



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
[www.rva.gov](http://www.rva.gov)

## Legislation Text

---

**File #:** ORD. 2018-136, **Version:** 1

---

To conditionally rezone the properties known as 701, 705, and a portion of 715 West 19<sup>th</sup> Street from the R-53 Multifamily Residential District to the RF-2C Riverfront District (Conditional); a portion of the property known as 715 West 19<sup>th</sup> Street, a portion of the property known as 1701 Stonewall Avenue, and 700 Cowardin Avenue from the B-3 General Business District to the RF-2C Riverfront District (Conditional); and a portion of the property known as 1701 Stonewall Avenue from the M-1 Light Industrial District to the RF-2C Riverfront District (Conditional), upon certain proffered conditions.

### O & R Request

**DATE:** March 27, 2018

**EDITION:** 1

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

**THROUGH:** Levar M. Stoney, Mayor (Patron: 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, Deputy Chief Administrative Officer for Economic Development and Planning

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

**RE:** To rezone the properties known as 701, 705 and a portion of 715 West 19<sup>th</sup> Street from the R-53 Multifamily Residential District to the RF-2C Riverfront District (Conditional); to rezone a portion of 715 West 19<sup>th</sup> Street, a portion of 1701 Stonewall Avenue and 700 Cowardin Avenue from the B-3 General Business District to the RF-2C Riverfront District (Conditional); and to rezone a portion of 1701 Stonewall from the M-1 Light Industrial District to the RF-2C Riverfront District (Conditional).

**ORD. OR RES. No.**

**PURPOSE:** To rezone the properties known as 701, 705 and a portion of 715 West 19<sup>th</sup> Street from the R-53 Multifamily Residential District to the RF-2C Riverfront District (Conditional); to rezone a portion of 715 West 19<sup>th</sup> Street, a portion of 1701 Stonewall Avenue and 700 Cowardin Avenue from the B-3 General Business District to the RF-2C Riverfront District (Conditional); and to rezone a portion of 1701 Stonewall from the M-1 Light Industrial District to the RF-2C Riverfront District (Conditional).

**REASON:** The applicant is requesting to rezone five properties to the nearby RF-2 Riverfront District in order

to develop the property with uses under the urban mixed-use, form-based regulations found in the RF-2 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 May 21, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The proposed rezoning is for five properties that make up the block bound by Riverside Drive, Cowardin Avenue, Stonewall Avenue and West 19th Street, at the southern terminus of the Belvidere Street Bridge in the Springhill area. The five properties together are comprised of 2.276 acres and are currently unimproved. A significant portion of the parcel area resides within a Chesapeake Bay Resource Management Area where steps should be taken to reduce the total volume of storm-water from entering the James River and/or entering the City's combined sewer network.

The property is currently located in M-1 Light Industrial, B-3 General Business and R-53 Multi-Family Residential zoning districts. The M-1 district permits a wide variety of commercial, industrial and service uses. The B-3 district permits highway commercial, office, retail and multi-family residential uses. The R-53 district permits garden style multi-family residential uses. The property is also subject to a special use permit, authorized in 2008 by ordinance 2008-108-130. This ordinance allowed the development of the property with a 200-unit multi-family building, parking deck and commercial uses.

The applicant intends to construct new residential dwellings on the property pursuant to the RF-2 Riverfront zoning district regulations. The intent of the district is to provide for medium scale planned mixed-use development on relatively large sites in close proximity to the riverfront in a manner that will protect prominent views of the James River and will encourage public and private use of and access to the riverfront. The district is intended to facilitate the economic development benefits that will accrue through enhanced commercial and residential development and increased tourism generated by riverfront redevelopment. Finally, the district regulations are intended to promote a concentration of uses that result in a high degree of pedestrian attraction and activity along the riverfront, while protecting the area at the shore of the river from building development.

In addition to the normal zoning requirements, any development of the site with ten or more dwelling units will require a plan of development be approved by the Director of Planning and Development Review.

The applicant has agreed to various the proffered conditions, as shown in the attached proffer statement.

The City of Richmond's Master Plan designates a future land use category for the subject properties as a combination of Multi-Family (medium density) and Single-Family (medium density).

Primary uses for the Multi-Family (medium density) designation are multi-family dwellings at densities up to 20 units per acre, and include day nurseries, adult day care and residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses.

Primary uses for the Single-Family (medium density) designation are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre, and include residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. (p. 133).

Surrounding properties are located within the R-53, M-1, and B-3, as well as R-73 Multi-Family Residential, R-

6 Single-Family Attached Residential, B-7 Mixed-Use Business, and RF-2 Riverfront Districts. A mix of single-family residential, multi-family residential, vacant, and public-open space land uses are present in the vicinity of the subject 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:** None.

**REVENUE TO CITY:** \$1,800 application fee.

**DESIRED EFFECTIVE DATE:** Upon Adoption.

**REQUESTED INTRODUCTION DATE:** April 23, 2018

**CITY COUNCIL PUBLIC HEARING DATE:** May 29, 2018

**REQUESTED AGENDA:** Consent.

**RECOMMENDED COUNCIL COMMITTEE:** None.

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, May 21, 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, Planner II  
Land Use Administration (Room 511) 646-5734

*PDR O&R 18-19*

**Key Issues:**

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

Continue to: