



Legislation Details (With Text)

File #: ORD. 2019-173 **Version:** 1 **Name:**

Type: Ordinance **Status:** Adopted

File created: 5/14/2019 **In control:** City Council

On agenda: 7/15/2019 **Final action:** 7/22/2019

Title: To rezone certain properties in Monroe Ward, bounded by Belvidere Street on the west, the Downtown Expressway on the south, 1st and 4th Streets on the east, and by Main Street and the alley between Main Street and Franklin Street on the north.

Sponsors: Mayor Stoney

Indexes:

Code sections:

Attachments: 1. Ord. No. 2019-173, 2. Staff Report, 3. Monroe Ward Rezoning Summary May 3 2019, 4. Monroe Ward Letters of Support Combined 7-9-19, 5. Monroe Ward Letters of Opposition Combined.7-9-2019

Date	Ver.	Action By	Action	Result
7/22/2019	1	City Council	adopted	Pass
7/15/2019	1	Planning Commission	recommended for approval	
6/24/2019	1	City Council	introduced and referred	

To rezone certain properties in Monroe Ward, bounded by Belvidere Street on the west, the Downtown Expressway on the south, 1st and 4th Streets on the east, and by Main Street and the alley between Main Street and Franklin Street on the north.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the map entitled “Monroe Ward Rezoning, Proposed Zoning Changes,” prepared by the Department of Planning and Development Review, and dated April 4, 2019, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2019 records of the City Assessor, are excluded from the B-3 General Business District and shall no longer be subject to the provisions of sections 30-438.1 through 30-438.5 of the Code of the City of Richmond (2015), as amended, and that the same are included in the TOD-1 Transit-Oriented Nodal District and shall be subject to the provisions of sections 30-457.1 through 30-457.10 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

2 North 1st Street
6 North 1st Street

Tax Parcel No. W000-0082/024
Tax Parcel No. W000-0082/009

4 South 1 st Street	Tax Parcel No.	W000-0081/013
6 South 1 st Street	Tax Parcel No.	W000-0081/014
7 South 1 st Street	Tax Parcel No.	W000-0061/031
9 South 1 st Street	Tax Parcel No.	W000-0061/030
11 South 1 st Street	Tax Parcel No.	W000-0061/029
14 South 1 st Street	Tax Parcel No.	W000-0081/039B
15 South 1 st Street	Tax Parcel No.	W000-0061/028
100 South 1 st Street	Tax Parcel No.	W000-0080/008
102 South 1 st Street	Tax Parcel No.	W000-0080/009
104 South 1 st Street	Tax Parcel No.	W000-0080/010
105 South 1 st Street	Tax Parcel No.	W000-0060/030
106 South 1 st Street	Tax Parcel No.	W000-0080/011
107 South 1 st Street	Tax Parcel No.	W000-0060/029
108 South 1 st Street	Tax Parcel No.	W000-0080/012
11 South 2 nd Street	Tax Parcel No.	W000-0046/025
14 Rear South 2 nd Street	Tax Parcel No.	W000-0061/034
16 South 2 nd Street	Tax Parcel No.	W000-0061/018
100 South 2 nd Street	Tax Parcel No.	W000-0060/010
102 South 2 nd Street	Tax Parcel No.	W000-0060/011
108 South 2 nd Street	Tax Parcel No.	W000-0060/012
110 South 2 nd Street	Tax Parcel No.	W000-0060/013
112 South 2 nd Street	Tax Parcel No.	W000-0060/014
119 South 2 nd Street	Tax Parcel No.	W000-0045/015
10 South 3 rd Street	Tax Parcel No.	W000-0046/015
12 South 3 rd Street	Tax Parcel No.	W000-0046/016
16 South 3 rd Street	Tax Parcel No.	W000-0046/018
112 South 3 rd Street	Tax Parcel No.	W000-0045/006
116 South 3 rd Street	Tax Parcel No.	W000-0045/008
200 South 3 rd Street	Tax Parcel No.	W000-0044/001
5 South Adams Street	Tax Parcel No.	W000-0102/036
7 South Adams Street	Tax Parcel No.	W000-0102/035
9 South Adams Street	Tax Parcel No.	W000-0102/034
11 South Adams Street	Tax Parcel No.	W000-0102/033
11 Rear South Adams Street	Tax Parcel No.	W000-0102/037
13 South Adams Street	Tax Parcel No.	W000-0102/032
15 South Adams Street	Tax Parcel No.	W000-0102/028
23 South Adams Street	Tax Parcel No.	W000-0102/027
25 South Adams Street	Tax Parcel No.	W000-0102/026
101 South Belvidere Street	Tax Parcel No.	W000-0171/024
112 East Canal Street	Tax Parcel No.	W000-0060/022
2 East Cary Street	Tax Parcel No.	W000-0081/034
7 East Cary Street	Tax Parcel No.	W000-0080/004
9 East Cary Street	Tax Parcel No.	W000-0080/005
15 East Cary Street	Tax Parcel No.	W000-0080/006
17 East Cary Street	Tax Parcel No.	W000-0080/007
24 East Cary Street	Tax Parcel No.	W000-0081/025B
100 East Carv Street	Tax Parcel No.	W000-0061/027

