



Legislation Text

File #: ORD. 2020-144, **Version:** 1

To conditionally rezone the properties known as 3307 Cutshaw Avenue and 3311 Cutshaw Avenue from the R-48 Multifamily Residential District to the R-63 Multifamily Urban Residential District (Conditional), upon certain proffered conditions.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the plat entitled “Plat Showing Improvements on No. 3305 - 3307 & No. 3309 - 3311 Cutshaw Avenue, in the City of Richmond, Virginia,” prepared by McKnight & Associates, P.C., and dated July 2, 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 2020 records of the City Assessor, are excluded from the R-48 Multifamily Residential District and shall no longer be subject to the provisions of sections 30-416.1 through 30-416.8 of the Code of the City of Richmond (2015), as amended, and that the same are included in the R-63 Multifamily Urban Residential District and shall be subject to the provisions of sections 30-419.1 through 30-419.11 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

3307 Cutshaw Avenue
3311 Cutshaw Avenue

Tax Parcel No. W000-1523/017
Tax Parcel No. W000-1523/015

§ 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 “Proffer Statement,” and dated May 11, 2020, 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 parcels rezoned by this ordinance and specifically repeals such conditions.

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

O & R Request

DATE: May 11, 2020

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: 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 conditionally rezone the properties known as 3307 Cutshaw Avenue and 3311 Cutshaw Avenue from the R-48 Multi-family Residential District to the R-63 Multi-family Urban Residential District (Conditional), upon certain proffered conditions.

ORD. OR RES. No.

PURPOSE: To conditionally rezone the properties known as 3307 Cutshaw Avenue and 3311 Cutshaw Avenue from the R-48 Multi-family Residential District to the R-63 Multi-family Urban Residential District (Conditional), upon certain proffered conditions.

REASON: The applicant has requested to rezone the aforementioned properties for future infill development that follows the requirements of the R-63 Multi-family Urban Residential 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 July 6, 2020, meeting.

BACKGROUND: The subject properties consist of a combined 15,568 SF (.36 acre) of improved land located in the Museum District neighborhood of the Near West Planning District, on Cutshaw Avenue between Tilden Street and Roseneath Road. Each parcel is improved with a four-unit multi-family dwelling. The proposed rezoning would accommodate infill development in the form of a two-family dwelling located to the rear of each parcel, along the alley.

The City of Richmond's Pulse Corridor Plan designates a future land use category for this property as Transitional. These areas provide a gradual transition between intense commercial areas and primarily single-family residential areas. Landscaping, screening, setbacks, gradual transition of intensity or type of use, and other site design approaches should be used to create a transition. The scale and type of uses will vary in order to transition to the adjacent residential neighborhood. Regardless of use, buildings should have street-oriented facades with windows and door openings along street frontages. Potential future zoning districts: R-8, R-63, UB, UB-2, others as appropriate.

The property is located in the R-48 Multi-family Residential District, as are parcels to the east, south, and west.

Parcels to the north, across Cutshaw Avenue, are located in the UB-2 Urban Business District. A mix of multi-family, two-family, and single-family residential, commercial, and office uses are present in the vicinity of the subject property.

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: \$1,500

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: June 8, 2020

CITY COUNCIL PUBLIC HEARING DATE: July 27, 2020

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission July 6, 2020

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Application Form, Applicant's Report, Draft Ordinance, Proffer Statement, Survey, Plans, Map

STAFF: Jonathan Brown, Senior Planner
Land Use Administration (Room 511) 804-646-5734

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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