Legislation Details (With Text)

File #:	ORD. 2021-115	**Version:**	1	**Name:**	
Type:	Ordinance			**Status:**	Adopted
File created:	3/25/2021			**In control:**	City Council
On agenda:	6/14/2021			**Final action:**	6/14/2021
Title:	To conditionally rezone the properties known as 2 Manchester Road and 4 Manchester Road from the RF-1 Riverfront District to the B-4 Central Business District (Conditional), upon certain terms and conditions. (As Amended) (6th District)				
Sponsors:	Mayor Stoney (By Request)				
Indexes:					
Code sections:					
Attachments:	1. Ord. No. 2021-115 - Amended 20210607, 2. 20210607 Amendment of Ord. No. 2021-115, 3. Staff Report, 4. Old Proffer Statement, 5. Application Form & Applicant's Report, 6. Survey, 7. Map, 8. Manchester Alliance Letter of Support, 9. Staff Presentation, 10. Applicant Presentation				

Date	Ver.	Action By	Action	Result
6/14/2021	1	City Council	adopted	Pass
6/7/2021	1	City Council	amended and continued	
5/24/2021	1	City Council	continued	
5/17/2021	1	Planning Commission	recommended for approval	Pass
4/26/2021	1	City Council	introduced and referred	

To conditionally rezone the properties known as 2 Manchester Road and 4 Manchester Road from the RF-1 Riverfront District to the B-4 Central Business District (Conditional), upon certain terms and conditions. (6th District)

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled "ALTA/ACSM Land Title Survey on the Property of Southern States Cooperative, Inc., City of Richmond, Virginia," prepared by Hulcher & Associates, Inc., dated August 10, 2000, and last revised June 24, 2004, 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 2021 records of the City Assessor, are excluded from the RF-1 Riverfront District and shall no longer be subject to the provisions of sections 30-447.1 through 30-447.9 of the Code of the City of Richmond (2020), as amended, and that the same are included in the B-4 Central Business District (Conditional) 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 (2020), as amended:

2 Manchester Road	Tax Parcel No. S000-0101/006
4 Manchester Road	Tax Parcel No. S000-0101/005

§ 2. That the rezonings set forth in section 1 of this ordinance shall be conditioned upon the compliance by the owner or owners with all of the proffered conditions contained in the agreement entitled "Proffer Statement, Ordinance No. 2021- _____," and undated, a copy of which is attached to, incorporated into, and made a part of this ordinance. These conditions, having been proffered by the owner or owners and accepted by the City, shall continue in full force and effect until a subsequent amendment to the City's zoning ordinance changes the zoning of the parcels rezoned by this ordinance and specifically repeals such conditions.

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

O & R Request

DATE: March 29, 2021 **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: J.E. Lincoln Saunders, Acting Chief Administrative Officer

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

FROM: Kevin J. Vonck, Acting Director, Department of Planning and Development Review

RE: To conditionally rezone the properties known as 2 Manchester Road and 4 Manchester Road, from the RF-1 Riverfront District to the B-4 Central Business District (conditional), upon certain proffered conditions.

ORD. OR RES. No.

PURPOSE: To conditionally rezone the properties known as 2 Manchester Road and 4 Manchester Road, from the RF-1 Riverfront District to the B-4 Central Business District (conditional), upon certain proffered conditions.

REASON: The property owner has requested a conditional rezoning to the B-4 Central Business District with proffered conditions. This will enable development of the subject property at greater density and building height than the current RF-1 District allows.

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 May 17, 2021, meeting.

BACKGROUND: The proposed rezoning would cover two contiguous properties consisting of a combined 2.16 acres of land improved with the Southern States silos. The properties are located in the Old Town Manchester Neighborhood, at the intersection of Hull Street and Manchester Road.
The City's Richmond 300 Plan designates the site as Destination Mixed-Use which is described as "key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements."

The development style shall be "Higher density, transit-oriented development encouraged on vacant or underutilized sites. New development should be urban in form, may be of larger scale than existing context, and, where relevant, should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place. Many buildings are vertically mixed-use. Developments continue or introduce a gridded street pattern to increase connectivity. Ground floor uses engage with, and enliven, the street. Monolithic walls are discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged. Active commercial ground floor uses are required on street-oriented commercial frontages. Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. Driveway entrances are required to be of alleys whenever possible; new driveways are prohibited on priority and principal street frontages. Surface parking is prohibited as a principal use; when surface parking is provided as an accessory use, it should be located to the rear of buildings and screened. Parking requirements are reduced to allow more market-based parking strategies, including shared parking. Intensity: Buildings typically a minimum height of five stories." (p. 64)

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.
Secondary Uses: Institutional and government.

The properties are also located within the vicinity of the Manchester National/Regional Node.

The properties are currently located in the RF-1 Riverfront District. Properties to the north, east and west are also located in the RF-1 District. Properties to the south are in the M-2 Heavy Industrial District and B-4 District. A mix of vacant, industrial, commercial, and residential sites are present in the vicinity of the subject property.

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: April 26, 2021

CITY COUNCIL PUBLIC HEARING DATE: May 24, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, May 17, 2021

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

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Application Form, Applicant's Report, Draft Ordinance, Proffer Statement, Survey, Map

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

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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