101 East Cary Street	Tax Parcel No.	W000-0060/001
102 East Cary Street	Tax Parcel No.	W000-0061/026
103 East Cary Street	Tax Parcel No.	W000-0060/002
104 East Cary Street	Tax Parcel No.	W000-0061/025
105 East Cary Street	Tax Parcel No.	W000-0060/003
106 East Cary Street	Tax Parcel No.	W000-0061/024
107 East Cary Street	Tax Parcel No.	W000-0060/004
108 East Cary Street	Tax Parcel No.	W000-0061/023
109 East Cary Street	Tax Parcel No.	W000-0060/005
110 East Cary Street	Tax Parcel No.	W000-0061/022
112 East Cary Street	Tax Parcel No.	W000-0061/021
113 East Cary Street	Tax Parcel No.	W000-0060/007
114 East Cary Street	Tax Parcel No.	W000-0061/019
117 East Cary Street	Tax Parcel No.	W000-0060/009
200 East Cary Street	Tax Parcel No.	W000-0046/024
201 East Cary Street	Tax Parcel No.	W000-0045/022
202 East Cary Street	Tax Parcel No.	W000-0046/023
203 East Cary Street	Tax Parcel No.	W000-0045/001
206 East Cary Street	Tax Parcel No.	W000-0046/022
208 East Cary Street	Tax Parcel No.	W000-0046/021
210 East Cary Street	Tax Parcel No.	W000-0046/020
1 West Cary Street	Tax Parcel No.	W000-0101/009T
2 West Cary Street	Tax Parcel No.	W000-0102/019
3 West Cary Street	Tax Parcel No.	W000-0101/008
4 West Cary Street	Tax Parcel No.	W000-0102/020
5 West Cary Street	Tax Parcel No.	W000-0101/007
6 West Cary Street	Tax Parcel No.	W000-0102/021
7 West Cary Street	Tax Parcel No.	W000-0101/006
8 West Cary Street	Tax Parcel No.	W000-0102/022
9 West Cary Street	Tax Parcel No.	W000-0101/005
10 West Cary Street	Tax Parcel No.	W000-0102/023
12 West Cary Street	Tax Parcel No.	W000-0102/024
13 West Cary Street	Tax Parcel No.	W000-0101/003
17 West Cary Street	Tax Parcel No.	W000-0101/001
114 West Cary Street	Tax Parcel No.	W000-0124/008
11 South Foushee Street	Tax Parcel No.	W000-0081/036
13 South Foushee Street	Tax Parcel No.	W000-0081/033
40 South Madison Street	Tax Parcel No.	W000-0172/045
2 East Main Street	Tax Parcel No.	W000-0082/023
6 East Main Street	Tax Parcel No.	W000-0082/022
8 East Main Street	Tax Parcel No.	W000-0082/020
12 East Main Street	Tax Parcel No.	W000-0082/017
13 East Main Street	Tax Parcel No.	W000-0081/007
14 East Main Street	Tax Parcel No.	W000-0082/016
15 East Main Street	Tax Parcel No.	W000-0081/008
16 East Main Street	Tax Parcel No.	W000-0082/015
17 East Main Street	Tax Parcel No.	W000-0081/000

