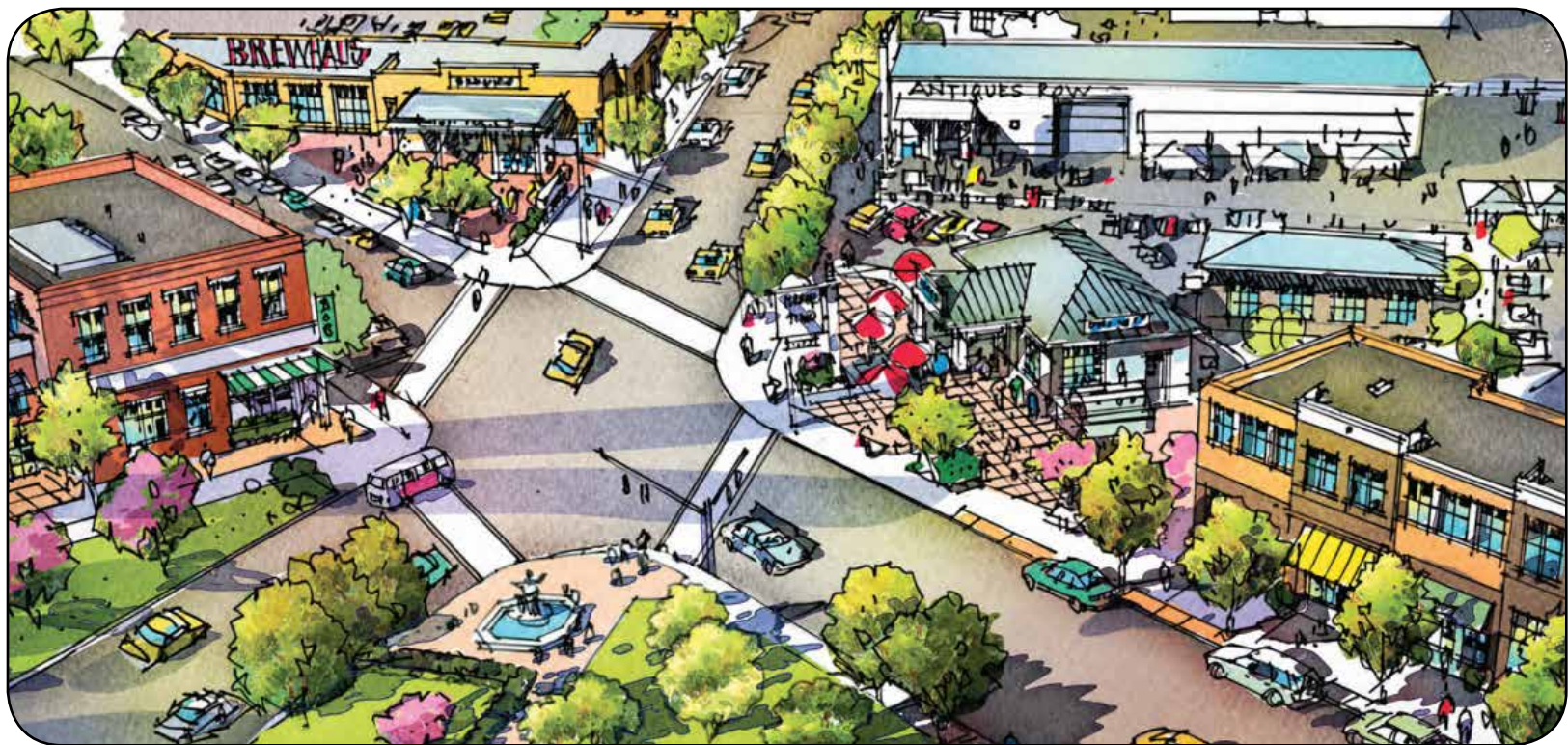


VUU/CHAMBERLAYNE PLAN IMPLEMENTATION PHASE ONE: LOMBARDY/CHAMBERLAYNE REZONING

April 2019



WHY IS THE CITY REZONING LOMBARDY AND PART OF CHAMBERLAYNE?

On January 11, 2016, Richmond City Council voted to adopt the VUU/Chamberlayne Neighborhood Plan as an amendment to the Master Plan for the City of Richmond (Ordinance No. 2016-002). The plan was created by Urban Design Associates in cooperation with Department of Planning and Development Review staff with significant input from neighborhood residents, business owners and representatives of institutions in the planning area. However, the recommended zoning changes in the plan have yet to be implemented. This proposal is to begin the rezoning process with a single small area which will catalyze change in the entire planning area.

