Legislation Details (With Text)

File #:	ORD. 2017-193	**Version:**	1	**Name:**	
Type:	Ordinance			**Status:**	Adopted
File created:	9/1/2017			**In control:**	City Council
On agenda:	11/13/2017			**Final action:**	11/13/2017
Title:	To rezone the properties known as 904 Oliver Hill Way, 908 Oliver Hill Way, and 1020 Oliver Hill Way from the M-1 Light Industrial District and the M-2 Heavy Industrial District to the B-5 Central Business District.				
Sponsors:	Mayor Stoney (By Request)				
Indexes:	Rezoning				
Code sections:					
Attachments:	1. Ord. No. 2017-193, 2. Staff Report, 3. Application Form & Applicant's Report, 4. Survey, 5. Map, 6. Support_16 Oct 2017 CPC Meeting				

Date	Ver.	Action By	Action	Result
11/13/2017	1	City Council	adopted	Pass
10/16/2017	1	Planning Commission	recommended for approval	
9/25/2017	1	City Council	introduced and referred	

To rezone the properties known as 904 Oliver Hill Way, 908 Oliver Hill Way, and 1020 Oliver Hill Way from the M-1 Light Industrial District and the M-2 Heavy Industrial District to the B-5 Central Business District.

O & R Request

DATE: September 1, 2017 **EDITION:** 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor
(This in 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: Rezoning of 904, 908 and 1020 Oliver Hill Way from the from M-1 Light Industrial District and M-2 Heavy Industrial District to the B-5 Central Business District

ORD. OR RES. No.

PURPOSE: To rezone the properties known as 904, 908 and 1020 Oliver Hill Way from the M-1 Light Industrial District and M-2 Heavy Industrial District to the B-5 Central Business District.

REASON: The applicant is requesting to rezone the historic Herod Seed property fronting on Oliver Hill Way from the existing M-1 and M-2 industrial zoning districts to the B-5 district to develop the property with residential uses under the more urban mixed-use form-based regulations found in the B-5 district. The existing M-1 and M-2 districts do not permit residential uses.

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 16, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The proposed rezoning is for three properties that front on Oliver Hill Way just east of Downtown, in the City's Upper Shockoe Valley Neighborhood of the East Planning District. The Martin Luther King Memorial Bridge crosses a portion of the property with the Bridge itself running well above the property. The three properties together are comprised of 2.4 acres. There are three historic warehouse buildings totaling approximately 46,375 square feet located on the property north of the Martin Luther King Memorial Bridge. The property to the south of the Bridge is currently unimproved.

The property is currently located in M-1 Light Industrial and M-2 Heavy Industrial zoning districts. The existing industrial zoning does not permit residential uses. The applicant wishes to redevelop the existing warehouse buildings with residential uses and to construct new residential buildings on the unimproved portion of the property. The proposed B-5 Central Business zoning district would limit the number of noxious commercial and industrial uses currently allowed and would permit the redevelopment of the property with residential and mixed-uses. The B-5 district includes form-based requirements that are not found in the existing industrial zoning districts, which will ensure that any development of the site is more urban in character and will provide activity on the street.

The southern portion of this site was included in the 2009 Downtown Plan, which recommends that the property be developed consistent with the Urban Center Character Area. The Urban Center Character Area calls for higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks.

Specifically addressing Shockoe Valley, the Downtown Plan states, "It is important that the vacant lots and parking lots in Shockoe be developed responsibly, in a manner that enhances and reinforces the district's historic, urban character. Surface parking lots should be targeted for development…Infill development with streetscape improvements can transform this portion of district currently characterized by sporadic development and vacant lots." (page 4.58).

The southern portion was more recently designated by the Pulse Corridor Plan for Neighborhood Mixed-Use land use, which is characterized by "cohesive districts that provide a mix of uses, but with a larger amount of residential uses than other mixed-use districts." The Pulse Corridor Plan recommends the B-5 district as an appropriate zoning district for Neighborhood Mixed-Use areas (p. xii).

The northern portion of the site was not included in the Downtown Plan. The City's 2001 Master Plan recommends Industrial uses for this portion of the site. Primary uses for this category "…include a wide variety of manufacturing, processing, research and development, warehousing, distribution, office-ware- house and service uses. Office, retail and other uses that complement industrial areas are often secondary support uses.

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The mix of industrial uses and character of such areas may vary depending on the location and available highway access." (City of Richmond Master Plan, p.135).

Properties surrounding the subject property are located within the same M-1 and M-2 districts as the subject property. A mix of industrial, commercial, institutional, office, multi-family residential, and vacant 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: $1,700 application fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: September 25, 2017

CITY COUNCIL PUBLIC HEARING DATE: November 13, 2017

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, October 16, 2017

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 Letter, Draft Ordinance, Survey, Map

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

PDR O&R No.17-33

Key Issues:
Retain on Consent Agenda
Move to Regular Agenda
Refer Back to Committee
Remove from Council Agenda

Strike Withdrawn Continue to:

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