17 East Main Street	Tax Parcel No.	W000-0081/007
18 East Main Street	Tax Parcel No.	W000-0082/014
19 East Main Street	Tax Parcel No.	W000-0081/010
20 East Main Street	Tax Parcel No.	W000-0082/013
21 East Main Street	Tax Parcel No.	W000-0081/011
23 East Main Street	Tax Parcel No.	W000-0081/040
1 West Main Street	Tax Parcel No.	W000-0102/011
5 West Main Street	Tax Parcel No.	W000-0102/010
7 West Main Street	Tax Parcel No.	W000-0102/009
9 West Main Street	Tax Parcel No.	W000-0102/007
13 West Main Street	Tax Parcel No.	W000-0102/005
17 West Main Street	Tax Parcel No.	W000-0102/001
115 West Main Street	Tax Parcel No.	W000-0124/001
200 West Main Street	Tax Parcel No.	W000-0146/011
201 West Main Street	Tax Parcel No.	W000-0145/003
204 West Main Street	Tax Parcel No.	W000-0146/013
206 West Main Street	Tax Parcel No.	W000-0146/014
208 West Main Street	Tax Parcel No.	W000-0146/015
210 West Main Street	Tax Parcel No.	W000-0146/016
212 West Main Street	Tax Parcel No.	W000-0146/017
214 West Main Street	Tax Parcel No.	W000-0146/018
216 West Main Street	Tax Parcel No.	W000-0146/019
217 West Main Street	Tax Parcel No.	W000-0145/004
218 West Main Street	Tax Parcel No.	W000-0146/020
220 West Main Street	Tax Parcel No.	W000-0146/021
221 West Main Street	Tax Parcel No.	W000-0145/001
300 West Main Street	Tax Parcel No.	W000-0173/014
301 West Main Street	Tax Parcel No.	W000-0172/001
420 West Main Street	Tax Parcel No.	W000-0213/022
5 North Monroe Street	Tax Parcel No.	W000-0173/019

§ 2. That, as shown on the map entitled “Monroe Ward Rezoning, Proposed Zoning Changes,” prepared by the Department of Planning and Development Review and dated April 4, 2019, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2019 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 TOD-1 Transit-Oriented Nodal District and shall be subject to the provisions of sections 30-457.1 through 30-457.10 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

108 ½ South 1 st Street	Tax Parcel No.	W000-0080/013
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110 South 1 st Street	Tax Parcel No.	W000-0080/014
112 South 1 st Street	Tax Parcel No.	W000-0080/015
112 ½ South 1 st Street	Tax Parcel No.	W000-0080/016
114 South 1 st Street	Tax Parcel No.	W000-0080/017
114 ½ South 1 st Street	Tax Parcel No.	W000-0080/018
116 South 1 st Street	Tax Parcel No.	W000-0080/019
119 South 1 st Street	Tax Parcel No.	W000-0060/023
120 South 1 st Street	Tax Parcel No.	W000-0080/021
16 South Adams Street	Tax Parcel No.	W000-0124/016
110 South Adams Street	Tax Parcel No.	W000-0123/017
101 South Belvidere Street	Tax Parcel No.	W000-0171/024
2 East Canal Street	Tax Parcel No.	W000-0080/033
4 East Canal Street	Tax Parcel No.	W000-0080/032
8 East Canal Street	Tax Parcel No.	W000-0080/030
10 East Canal Street	Tax Parcel No.	W000-0080/027
14 East Canal Street	Tax Parcel No.	W000-0080/025
18 East Canal Street	Tax Parcel No.	W000-0080/023
8 ½ West Canal Street	Tax Parcel No.	W000-0101/021
8 ½ West Canal Street	Tax Parcel No.	W000-0101/021T
114 West Canal Street	Tax Parcel No.	W000-0123/023
221 West Canal Street	Tax Parcel No.	W000-0332/026
114 West Cary Street	Tax Parcel No.	W000-0124/008
127 West Cary Street	Tax Parcel No.	W000-0123/001
250 West Cary Street	Tax Parcel No.	W000-0145/030
113 South Foushee Street	Tax Parcel No.	W000-0080/036
115 South Foushee Street	Tax Parcel No.	W000-0080/040
10 South Jefferson Street	Tax Parcel No.	W000-0145/029
100 South Jefferson Street	Tax Parcel No.	W000-0144/002
103 South Jefferson Street	Tax Parcel No.	W000-0123/040
117 South Jefferson Street	Tax Parcel No.	W000-0123/041
138 South Jefferson Street	Tax Parcel No.	W000-0144/015

§ 3. That, as shown on the map entitled “Monroe Ward Rezoning, Proposed Zoning Changes,” prepared by the Department of Planning and Development Review and dated April 4, 2019, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2019 records of the City Assessor, are excluded from the B-3 General Business District and shall no longer be subject to the provisions of sections 30-438.1 through 30-438.5 of the Code of the City of Richmond (2015), as amended, and that the same are included in the B-4 Central Business District and shall be subject to the provisions of sections 30-440.1 through 30-440.7 and all other applicable provisions

of Chapter 30 of the Code of the City of Richmond (2015), as amended:

