



## Legislation Details (With Text)

<b>File #:</b>	ORD. 2021-266	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Ordinance	<b>Status:</b>		Adopted	
<b>File created:</b>	8/12/2021	<b>In control:</b>		City Council	
<b>On agenda:</b>	10/11/2021	<b>Final action:</b>		10/11/2021	
<b>Title:</b>	To amend the official zoning map for the purpose of rezoning the property known as 2400 Hermitage Road from the B-7 Mixed-Use Business District to the TOD-1 Transit-Oriented Nodal District in order to implement the adopted Richmond 300 Master Plan. (2nd District)				
<b>Sponsors:</b>	Mayor Stoney (By Request)				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Ord. No. 2021-266, 2. Staff Report, 3. Resolution - 2400 Hermitage, 4. Applicant's Letter				

Date	Ver.	Action By	Action	Result
10/11/2021	1	City Council	adopted	Pass
10/4/2021	1	Planning Commission	recommended for approval	
9/13/2021	1	City Council	introduced and referred	

To amend the official zoning map for the purpose of rezoning the property known as 2400 Hermitage Road from the B-7 Mixed-Use Business District to the TOD-1 Transit-Oriented Nodal District in order to implement the adopted Richmond 300 Master Plan. (2<sup>nd</sup> District)

### THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the plat entitled "2300 Hermitage Road, Additional Property Acquisition," prepared by Timmons Group, and dated February 16, 2021, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 2400 Hermitage Road, with Tax Parcel No. N000-1292/004 as shown in the 2021 records of the City Assessor, is excluded from the B-7 Mixed-Use Business District and shall no longer be subject to the provisions of sections 30-446.1 through 30-446.8 of the Code of the City of Richmond (2020), as amended, and that the same is 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 (2020), as amended.

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

**O & R Request**

**DATE:** August 12, 2021

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (By Request)  
(This in 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 amend the official zoning map for the purpose of rezoning the property known as 2400 Hermitage Road, in order to implement the adopted Richmond 300 Master Plan.

**ORD. OR RES. No.**

**PURPOSE:** To amend the official zoning map for the purpose of rezoning the property known as 2400 Hermitage Road, in order to implement the adopted Richmond 300 Master Plan.

**REASON:** The proposed ordinance would amend the official zoning map for the purpose of rezoning the property known as 2400 Hermitage Road from the B-7 Mixed-Use Business District to the TOD-1 Transit-Oriented Nodal District. This would allow a portion of this currently city-owned property to be incorporated into a proposed mixed-use development intended for 2300 Hermitage Road, which is located directly to the south of the subject property and already within a TOD-1 District. A separate ordinance would enable acquisition of the portion of 2400 Hermitage Road by the developer.

**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 4, 2021 meeting.

**BACKGROUND:** The subject property consists of a 216,057 sq. ft., or 4.96 acre, improved parcel of land located between located on Hermitage Road across from its intersection with Overbrook Rd, in the Diamond neighborhood. The property is currently owned by the City of Richmond and contains the Richmond Ambulance Authority facility.

The City's Richmond 300 Plan designates a future land use category for the property as Destination Mixed-Use which is defined 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 is 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. 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.

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

Secondary Uses: Institutional and government. (p. 64)

The property is within the Greater Scott's Addition Priority Growth Node. These areas are "where the City is encouraging the most significant growth in population and development over the next 20 years." (ibid, 24) The property is also considered a Great Street within the Plan's Major Mixed Use Street typology.

Properties to the north and east are currently zoned B-7 while properties to the South and west are zoned TOD-1. A mix of commercial, municipal, and industrial land uses are present in the vicinity of the 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:** None

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** September 13, 2021

**CITY COUNCIL PUBLIC HEARING DATE:** October 11, 2021

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission October 4, 2021

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

**RELATIONSHIP TO EXISTING ORD. OR RES.:** CPCR.2021.123

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Resolution, Ordinance Draft, Map

**STAFF:** Matthew Ebinger, Principal Planner, Land Use Administration (Room 511) 646-6308

**Key Issues:**

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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