



City of Richmond

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

Legislation Text

File #: ORD. 2016-212, **Version:** 1

To conditionally rezone the property known as 800 Jefferson Davis Highway from the M-1 Light Industrial District to the B-6C Mixed-Use Business District.

O & R Request

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor (by request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Selena Cuffee Glenn, Chief Administrative Officer

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

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

RE: Conditional rezoning of 800 Jefferson Davis Highway from the M-1 Light Industrial District to the B-6C Mixed Use Business District.

ORD. OR RES. No.

PURPOSE: To conditionally rezone the property known as 800 Jefferson Davis Highway from the M-1 Light Industrial District to the B-6C Mixed Use Business District Conditional, upon certain proffered conditions.

REASON: The applicant has requested a conditional rezoning to the B-6C Mixed Use District in order to accommodate mixed-use development that includes residential uses currently not permitted in the existing M-1 Light Industrial District.

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 September 6, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of an 11.07 acre (482,297 SF) parcel of land and improved with 4 large, interconnected brick buildings, 2 rows of one-story metal warehouses, a free standing brick warehouse and several accessory vacant industrial buildings constructed, per tax assessment records, circa 1930 to 1937. The property is located roughly between Maury and Kern Street along Jefferson Davis.

The applicant proposes to develop the properties in a manner consistent with the B-6 Mixed-Use Urban Business District regulations. The applicant is proposing primarily residential use of the property. The B-6

zoning district was designed to promote the development of mixed land use and promote enhancement of the character of development. The B-6 Mixed-Use Business District encourages an urban style of mixed-use development by requiring minimum heights, maximum setbacks and the orientation of parking to the side or the rear of buildings.

The existing zoning designation of the property as M-1 Light Industrial permits commercial and office uses, however residential uses are not permitted. In addition, the M-1 district permits a variety of uses, including car dealerships, drive-thru restaurants, and the manufacture of metal, wood, and food products. The proposed B-6 Mixed-Use Business District permits commercial, office, and residential uses, while restricting uses such as drive-thrus, the manufacturing of products, and the outdoor storage of products.

The existing M-1 zoning requires parking to be provided as outlined in the Zoning Ordinance, which is typically one space for every 300 square feet of floor area for retail and personal service uses. Restaurants require one space for every 100 square feet of floor area in the M-1 district. The B-6 district requires one parking space for every dwelling unit and a maximum of one space per 300 square feet of floor area for commercial uses. The B-6 district also permits shared parking and provides a 50% reduction in the parking requirement for uses located in existing buildings. The proposed residential development would be eligible for the 50% reduction in the parking requirement, as it will be located in existing renovated warehouse buildings.

In addition to the B-6 district regulations, the applicant has proffered a site plan to which any redevelopment of the property would have to adhere. The site plan shows the primary access to the site from Kern Street to the south and across property owned by the Department of Public Utilities to the north of the subject property.

The subject property falls within the Mixed Used future land use designation of the Old South Planning district, as established by the 2000-2020 City of Richmond Master Plan. Such areas are “characterized by a combinations of office, retail, personal service, general commercial and service uses and, in some cases, multi-family residential and dwelling units above ground floor commercial. Generally, such areas consist of a mix of several types of uses, designed and arranged to be compatible with one another. Each type of use could function independently, but all benefit from proximity to one another.” (Page 134).

The subject property is currently zoned M-1 Light Industrial and is located along the Jefferson Davis Corridor. Properties to the east of the subject property are zoned B-3 General Business. Properties to the north, south, and west are in the same M-1 district as the subject property. Property zoned in the B-6C - Mixed-Used Business (Conditional) District are also located just a little further down the Jefferson Davis Corridor to the south of the subject property. A mix of multi-family residential, office, commercial, industrial, institutional, public-open space, and mixed-use land uses are present in the vicinity.

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: \$2,600.00

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: August 15, 2016

CITY COUNCIL PUBLIC HEARING DATE: September 12, 2016

REQUESTED AGENDA: Consent.

RECOMMENDED COUNCIL COMMITTEE: None.

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, September 6, 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 and Survey

STAFF: Leigh V. Kelley, Senior Planner
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