File #: ORD. 2019-257, **Version:** 1

To rezone the properties known as 13, 17, 19, 21, and a portion of 9 West 20th Street; 16, 18, 20, and 22 West 19th Street; 1900, 1906, 1920, and 1922 Bainbridge Street; and a portion of 2005 Hull Street from the M-1 Light Industrial District to the B-7 Mixed-Use Business District; the property known as 12 West 19th Street and a portion of 9 West 20th Street from the M-1 Light Industrial District to the TOD-1 Transit-Oriented Nodal District; and the properties known as 1901, 1917, and a portion of 2005 Hull Street from the B-3 General Business District to the TOD-1 Transit-Oriented Nodal District.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the plat entitled "Proposed Re zoning Map of #1901, #1917 and #2005 Hull Street, #12, #16, #18, #20 and #22 W. 19th Street, #1900, #1906, #1920 and #1922 Bainbridge Street, #9, #13, #17, #19 and #21 W. 20th Street, Richmond, Virginia," prepared by A. G. Harocopos & Associates, P.C., and dated February 20, 2019, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2019 records of the City Assessor, are 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 are included in the B-7 Mixed-Use Business District and shall be subject to the provisions of sections 30-446.1 through 30-446.8 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

13 West 20th Street	Tax Parcel No. S000-0295/033
17 West 20th Street	Tax Parcel No. S000-0295/035
19 West 20th Street	Tax Parcel No. S000-0295/036
A portion of 9 West 20th Street	Tax Parcel No. S000-0295/031
21 West 20th Street	Tax Parcel No. S000-0295/037
16 West 19th Street	Tax Parcel No. S000-0295/016
18 West 19th Street	Tax Parcel No. S000-0295/015
20 West 19th Street	Tax Parcel No. S000-0295/014
22 West 19th Street	Tax Parcel No. S000-0295/013
1900 Bainbridge Street	Tax Parcel No. S000-0295/012
1906 Bainbridge Street	Tax Parcel No. S000-0295/009

1920 Bainbridge Street	Tax Parcel No. S000-0295/003
1922 Bainbridge Street	Tax Parcel No. S000-0295/001
A portion of 2005 Hull Street	Tax Parcel No. S000-0355/007

§ 2. That, as shown on the plat entitled "Proposed Re zoning Map of #1901, #1917 and #2005 Hull Street, #12, #16, #18, #20 and #22 W. 19th Street, #1900, #1906, #1920 and #1922 Bainbridge Street, #9, #13, #17, #19 and #21 W. 20th Street, Richmond, Virginia," prepared by A. G. Harocopos & Associates, P.C., and dated February 20, 2019, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2019 records of the City Assessor, are 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 are included in the TOD-1 Transit-Oriented Nodal District and shall be subject to the provisions of sections 30-457.1 through 30-457.10 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

12 West 19th Street	Tax Parcel No. S000-0295/018
A portion of 9 West 20th Street	Tax Parcel No. S000-0295/031

§ 3. That, as shown on the plat entitled "Proposed Re zoning Map of #1901, #1917 and #2005 Hull Street, #12, #16, #18, #20 and #22 W. 19th Street, #1900, #1906, #1920 and #1922 Bainbridge Street, #9, #13, #17, #19 and #21 W. 20th Street, Richmond, Virginia," prepared by A. G. Harocopos & Associates, P.C., and dated February 20, 2019, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2019 records of the City Assessor, are excluded from the B-3 General Business District and shall no longer be subject to the provisions of sections 30-438.1 through 30-438.5 of the Code of the City of Richmond (2015), as amended, and that the same are included in the TOD-1 Transit-Oriented Nodal District and shall be subject to the provisions of sections 30-457.1 through 30-457.10 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond

(2015), as amended:

1901 Hull Street	Tax Parcel No. S000-0295/019
1917 Hull Street	Tax Parcel No. S000-0295/020
A portion of 2005 Hull Street	Tax Parcel No. S000-0355/007

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

O & R Request

DATE: August 12, 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 properties known as 13, 17, 19, 21 and a portion of 9 W. 20th Street; 12, 16, 18, 20, 22 W. 19th Street; 1900, 1906, 1920, 1922 Bainbridge Street; a portion of 2005 Hull Street, from the M-1 Light Industrial District to the B-7 Mixed-Use Business District; A portion of 9 W. 20th Street, from the M-1 Light Industrial District to the TOD-1 Transit-Oriented Nodal District; as well as 1901, 1917, and a portion of 2005 Hull Street from the B-3 General Business District to the TOD-1 Transit-Oriented Nodal District.

ORD. OR RES. No.

