File #: ORD. 2019-321, **Version:** 1

To rezone the properties known as 710 Perry Street; 715 Porter Street; and 201, 209, and 213 West Commerce Road from the B-7 Mixed-Use Business District to the B-4 Central Business District.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled "Plat Showing 6 Parcels of Land Lying on the North Line of Commerce Road," prepared by Jennings Stephenson, P.C., and dated August 7, 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-7 Mixed-Use Business District and shall no longer be subject to the provisions of sections 30-446.1 through 30-446.8 of the Code of the City of Richmond (2015), as amended, and that the same are included in the B-4 Central Business District and shall be subject to the provisions of sections 30-440.1 through 30-440.7 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

710 Perry Street	Tax Parcel No. S000-0026/001
715 Porter Street	Tax Parcel No. S000-0026/022
201 West Commerce Road	Tax Parcel No. S000-0026/021
209 West Commerce Road	Tax Parcel No. S000-0026/023
213 West Commerce Road	Tax Parcel No. S000-0026/026

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

O & R Request

DATE: October 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: Lenora G. Reid, Acting 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 properties known as 710 Perry Street; 213, 209, 201 West Commerce Road; and 715 Porter Street from the B-7 Mixed-Use Business District to the B-4 Central Business District.

ORD. OR RES. No.

PURPOSE: To rezone the properties known as 710 Perry Street; 213, 209, 201 West Commerce Road; and 715 Porter Street from the B-7 Mixed-Use Business District to the B-4 Central Business District.

REASON: The applicant is requesting to rezone the five parcels containing a combined .998 acres from the B-7 Mixed-Use Business District to the B-4 Central Business District to enable the property to be redeveloped at a higher density under the mixed-use form-based regulations permitted within the B-4 Central Business 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 December 2, 2019 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject properties are located on the block fronted by Commerce Road between Perry Street and Porter Street and comprise a combined 0.998 acres. A single-story property housing contractors' offices is located at 710 Perry Street. The remaining parcels are used for contractor storage and contain accessory shell type storage buildings. The properties are located within the Old South Planning District and are included in the Manchester Industrial National Historic District as well as the city's Enterprise Zone 1.

The subject property falls within a Downtown Urban Center Area of the Manchester District, as established by the Richmond Downtown Plan. Such areas are "characterized by higher density, mixed use development, typically arranged on a fine grained street network, with wide sidewalks, regular tree planting, and minimal setbacks." Specifically addressing Manchester, the Downtown Plan states*, Manchester will benefit greatly from new construction and the infill of its many vacant properties. Such infill will introduce new energy to the district by increasing the residential population, repairing the streetscape, and enhancing safety by providing 'eyes on the street.* The proposed B-4 Central Business District designation conforms to these recommendations.

The proposed rezoning will allow redevelopment of the properties at a greater density and currently allowed in under the current zoning classification. The B-7 Mixed Use Business District stipulates a maximum building height not to exceed five stories. The B-4 Central Business District does not have a specified maximum height limit. Maximum height is determined by requiring that no portion of a building shall penetrate an inclined plane originating at the centerline of each abutting street and extending over the lot at an inclination of one foot horizontal for each four feet vertical and provided, such inclined plane may be penetrated by a building wall adjacent to a street for a horizontal distance not exceeding 50 percent of the length of the property line along such street.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any

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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: $1,600 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: November 12, 2019

CITY COUNCIL PUBLIC HEARING DATE: December 9, 2019

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission December 2, 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, Map, Survey, Ordinance Draft

STAFF: David F. 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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