Legislation Details (With Text)

File #:	ORD. 2023-061	**Version:**	1	**Name:**	
Type:	Ordinance			**Status:**	Adopted
File created:	11/7/2022			**In control:**	City Council
On agenda:	3/27/2023			**Final action:**	3/27/2023
Title:	To rezone the property known as 2104 Sale Street from the R-6 Single-Family Attached Residential District and the R-53 Multifamily Residential District to the R-63 Multifamily Urban Residential District and the property known as 2108 Sale Street from the R-6 Single-Family Attached Residential District to the R-63 Multifamily Urban Residential District. (6th District)				
Sponsors:	Mayor Stoney (By Request)				
Indexes:					
Code sections:					
Attachments:	1. Ord. No. 2023-061, 2. Staff Report, 3. Application & Applicant's Report.pdf, 4. Survey, 5. Map				

Date	Ver.	Action By	Action	Result
3/27/2023	1	City Council	adopted	Pass
3/20/2023	1	Planning Commission	recommended for approval	
2/27/2023	1	City Council	introduced and referred	

To rezone the property known as 2104 Sale Street from the R-6 Single-Family Attached Residential District and the R-53 Multifamily Residential District to the R-63 Multifamily Urban Residential District and the property known as 2108 Sale Street from the R-6 Single-Family Attached Residential District to the R-63 Multifamily Urban Residential District. (6th District)

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled "Survey of Lots 1 Thru 8 Block 3, Burwell's Addition, Richmond, Virginia," prepared by A. G. Harocopos & Associates, P.C., and dated March 29, 2021, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 2104 Sale Street, with Tax Parcel No. E000-0665/045 as shown in the 2023 records of the City Assessor, is excluded from the R-6 Single-Family Attached Residential District and shall no longer be subject to the provisions of sections 30-412.1 through 30-412.8 of the Code of the City of Richmond (2020), as amended, and is excluded from the R-53 Multifamily Residential District and shall no longer be subject to the provisions of sections 30-418.1 through 30-418.8 of the Code of the City of Richmond (2020), as amended and that the same is included in the

R-63 Multifamily Urban Residential District and shall be subject to the provisions of sections 30-419.1 through 30-419.11 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended.

§ 2. That, as shown on the survey entitled "Survey of Lots 1 Thru 8 Block 3, Burwell's Addition, Richmond, Virginia," prepared by A. G. Harocopos & Associates, P.C., and dated March 29, 2021, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 2108 Sale Street, with Tax Parcel No. E000-0665/046 as shown in the 2023 records of the City Assessor, is excluded from the R-6 Single-Family Attached Residential District and shall no longer be subject to the provisions of sections 30-412.1 through 30-412.8 of the Code of the City of Richmond (2020), as amended, and that the same is included in the R-63 Multifamily Urban Residential District and shall be subject to the provisions of sections 30-419.1 through 30-419.11 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended.

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

O & R Request

DATE: January 30, 2023 **EDITION:** 1

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, Chief Administrative Officer

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

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

RE: To rezone the properties known as 2104 Sale Street and 2108 Sale Street from the R-53 Multifamily Residential and R-6 Single-Family Attached Residential Districts to the R-63 Multifamily Urban Residential District.

ORD. OR RES. No.

PURPOSE: To rezone the properties known as 2104 Sale Street and 2108 Sale Street from the R-53 Multifamily Residential and R-6 Single-Family Attached Residential Districts to the R-63 Multifamily Urban Residential District.

REASON: The applicant is requesting to rezone two adjacent properties; 2104 Sale Street, which is currently zoned both R-6 Single-Family and R-53 Multifamily Residential, and 2108 Sale Street, which is currently zoned R-53. The application proposes both properties to be rezoned to the R-63 Multifamily Urban Residential District, which requires a rezoning application.

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.

BACKGROUND: The properties together consist of approximately 19,403 SF, or .44 acres, of land. The properties are located in the Mosby Neighborhood at the intersection of Sale and Coalter Streets.

The City's Richmond 300 Master Plan designates these parcels as Neighborhood Mixed Use. Such areas are intended to include "Existing or new highly walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses."

Primary Uses: Single family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3 10 units), and open space.
Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)

Currently, properties to the east are zoned R-6 Single-Family Attached Residential, and properties to the west are zoned R-53 Multifamily Residential.

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: $1,500 Application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: February 27, 2023

CITY COUNCIL PUBLIC HEARING DATE: March 27, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission

March 20, 2023

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: Draft Ordinance, Application Form, Applicant's Report, Survey

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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