



# 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. 2018-182, **Version:** 1

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To rezone the properties known as 4910, 4920, and 4930 Forest Hill Avenue from the B-2 Community Business District and the POD-1 Plan of Development Overlay District to the UB-2 Urban Business District.

### O & R Request

**DATE:** April 30, 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 rezone the properties known as 4910, 4920, and 4930 Forest Hill Avenue from the B-2 (POD-1) - Community Business District (Plan of Development Overlay District) to the UB-2 Urban Business District.

**ORD. OR RES. No.**

**PURPOSE:** To rezone the properties known as 4910, 4920, and 4930 Forest Hill Avenue from the B-2 (POD-1) - Community Business District (Plan of Development Overlay District) to the UB-2 Urban Business District.

**REASON:** The applicant is proposing a development containing a mix of residential and commercial uses. The proposed development would be restricted by the parking requirements and 25' minimum front yard setback of the existing underlying zoning district. The applicant is therefore requesting a rezoning to the UB-2 district, which allows more flexibility in site design with regard to parking, setbacks, and overall character.

**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 June 18th, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The properties known as 4910, 4920, and 4930 Forest Hill Ave 57,670 SF (1.31 acres) of vacant land located on the south side of Forest Hill Avenue between Westover Hills Boulevard and Jahnke Road. The properties are located in the City’s Old South Planning District and the Forest View Neighborhood.

The City of Richmond’s current Master Plan designates a future land use category for the subject properties as Community Commercial. Primary uses for this category “...include 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, this category includes a broader range of uses of greater scale and intensity, with greater vehicular access and orientation, but that are also compatible with nearby residential areas. Typical zoning classifications that may accommodate this land use category: B-2, UB, and UB-2.” (City of Richmond Master Plan, p. 134.)

The Master Plan states that the Forest Hill/Westover Hills commercial area is “characterized by many conditions typical of older urban commercial centers. Specifically, businesses in these areas often are unable to expand due to site limitations; operate within functionally obsolete structures; present a negative image to the street; and are severely threatened by strong competition from newer, more successful suburban commercial centers” (p. 273). The Master Plan recommendations for this commercial center do not reference the subject property.

Properties to the east, north, and west of the subject property are located in the same B-2 (POD-1) - Community Business District (Plan of Development Overlay District). Properties to the south are located in the R-5 Single-Family Residential District. A mix of commercial, institutional, vacant, office, and single-family residential 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:** May 29, 2018

**CITY COUNCIL PUBLIC HEARING DATE:** June 25, 2018

**REQUESTED AGENDA:** Consent.

**RECOMMENDED COUNCIL COMMITTEE:** None.

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, June 18, 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 Form, Applicant's Report, Map

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

*PDR O&R No. 18-29*

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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