



City of Richmond

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

Legislation Text

File #: ORD. 2014-190-174, **Version:** 1

To conditionally rezone the properties known as 508 N. Adams Street and 510 N. Adams Street from the R-6 Single-Family Attached Residential District to the B-6C Mixed-Use Business District (Conditional), upon certain proffered conditions.

O & R Request

DATE: August 11, 2014

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Byron C. Marshall, Chief Administrative Officer

THROUGH: Peter H. Chapman, Deputy Chief Administrative Officer

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

SUBJECT: To conditionally rezone the properties known as 508 N. Adams Street and 510 N. Adams Street from the R-6 Single-Family Attached Residential District to the B-6C Mixed-Use Business District (Conditional), upon certain proffered conditions.

ORD. OR RES. No. _____

PURPOSE: To conditionally rezone the properties known as 508 N. Adams Street and 510 N. Adams Street from the R-6 Single-Family Attached Residential District to the B-6C Mixed-Use Business District (Conditional), upon certain proffered conditions.

REASON: The subject property is located in an R-6 Single-Family Attached Residential District which does not permit commercial uses. The applicant is requesting a conditional rezoning that would allow commercial and residential uses 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 October 6, 2014 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property is located in the Jackson Ward neighborhood and consists of two parcels of land at the corner of W. Clay Street, N. Adams Street, and Pulliam Street. 508 N Adams Street (0.159 acres) is improved with a multi-family dwelling and a mixed-use building containing multi-family dwelling units and commercial space at the corner of W. Clay Street and N. Adams Street. 510 N. Adams Street (0.237 acres) is improved with a surface parking lot at the corner of N. Adams Street and Pulliam Street which is authorized by special use permit ordinance 2000-378-360. The subject property is also located in the Jackson Ward City Old & Historic District.

Rezoning to B-6C would allow use of the existing corner commercial space in the mixed-use building at 508 N. Adams Street without the need for special approvals from the Board of Zoning Appeals, and would allow future mixed-use development of the parcel currently improved with the surface parking area at 510 N. Adams Street. Under B-6 standards, parking for the 16 existing multi-family dwelling units are to be provided at a ratio of 1 parking space per 2 dwelling units, due to a provision in the Zoning Ordinance allowing this reduced parking ratio for residential uses located within buildings existing on July 10, 2006. Parking for new residential development is to be provided at a ratio of 1 parking space per 1 dwelling unit.

The applicant has voluntarily proffered conditions of development which would prohibit night club/dance club uses, would limit the operating hours of any ground floor retail uses to 6:00 a.m. through 11:00 p.m., and would limit the height of future development of 510 N. Adams Street to three stories.

According to the Richmond Downtown Plan, the subject property is located within a General Urban Area, which is "characterized by medium-density, mixed-use development, distributed along medium-sized blocks" (p. 3.23). "Historic Jackson Ward is...an example of the general urban condition in Richmond. The district represents the historic pattern of settlement in Downtown Richmond, with a connected network of blocks and streets and buildings shaping the public space. A mix of buildings types exist in the neighborhood, ranging from single-family homes to rowhouses to mixed-use, main street buildings" (p. 3.24).

The Plan goes on to state: "It is essential that Jackson Ward be revitalized not only as a residential neighborhood, but as a thriving mixed-use, walkable district. This can be achieved by encouraging neighborhood supported retail, office, and cultural centers in the district" (p. 4.10). General Recommendations for the subject property include the installation of street trees along N. Adams Street and constructing a building on 510 N. Adams Street that fronts directly on the street (p. 4.6).

The subject property and all adjacent properties are located in the R-6 Single-Family Attached Residential District. R-63 Multi-family Urban Residential, RO-2 Residential Office, B-1 Neighborhood Business, and B-4 Central Business Districts are located in the vicinity. A mix of residential (single-, two-, and multi-family), institutional, commercial, mixed-use, and office uses are present in the area.

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

COST TO CITY: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

REVENUE TO CITY: \$1,200 application fee

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: September 8, 2014

CITY COUNCIL PUBLIC HEARING DATE: October 13, 2014

REQUESTED AGENDA: Regular

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, October 6, 2014

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 ORDINANCES: None.

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Letter, Survey, Proffer Sheet

STAFF: Matthew J. Ebinger, Senior Planner
Land Use Administration (Room 511)
646-6308

DCD O&R No.14-28