101 South 3 rd Street	Tax Parcel No.	W000-0032/032
103 South 3 rd Street	Tax Parcel No.	W000-0032/037
105 South 3 rd Street	Tax Parcel No.	W000-0032/036
107 South 3 rd Street	Tax Parcel No.	W000-0032/027
109 South 3 rd Street	Tax Parcel No.	W000-0032/035
111 South 3 rd Street	Tax Parcel No.	W000-0032/026
115 South 3 rd Street	Tax Parcel No.	W000-0032/024
117 South 3 rd Street	Tax Parcel No.	W000-0032/023
201 South 3 rd Street	Tax Parcel No.	W000-0031/024
8 South 4 th Street	Tax Parcel No.	W000-0033/012
100 South 4 th Street	Tax Parcel No.	W000-0032/005
102 South 4 th Street	Tax Parcel No.	W000-0032/006
104 South 4 th Street	Tax Parcel No.	W000-0032/007
106 South 4 th Street	Tax Parcel No.	W000-0032/008
108 South 4 th Street	Tax Parcel No.	W000-0032/009
110 South 4 th Street	Tax Parcel No.	W000-0032/011
116 South 4 th Street	Tax Parcel No.	W000-0032/012
126 South 4 th Street	Tax Parcel No.	W000-0032/018
302 East Cary Street	Tax Parcel No.	W000-0033/020
311 East Cary Street	Tax Parcel No.	W000-0032/001
315 East Cary Street	Tax Parcel No.	W000-0032/004
318 East Cary Street	Tax Parcel No.	W000-0033/014

§ 4. That, as shown on the map entitled “Monroe Ward Rezoning, Proposed Zoning Changes,” prepared by the Department of Planning and Development Review and dated April 4, 2019, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2019 records of the City Assessor, are excluded from the B-5 or B-5C Central Business District and shall no longer be subject to the provisions of sections 30-442.1 through 30-442.7 of the Code of the City of Richmond (2015), as amended, and that the same are included in the TOD-1 Transit-Oriented Nodal District and shall be subject to the provisions of sections 30-457.1 through 30-457.10 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

1 East Cary Street	Tax Parcel No.	W000-0080/001
119 South 1 st Street	Tax Parcel No.	W000-0060/023

§ 5. That, as shown on the map entitled “Monroe Ward Rezoning, Proposed Zoning Changes,”

prepared by the Department of Planning and Development Review and dated April 4, 2019, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2019 records of the City Assessor, are excluded from the B-3 General Business District and shall no longer be subject to the provisions of sections 30-438.1 through 30-438.5 of the Code of the City of Richmond (2015), as amended, and that the same are included in the RO-3 Residential-Office District and shall be subject to the provisions of sections 30-428.1 through 30-428.9 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

2 West Main Street Tax Parcel No. W000-0103/015

4 West Main Street Tax Parcel No. W000-0103/021

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

O & R Request

DATE: May 28, 2019 **EDITION:** 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)
(This is no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

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

RE: Request to amend the Official Zoning Map and text for the purposes of rezoning Monroe Ward in order to meet the recommendations of the adopted Pulse Corridor Plan. The rezoning is comprised of a package of five ordinances, which together will meet the objectives of the Plan.

ORD. OR RES. No.

PURPOSE:

To amend the official zoning map and text for the purpose of rezoning certain properties in Monroe Ward in order to meet the recommendations of the Pulse Corridor Plan and create a high-quality urban neighborhood.

The rezoning is comprised of five ordinances, which together will revise the City’s official zoning map and official zoning ordinance text for the purpose of rezoning certain properties in Monroe Ward, bounded by

Belvidere Street to the west, Broad Street to the north, the Downtown Expressway to the south and Ninth Street to the east, in order to increase density and accommodate growth and development while complimenting the historic character of the neighborhood.

Each Ordinance represents one of five elements to this process, a combination of which will reach the desired outcome:

1. Changing zoning classification of certain parcels from light industrial or auto-oriented designations to those more in keeping with the historic building patterns and intent of the Pulse Plan;
2. Adding Street-Oriented Commercial and Priority Streets in the area to the official zoning map;
3. Creating a Plan of Development Overlay District for the area to ensure development meets the six design elements of the Pulse Plan;
4. Amending the B-4 district to remove incompatible uses, add a three-story height minimum, and remove the option to break the inclined plane of 4:1 by 50% of the length of the building along the street; and
5. Amending the RO-3 district to remove incompatible uses and add form-based elements.

REASON: This item is being requested because a rezoning will fulfill the recommendations for the Arts District Station Area as a high priority station area recommended in the adopted Pulse Corridor Plan, an adopted amendment to the City of Richmond Master Plan, adopted by Richmond City Council on July 24, 2017.

