



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Legislation Text

**File #:** ORD. 2023-060, **Version:** 1

To rezone the properties known as 1400 Bryan Street, 1402 Bryan Street, 1404 Bryan Street, and 1406 Bryan Street from the R-6 Single-Family Attached Residential District to the R-63 Multifamily Urban Residential District. (6<sup>th</sup> District)

### THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “Compied [sic] Plat of 4 Parcels of Land Located on the West Line of Bryan Street as Devided [sic] Up Amongst Lots 52, 53, 54 and 55, Howard’s Grove, Richmond City, Virginia,” prepared by A. G. Harocopos & Associates, P.C., and dated May 13, 2022, 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 2023 records of the City Assessor, are excluded from the R-6 Single-Family Attached Residential District and shall no longer be subject to the provisions of sections 30-412.1 through 30-412.8 of the Code of the City of Richmond (2020), 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 (2020), as amended:

1400 Bryan Street	Tax Parcel No. E000-0604/014
1402 Bryan Street	Tax Parcel No. E000-0604/013
1404 Bryan Street	Tax Parcel No. E000-0604/012
1406 Bryan Street	Tax Parcel No. E000-0604/010

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

### O & R Request

**DATE:** January 30, 2023

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (By Request)

(This in no way reflects a recommendation on behalf of the Mayor.)

**THROUGH:** J.E. Lincoln Saunders, Chief Administrative Officer

**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

**FROM:** Kevin J. Vonck, Director, Department of Planning and Development Review

**RE:** To rezone the properties known as 1400, 1402, 1404, and 1406 Bryan Street from the R-6 Single-Family Attached Residential District to the R-63 Multifamily Urban Residential District.

**ORD. OR RES. No.**

**PURPOSE:** To rezone the properties known as 1400, 1402, 1404, and 1406 Bryan Street from the R-6 Single-Family Attached Residential District to the R-63 Multifamily Urban Residential District.

**REASON:** The applicant is requesting to rezone four adjacent properties; 1400, 1402, 1404, and 1406 Bryan Street, which are currently zoned R-6 Single-Family Attached Residential, to the R-63 Multifamily Urban Residential District, which requires a rezoning application.

**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.

**BACKGROUND:** The properties together consist of approximately 13,939 SF, or .32 acres, of land. The properties are located in the Mosby Neighborhood Redd and Littlepage Streets.

The City's Richmond 300 Master Plan designates these parcels as Neighborhood Mixed Use. Such areas are intended to include "Existing or new highly walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses."

Primary Uses: Single family houses, accessory dwelling units, duplexes, small multi family buildings (typically 3 to 10 units), and open space.

Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)

Currently, properties to the east are zoned R-6 Single-Family Attached Residential, and properties to the west are zoned R-63 Multifamily Residential.

**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 Application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** February 27, 2023

**CITY COUNCIL PUBLIC HEARING DATE:** March 27, 2023

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission March 20, 2023

**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:** Draft Ordinance, Application Form, Survey

**STAFF:** Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 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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