PURPOSE: To rezone properties known as 13, 17, 19, 21 and a portion of 9 W. 20th Street; 12, 16, 18, 20, 22 W. 19th Street; 1900, 1906, 1920, 1922 Bainbridge Street; a portion of 2005 Hull Street, from the M-1 Light Industrial District to the B-7 Mixed-Use Business District; A portion of 9 W. 20th Street, from the M-1 Light Industrial District to the TOD-1 Transit-Oriented Nodal District; as well as 1901, 1917, and a portion of 2005 Hull Street from the B-3 General Business District to the TOD-1 Transit-Oriented Nodal District.

REASON: The applicant is requesting to rezone 17 parcels totaling 4.4595 acres from the M-1 Light Industrial and B-3 General Business Districts to the B-7 Mixed-Use Business and the TOD-1 Transit Oriented Nodal District in order to facilitate redevelopment consistent with the City of Richmond Master Plan recommendations for mixed-use areas.

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 October 7, 2019, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The rezoning area consists of 17 parcels totaling 4.4595 acres, and are located in the Swansboro neighborhood of the Old South Planning District, along West 19th and 20th Streets and Bainbridge and Hull Streets. The properties are primarily vacant with the remaining properties containing unoccupied buildings. The rezoning will help facilitate the rehabilitation of the former Siegel's Grocery Store and allow new mixed-use infill development.

The properties are located within the M-1 Light Industrial and the B-3 General Business Districts. In these districts, dwelling units are allowed as permitted uses provided that the dwelling units are located above the ground floor of the building or to the rear of other permitted principal uses.

The M-1 Light Industrial district has a height limit for buildings of 45 feet and the B-3 General Commercial District has a height limitation of 35 feet, with the possibility of up to 60 feet depending on proximity to residential areas. The TOD-1 district has a height limit of 12 stories and the B-7 Mixed-Use district has a height limit of five stories. If the development encompasses an entire city block the height in the B-7 district can be increased to six stories.

The intent of the B-7 Mixed-Use District is to encourage a broad range of mixed land uses, including residential, commercial and compatible industrial and service uses. The district is intended to promote enhancement of the character of mixed-use areas that are undergoing revitalization and adaptive reuse by providing for alternative economic use of existing structures, while enabling continuation of existing industrial and service uses. The district regulations are intended to encourage appropriate infill development on undeveloped land, promote adaptive reuse of vacant or underutilized buildings and enable redevelopment of properties where continuation of current uses or adaptive reuse is not feasible. The district regulations are also intended to safeguard the character of adjoining properties, to maintain the predominant existing streetscape character by providing continuity of building scale and setbacks, to enhance public safety and encourage an active pedestrian environment appropriate to the mixed-use character of the district by providing for windows in building facades along street frontages. (Sec. 30-446.1, Zoning Ordinance).

The district regulations of the TOD-1 Transit-Oriented Nodal Zoning District are intended to encourage redevelopment and place making, including adaptive reuse of underutilized buildings, to create a high-quality urban realm. They are intended to improve streetscape character by providing continuity of building setbacks, to enhance public safety by encouraging an active pedestrian environment consistent with the mixed-use character of the district by providing for windows in building facades along street frontages, and to promote an environment that is safe for walking and biking (Sec. 30-457.1, Zoning Ordinance).

The City of Richmond Master Plan land use map indicates Mixed Uses for the majority of the parcels. Community Commercial uses are indicated for the two parcels located at 1901 and 1917 Hull Street which total .716 acres. The remaining parcels along Bainbridge Street are designated at Single-Family (Medium Density).

For Mixed Use areas primary uses include combinations of office, retail, personal service, general commercial and service uses and, in some cases, multi- family residential and dwelling units above ground floor commercial. Generally, such areas consist of a mix of several types of uses, designed and arranged to be compatible with one another. Each type of use could function independently, but all benefit from proximity to one another. The mix of uses and predominant land use character may vary considerably by location, and are described in each case in the text of the District Plans. Typical zoning classifications that may accommodate this land use category: B-5, UB, UB-2, B-6, and B-7.

For Community Commercial areas 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. As compared to Neighborhood Commercial, this category includes a broader range of uses of greater scale and intensity, with greater vehicular access and orientation, but that are also compatible with nearby residential areas. Typical zoning classifications that may accommodate this land use category: B-2, UB, and UB-2.

The properties to the north, across Bainbridge Street, contain single-family residences on land zoned the R-7 Single-and-Two-Family Urban Residential. A funeral home and vacant properties are located to the east, across W. 19th Street on land zoned B-3 General Business District. To the south, across Hull Street, are properties both vacant and with improvements on land zoned B-3 General Commercial. Abutting to the west is an out of service CSX right-of-way on land zoned M-1 Light Industrial.

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: $1,900 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: September 9, 2019

CITY COUNCIL PUBLIC HEARING DATE: October 14, 2019

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission October 7, 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 Continue to:

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