



Legislation Text

File #: ORD. 2018-113, **Version:** 1

To rezone the property known as 1 East Cary Street from the B-3 General Business District to the B-5 Central Business District.

O & R Request

DATE: February 27, 2018

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: Selena Cuffee-Glenn, Chief Administrative Officer

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

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

RE: To rezone the property known as 1 East Cary Street from the B-3 General Business District to the B-5 Central Business District.

ORD. OR RES. No.

PURPOSE: To rezone the property known as 1 East Cary Street from the B-3 General Business District to the B-5 Central Business District.

REASON: The applicant has requested a rezoning of the property to facilitate its redevelopment. Rezoning the property to the B-5 Central Business District would be in keeping with the study being undertaken by the Department of Planning and Development Review to rezone the Monroe Ward area.

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 April 16, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The property consists of a 9,838 sq. ft, .23 acre parcel, of land currently improved and located in the Downtown Planning District of the Monroe Ward neighborhood.

The City of Richmond's Pulse Corridor Plan designates a future land use for this property as Downtown Mixed-Use, which features high-density development with office buildings, apartments, and a mix of complementary uses, including regional destinations (p. 30).

Specifically for Monroe Ward, the plan states, "The future land use for Monroe Ward builds on the incredibly dynamic and diverse existing building stock, creating a truly eclectic urban neighborhood" (p. 84).

The property is within the Arts District Station Area of the Pulse Corridor Plan. The vision for this Station Area is as follows: Historic buildings are preserved and complemented by denser development on vacant lots that generates more activity through a greater concentration of residents, shoppers, workers, and tourists who are attracted to the residential options, retail and restaurant destinations, jobs, and cultural attractions, including galleries, parks, museums, theaters, and other such destinations throughout Jackson Ward, Monroe Ward, and along W. Broad Street (p. 84).

The subject property, and properties to the north, east, and west are located in the B-3 General Business District. Properties to the south are located in the M-1 Light Industrial District. A mix of office, commercial, mixed-use, industrial, vacant, and residential land uses are present in the vicinity.

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: March 26, 2018

CITY COUNCIL PUBLIC HEARING DATE: April 23, 2018

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, April 16, 2018

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

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

PDR O&R 18-14

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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