from the M-1 Light Industrial District and R-53 Multi-Family Residential District to the B-6 Mixed-Use Business District to enable a residential development on the property.

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 December 3, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of seven parcels totaling approximately 1.5 acres, located in the Chamberlayne Industrial Center neighborhood, in the block bound by School Street, Roane Street, West Fells Street and Chamberlayne Parkway. 1705 ½ and 1707 Chamberlayne Avenue are improved with a parking area and a one-story, commercial building with 784 square feet of floor area. 1716 and 1718 Roane Street are vacant. 1705 Chamberlayne Avenue is currently improved with a vacant warehouse/retail building containing 5,690 square feet of floor area. 710 and 712 West Fells St are unimproved.

1705 Chamberlayne Avenue, 1705 ½ Chamberlayne Avenue, the western portion of 1707 Chamberlayne Avenue, 710 West Fells Street, and 712 West Fells Street are zoned in the M-1 Light Industrial District. The eastern portion of 1707 Chamberlayne Avenue, 1716 Roane Street, and 1718 Roane Street are zoned in the R-53 Multi-Family Residential District.

The Richmond Master Plan recommends Community Commercial land use for the subject property. "Primary uses included office, retail, personal service and other commercial and service uses, intended to provide the shopping and service needs of residents of a number of nearby neighborhoods or a section of the City. As compared to Neighborhood Commercial areas, this category includes a broader range of uses of greater scale and intensity but are also compatible with nearby residential areas (p. 134).

The 2015 VUU/Chamberlayne Neighborhood Plan recommends Community Commercial land use for the portion of the subject property currently zoned M-1, and recommends Multi-Family Residential land use for the portion of the subject property zoned R-53. The Plan recommends UB-2 or B-6 zoning to accomplish Community Commercial land use, and R-63 zoning to accomplish Multi-Family Residential land use.

Properties to the north, west, and south of the subject property are zoned M-1. Properties to the east are zoned R-53. A mix of commercial, industrial, vacant, public-open space, and multi-family land uses are present in the vicinity.

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: \$1,600 application fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: November 13, 2018

CITY COUNCIL PUBLIC HEARING DATE: December 10, 2018

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None.

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, December 3, 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: Draft Ordinance, Application Forms, Applicant's Report, Surveys, Map

STAFF: David Watson, Senior Planner
Land Use Administration 804-646-1036

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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