



City of Richmond

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

Legislation Text

File #: ORD. 2019-161, **Version:** 1

To rezone the property known as 1039 West Grace Street from the R-73 Multifamily Residential District to the B-5 Central Business District.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the plat entitled “Plat of No. 1039 West Grace Street and No. 511 North Ryland Street, Richmond, VA.,” prepared by George M. Stephens, Jr., Certified Land Surveyor, Ltd., and dated January 20, 1986, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 1039 West Grace Street, with Tax Parcel No. W000-0470/001 as shown in the 2019 records of the City Assessor, is excluded from the R-73 Multifamily Residential District and shall no longer be subject to the provisions of sections 30-420.1 through 30-420.8 of the Code of the City of Richmond (2015), as amended, and that the same is included in the B-5 Central Business District and shall be subject to the provisions of sections 30-442.1 through 30-442.7 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended.

§ 2. This ordinance shall be in force and effect upon adoption.

O & R Request

DATE: May 14, 2019

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable 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: Sharon L. Ebert, 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 1039 West Grace Street from the R-73 Multi-Family Residential District to the B-5 Central Business District.

ORD. OR RES. No.

PURPOSE: To rezone the property known as 1039 West Grace Street from the R-73 Multi-Family Residential District to the B-5 Central Business District.

REASON: The applicant is requesting to rezone the .053 acre parcel from the R-73 Multi-Family Residential District to the B-5 Central Business District to bring the existing use of the property into conformance with the zoning ordinance and to enable a variety of uses to take place on the property in the future.

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 July 1, 2019, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a .053 acre parcel located in The Fan neighborhood of the Near West Planning District. The 4,424 square-foot structure located on the property has housed a variety of neighborhood commercial uses, most recently a laundromat. The property is located at the southeast corner of West Grace and Ryland Streets.

The existing R-73 zoning limits the potential for finding conforming uses for the building. By rezoning the property to the B-5 Central Business District, the property can be marketed to retail, service or restaurant uses. The property is also located within the city's Enterprise Zone III and the B-5 zoning will allow a greater ability to utilize the resources provided under the Enterprise Zone program.

The Master Plan calls for community commercial uses for the property. Primary uses include office, retail, personal service and other commercial and service uses, intended to provide the shopping and service needs of residents of a number of nearby neighborhoods or a section of the City.

The property is surrounded by a mix of higher-density residential, office, commercial, and institutional land uses that will be compatible with the new zoning designation.

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: \$1,800 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: June 10, 2019

CITY COUNCIL PUBLIC HEARING DATE: July 22, 2019

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, July 1, 2019

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: David Watson, Senior Planner
Land Use Administration, 804-646-1036

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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