



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Legislation Text

File #: ORD. 2016-014, **Version:** 1

To authorize the special use of the property known as 1400 North Boulevard for the purpose of a mixed-use development, upon certain terms and conditions.

O & R Request

DATE: November 17, 2015

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor

THROUGH: Selena Cuffee Glenn, Chief Administrative Officer

THROUGH: Peter L. Downey, Jr., Interim Deputy Chief Administrative Officer for Economic Development and Planning

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

RE: To authorize the special use of the property known as 1400 North Boulevard for the purpose of a mixed-use development, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 1400 North Boulevard for the purpose of a mixed-use development, upon certain terms and conditions.

REASON: The subject property is zoned within the M-1 Light Industrial District, a zoning district that does not allow residential use. The special use permit is therefore required.

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 January 4, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a 0.418 acre (18,208 SF) parcel of improved land. The property is located at the intersection of North Boulevard, Norfolk Street, and Altamont Avenue, in the Scott's Addition neighborhood of the Near West planning district.

The Land Use Plan of the City of Richmond's Master Plan designates the subject property for General

Commercial land use. Primary uses in this category include a broad range of office, retail, general commercial, wholesale and service uses, typically located along major transportation corridors and serving large portions of the City, the region or the traveling public. Land uses in this category are typically of larger scale and intensity than Community Commercial uses, and may not always be highly compatible with residential areas. The typical zoning classification that may accommodate this land use category is B-3 (p. 135).

Specifically for the Boulevard Corridor, the Master Plan states, “The Boulevard from I-95 to Broad Street is identified on the Land Use Plan map for general commercial and institutional uses (for the Diamond and Sports Backers stadiums) with industrial uses around the rail line. The commercial designation is meant to serve highway traffic as well as visitors to the Diamond and Sports Backers stadiums. In addition, the commercial designation is meant to support linkages to the Museum and tourist activities on the Boulevard, Hermitage Road and Broad Street. Streetscape, design and traffic circulation improvements should be implemented to help revitalize and improve the appearance of the corridor providing an attractive gateway to the City, and enhanced pedestrian environment” (p. 240).

The subject property is located in the M-1 district that encompasses much of the Scott’s Addition neighborhood.

The current land use in the immediate vicinity surrounding the subject property is a mix of industrial, commercial, office, and mixed-use land uses.

FISCAL IMPACT / COST: The Department 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: \$2,400.00

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: December 14, 2015

CITY COUNCIL PUBLIC HEARING DATE: January 11, 2016

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None.

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, January 4, 2016.

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

STAFF: Matthew J. Ebinger, AICP, Senior Planner
Land Use Administration (Room 511)
646-6308

O&R No. 15-40

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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