



Legislation Text

File #: ORD. 2020-249, **Version:** 1

To rezone the properties known as 900 North 1st Street, 914 North 1st Street, 916 North 1st Street, 920 North 1st Street, 20 East Baker Street, 24 East Baker Street, and 11 East Charity Street from the B-2 Community Business District to the B-6 Mixed-Use Business District, and 2 East Baker Street, 4 ½ East Baker Street, 6 East Baker Street, 8 East Baker Street, 10 East Baker Street, 1 East Charity Street, 3 East Charity Street, 907 St. James Street, 909 St. James Street, 911 St. James Street, 913 St. James Street, 915 St. James Street, and 917 St. James Street from the R-53 Multifamily Residential District to the B-6 Mixed-Use Business District.
THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “Perimeter Block Survey, City of Richmond, VA,” prepared by Landmark-fleet Surveyors, P.C., and dated June 25, 2020, 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 B-2 Community Business District and shall no longer be subject to the provisions of sections 30-436.1 through 30-436.5 of the Code of the City of Richmond (2015), as amended, and that the same are included in the B-6 Mixed-Use Business District and shall be subject to the provisions of sections 30-444.1 through 30-444.8 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

900 North 1 st Street	Tax Parcel No. N000-0083/017
914 North 1 st Street	Tax Parcel No. N000-0083/012
916 North 1 st Street	Tax Parcel No. N000-0083/011
920 North 1 st Street	Tax Parcel No. N000-0083/008
20 East Baker Street	Tax Parcel No. N000-0083/019
24 East Baker Street	Tax Parcel No. N000-0083/018
11 East Charity Street	Tax Parcel No. N000-0083/006

§ 2. That, as shown on the survey entitled “Perimeter Block Survey, City of Richmond, VA,” prepared by Landmark-fleet Surveyors, P.C., and dated June 25, 2020, 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-53 Multifamily Residential District

and shall no longer be subject to the provisions of sections 30-418.1 through 30-418.9 of the Code of the City of Richmond (2015), as amended, and that the same are included in the B-6 Mixed-Use Business District and shall be subject to the provisions of sections 30-444.1 through 30-444.8 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

2 East Baker Street	Tax Parcel No. N000-0083/031
4 ½ East Baker Street	Tax Parcel No. N000-0083/029
6 East Baker Street	Tax Parcel No. N000-0083/028
8 East Baker Street	Tax Parcel No. N000-0083/027
10 East Baker Street	Tax Parcel No. N000-0083/026
1 East Charity Street	Tax Parcel No. N000-0083/001
3 East Charity Street	Tax Parcel No. N000-0083/002
907 St. James Street	Tax Parcel No. N000-0083/033
909 St. James Street	Tax Parcel No. N000-0083/034
911 St. James Street	Tax Parcel No. N000-0083/035
913 St. James Street	Tax Parcel No. N000-0083/036
915 St. James Street	Tax Parcel No. N000-0083/037
917 St. James Street	Tax Parcel No. N000-0083/038

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

O & R Request

DATE: October 12, 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 rezone the properties known as 1 East Charity Street, 3 East Charity Street, 11 East Charity Street, 915 St. James Street, 913 St. James Street, 911 St. James Street, 909 St. James Street, 907 St. James Street, 2 East Baker Street, 4 East Baker Street, 6 East Baker Street, 8 East Baker Street, 10 East Baker Street, 20 East Baker Street, 24 East Baker Street, 900 North 1st Street, 914 North 1st Street, 916 North 1st Street, 920 North 1st Street, and 917 St. James Street from the R-53 Multifamily Residential District and B-2 Community Business District to the B-6 Mixed-Use Business District.

ORD. OR RES. No.

PURPOSE: To rezone the properties known as 1 East Charity Street, 3 East Charity Street, 11 East Charity Street, 915 St. James Street, 913 St. James Street, 911 St. James Street, 909 St. James Street, 907 St. James Street, 2 East Baker Street, 4 East Baker Street, 6 East Baker Street, 8 East Baker Street, 10 East Baker Street, 20 East Baker Street, 24 East Baker Street, 900 North 1st Street, 914 North 1st Street, 916 North 1st Street, 920 North 1st Street, and 917 St. James Street from the R-53 Multifamily Residential District and B-2 Community Business District to the B-6 Mixed-Use Business District.

REASON: The applicant has requested to rezone the aforementioned properties for future infill development that follows the requirements of the B-6 Mixed-Use 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 7, 2020, meeting.

BACKGROUND: The subject properties consist of a combined 57,170 SF, or 1.3 acres of largely unimproved parcels of land, and are a part of the Gilpin neighborhood in the North Planning District. The proposed rezoning would accommodate infill development in the form of multifamily buildings.

The City's 2001 Master Plan designates a future land use category for this property as Neighborhood Commercial. Primary uses include office, personal service and retail uses, intended to provide the daily convenience shopping and service needs of adjacent neighborhood residents. Such uses are typically small scale and low intensity, have limited hours of operation, involve a high percentage of walk-in trade and minimal vehicular traffic, and are especially compatible with adjacent low to medium density residential uses. Typical zoning classifications that may accommodate this land use category: B-1 and UB.

The City's draft Richmond 300 Plan designates a future land use category for these properties as Neighborhood Mixed-Use. This category is characterized by "...Cohesive highly walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage (around 10%) of parcels providing retail, office, personal service, and institutional uses." Development style should include "...building types that are very close to one another and create the perception of a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. New development should be in scale with existing context. Setbacks, plazas and parks create a sense of place and community gathering areas. New developments continue and/or introduce a gridded street pattern to increase connectivity." All ground floors "...should engage the street with features such as street oriented facades with windows and door openings along street frontages. Appropriate setbacks, open space, front porches, and other features that provide a sense of privacy should be provided for residential uses." "Bicycle, pedestrian, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on priority and principal street frontages. Vehicular access to parcels should use alleys wherever possible. Parking lots and parking areas should be located to the rear of street-facing buildings." "Building heights are generally two to four stories. Buildings taller than four stories are found at corner sites and along prominent roads. Parcels are generally between 1,500 and 5,000 sq. ft. Residential density of 10 to 30 housing units per acre." Primary Uses for Neighborhood Mixed-Use areas include "Single-family houses, duplexes, and small multifamily residential (typically 3 to 10 units). Secondary Uses including "Large multifamily residential (10+ units) are found at corner sites and along major roads, retail, office, personal service, cultural, institutional and governmental uses, and open space". The Plan also designates this block of parcels as a "micro-node". "Nodes

are places in Richmond where people and jobs are today and may be in the future. Nodes are the convergence of many uses and include offices, shopping destinations, housing, and/or public convening places as well as access to multiple modes of transportation. A micro-node is a place that provides goods and services to the immediate residents and may attract visitors. (Richmond 300 draft Master Plan, 2020)

The properties are located in the R-53 Multifamily Residential and B-2 Community Business Districts, as are parcels to the east, south, and west. The properties are just north of Interstate 95. A mix of multifamily, two-family residential, and institutional 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: \$1,600

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: November 9, 2020

CITY COUNCIL PUBLIC HEARING DATE: December 14, 2020

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission December 7, 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, Survey

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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