



# City of Richmond

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

## Legislation Text

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**File #:** ORD. 2018-245, **Version:** 1

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To authorize the special use of the properties known as 2009 Brook Road, 2011 Northumberland Avenue, and a portion of Northumberland Avenue for the purpose of multifamily dwellings containing up to 224 dwelling units, upon certain terms and conditions. (As Amended)

### O & R Request

**DATE:** June 26, 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 authorize the special use of the properties known as 2009 Brook Road, 2011 Northumberland Avenue, and a portion Northumberland Avenue for the purpose of a multi-family development containing up to 224 dwelling units, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of the properties known as 2009 Brook Road, 2011 Northumberland Avenue, and a portion Northumberland Avenue for the purpose of a multi-family development containing up to 224 dwelling units, upon certain terms and conditions.

**REASON:** The applicant has proposed a multi-family development containing up to 224 dwelling units. This use is not permitted by the underlying zoning of the property. A 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 September 4, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The proposed development is located in the Virginia Union neighborhood in the City's North Planning District. The subject properties, combined, are approximately 195,587 SF, 4.5 acres of land. 2009 Brook Road is currently improved with three (3) buildings. The existing buildings are 3,116 SF, 22,578 SF, and 5,841 SF, constructed in 1967, 1945, and 1960 respectively. This application includes a 60 foot stretch

of City-owned right-of-way Northumberland Avenue) which is to be conveyed, with conditions, by the City to the applicant for the purpose of including the parcel within the overall design of the multi-family development. The density of the property if redeveloped as proposed would be approximately 50 units per acre.

The City of Richmond's current Master Plan designates a future land use category for the subject property as Multi-family Medium Density (MF-MD). Primary uses are multi-family dwellings at densities up to 20 units per acre. Includes 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. Typical zoning classifications that may accommodate this land use category: R-43 and R-48. (City of Richmond, Master Plan) The VUU/Chamberlayne Neighborhood Plan also recommends multi-family land use for the subject property.

The property known as 2009 Brook Road is zoned M-1 Light Industrial. The property known as 2011 Northumberland Avenue is zoned R-5 Single-Family Residential. Properties to the north are also zoned M-1 and R-5, properties to the West are zoned I Institutional, properties to the south and east are zoned M-1.

A mix of multi-family and single-family residential, commercial, office, industrial, vacant, and institutional (Virginia Union University) 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:** \$2,400 application fee.

**DESIRED EFFECTIVE DATE:** Upon Adoption.

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

**CITY COUNCIL PUBLIC HEARING DATE:** September 10, 2018

**REQUESTED AGENDA:** Consent.

**RECOMMENDED COUNCIL COMMITTEE:** None.

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, September 4, 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, Plans, Survey, Map

**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

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