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. These items will be scheduled for consideration by the Commission at its July 1, 2019, meeting; to be forwarded to City Council at its July 22, 2019 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: These amendments arise out of the recommendations of the adopted Pulse Corridor Plan, an analysis of the existing zoning ordinance and its application across the City, and an extensive public engagement process, both for the plan and for this area rezoning. There is significant building activity in the downtown which continues to move west into Monroe Ward and expansion of VCU's Monroe Park campus has stretched east of Belvidere into Monroe Ward. While Monroe Ward is home to an array of historic structures, there are also a significant number of surface parking lots, several of which take up entire blocks. This proactive rezoning process is in order to ensure that new development is in keeping with the principles of the Pulse Plan, creating a decidedly urban neighborhood in an area of great potential.

Master Plan

The area for this rezoning is part of the Arts District Station Area in the Pulse Corridor Plan, an adopted amendment to the City's Master Plan. The Pulse Plan Future Land Use map labels the area as "Downtown Mixed Use".

(Note: the Arts District Station Area also includes Jackson Ward, but the character of the neighborhoods and the current zoning already fit the Future Land Use recommendations.)

Rezoning Monroe Ward to districts that align with the future land use map is the first recommendation for this study area (p.84). The plan envisions a strong transit-oriented node at each station area along the corridor, and describes Monroe Ward’s future land use as high-intensity pedestrian- and transit-oriented development”, with tall signature buildings, active commercial ground floors, few driveways cutting through sidewalks, and little to no setbacks for commercial building, adding that new buildings will add to the already “incredibly dynamic and diverse building stock, creating a truly eclectic urban neighborhood” (p.84). The plan recommends that new zoning does not allow surface parking lots as a principal permitted use.

Existing and Proposed Zoning

Staff has completed an extremely thorough analysis and vetting of exactly the tools needed to accomplish the plan vision and spur development while complementing the historic urban character of the neighborhood. Staff has also responded to citizen comments and concerns.

As a result, there are five elements to this rezoning process:

1. Rezoning the area from either light industrial (M-1) or auto-oriented commercial (B-3), to transit-oriented development (TOD-1) or downtown mixed-use (B-4);
2. Adding Priority and Street-Oriented Commercial designations in the area to the official zoning map;
3. Creating a Plan of Development Overlay District for the area to ensure that new development meets the six design elements of the Pulse Corridor Plan;
4. Amending the B-4 district; and
5. Amending the RO-3 district to remove incompatible uses and add form-based elements.

Attached Summary Document

In order to convey the ideas and reasoning behind this rezoning process clearly and thoroughly, staff created a summary document complete with explanatory text, maps of existing and proposed zoning, exact zoning changes, and explanation of each recommendation. Please see attached summary for further details.

Public Engagement

As the Pulse Corridor Plan was developed over the course of 2015-2017, City Staff held numerous public forums, set up online surveys, attended standing civic association meetings, and tracked public feedback.

In July 2017, staff held two public open houses at the Main Library to discuss the Monroe Ward rezoning, and provided informational maps and comparisons of zoning districts. In addition, a letter was sent to each property owner of over 400 addresses which will be affected by the rezoning. Of the 400 property owners affected, PDR received only two letters expressing concern or opposition, and has subsequently engaged with both parties.

In November 2018, staff once again sent notices in postcard form to 444 individual property owners, and received one inquiry of concern regarding parking, and twelve letters or emails from Historic Richmond Foundation and members regarding height and protection of historic buildings. Staff also received one letter and one email of support regarding the rezoning, from an affordable housing advocate and a large developer/property-owner in the area.

Staff has considered these letters and weighed these concerns seriously, and continues to recommend the overall rezoning package, amended in response to citizen comments to retain RO-3 along Franklin Street with these changes.

FISCAL IMPACT / COST: The Department of Planning and Development Review anticipates that impact to the City's budget will be positive. Implementation of the Pulse Corridor Plan and programs established to implement the Plan will ultimately achieve the \$1 billion increase in new assessed value over the next twenty years as identified in the Plan.

FISCAL IMPLICATIONS: The Department Planning and Development Review does not anticipate any fiscal implications from this proposal.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: Positive revenue is expected from tax revenue due to increased development.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: June 24, 2019

CITY COUNCIL PUBLIC HEARING DATE: July 22, 2019

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, July 1, 2019

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
Planning and Development Review

RELATIONSHIP TO EXISTING ORD. OR RES.: ORD. 2017-127 (Pulse Corridor Plan)

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft Ordinance, Rezoning Summary document

STAFF: Anne W. Darby, AICP, Planner III, Zoning Specialist
Department of Planning and Development Review
646-5648