



Legislation Text

File #: ORD. 2019-209, **Version:** 2

To conditionally rezone the property known as 201 Orleans Street from the M-1 Light Industrial District to the B-5 Central Business District (Conditional), upon certain proffered conditions.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “ALTA/NSPS Land Title Survey Showing 5.679 Acres Lying Along Orleans Street, City of Richmond, Virginia,” prepared by Timmons Group, dated January 4, 2019, and revised February 4, 2019 a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 201 Orleans Street, with Tax Parcel No. E000-1145/001 as shown in the 2019 records of the City Assessor, is excluded from the M-1 Light Industrial District and shall no longer be subject to the provisions of sections 30-452.1 through 30-452.4 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. That the rezoning set forth in section 1 of this ordinance shall be conditioned upon the compliance by the owner or owners with all of the proffered conditions contained in the agreement entitled “ZAC, LLC, Fulton Yard (Property B-1), Proffered Conditions,” dated February 20, 2019, and last revised July 31, 2019, a copy of which is attached to, incorporated into, and made a part of this ordinance. These conditions, having been proffered by the owner or owners and accepted by the City, shall continue in full force and effect until a subsequent amendment to the City’s zoning ordinance changes the zoning of the parcel rezoned by this ordinance and specifically repeals such conditions.

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

O & R Request

DATE: June 21, 2019

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)
(This is 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 201 Orleans Street from the M-1 Light Industrial District to the B-5 Central Business District (Conditional).

ORD. OR RES. No.

PURPOSE: To rezone the property known as 201 Orleans Street from the M-1 Light Industrial District to the B-5 Central Business District (Conditional).

REASON: The applicant is requesting to rezone the 2.6 acre parcel from the M-1 Light Industrial District to the B-5 Central Business District (Conditional) in order to allow the redevelopment of the property as a mixed-use development containing approximately 216 residential units and commercial space.

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 3, 2019, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists a 2.6 acre parcel of vacant land located in the Greater Fulton Neighborhood and the Riverfront Station areas of the Pulse Corridor Plan. Additional property associated with this development is located in Henrico County.

The City of Richmond's Pulse Corridor Plan designates the subject property for Industrial Mixed-Uses. Industrial Mixed-use areas are traditionally industrial areas that are transitioning to mixed-use due to their proximity to growing neighborhoods, but still retain industrial uses. Non-industrial use buildings should have street-oriented facades with windows and door openings along street frontages. New light industrial uses are compatible with residential and office uses. New driveway entrances prohibited on principal streets and minimal driveway entrances allowed on secondary streets. Vehicular access to parcels should use alleys where possible. Parking lots and parking areas should be located to the rear of street-facing buildings. Streetscape accommodates truck access but allows for multi-modal uses. The B-5 Central Business District can be consistent with this designation and accommodate an appropriate mix of uses for the area.

The Applicant proposes to rezone the property from M-1 Light Industrial District to B-5 Central Business District to allow a mix of commercial uses and approximately 216 multi-family dwelling units. Approximately 6,200 SF of commercial/retail space is proposed to allow uses such as a restaurant, coffee shop, or specialty

grocery store. An eleven-foot wide sidewalk together with a seven-foot extension for trees, benches, and bike racks are planned along Orleans Street. New on-street parking is proposed for Orleans Street and 37th Street. The development of this property is intended as one component of the complete complex including the property located within Henrico County.

The properties located to the north, across Orleans Street, contain the Manchester Industries manufacturing plant and the Strategic Telecom Supply and Solutions distribution center on properties zoned M-2 Heavy Industrial. To the east, across South 37th Street is a vacant parcel owned by the Richmond Redevelopment and Housing Authority. To the west, across the rail line and East Main Street are parking lots on property zoned M-2 Heavy Industrial. The vacant property to the south is located in Henrico County.

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: \$1,700 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: July 22, 2019

CITY COUNCIL PUBLIC HEARING DATE: September 9, 2019

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission September 3, 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: Draft Ordinance, Application Form & Applicant's Report, Proffers, Exhibit 1.1, Exhibit 2, 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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