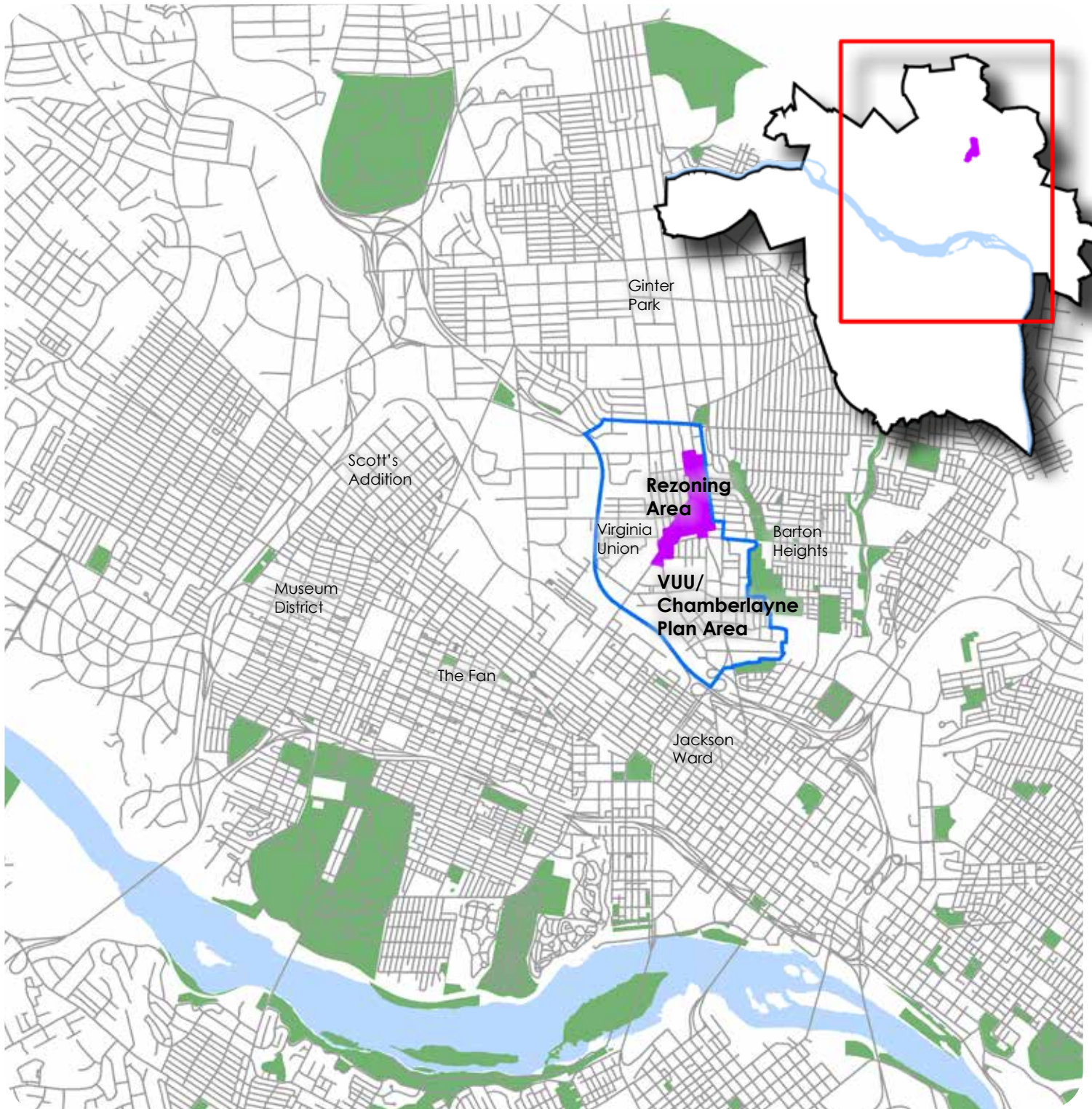
The plan recommends creating a Neighborhood Center on Lombardy Street between Brook Road and Chamberlayne Avenue (p32) with higher density, mixed-use development, including a pedestrian-friendly retail and shopping district. The plan recommends that one of the early phases of plan implementation will be making zoning changes for this neighborhood center (p23) in order to catalyze the creation of this area.



Source: VUU/Chamberlayne Plan, September 2015

WHERE IN THE CITY IS THIS?

This map shows the most of the northside of Richmond with the area to be rezoned in purple. The future VUU/Chamberlayne neighborhood center is located a short drive from Downtown, The Fan, and Brookland Park Boulevard. Amenities in the area will serve not only the neighborhoods immediately adjacent, Edge Hill and Chamberlayne Court, but also Battery Park, Ginter Park, and other northside neighborhoods.



WHAT DOES LOMBARDY LOOK LIKE NOW?

Currently Lombardy between Brook and Chamberlayne is marked by a significant number of pre-owned car lots and vacant or vacant-appearing buildings. There are currently only a few business that serve the neighborhood, and sidewalks and parking lots are in disrepair.



WHAT DOES CHAMBERLAYNE LOOK LIKE NOW?

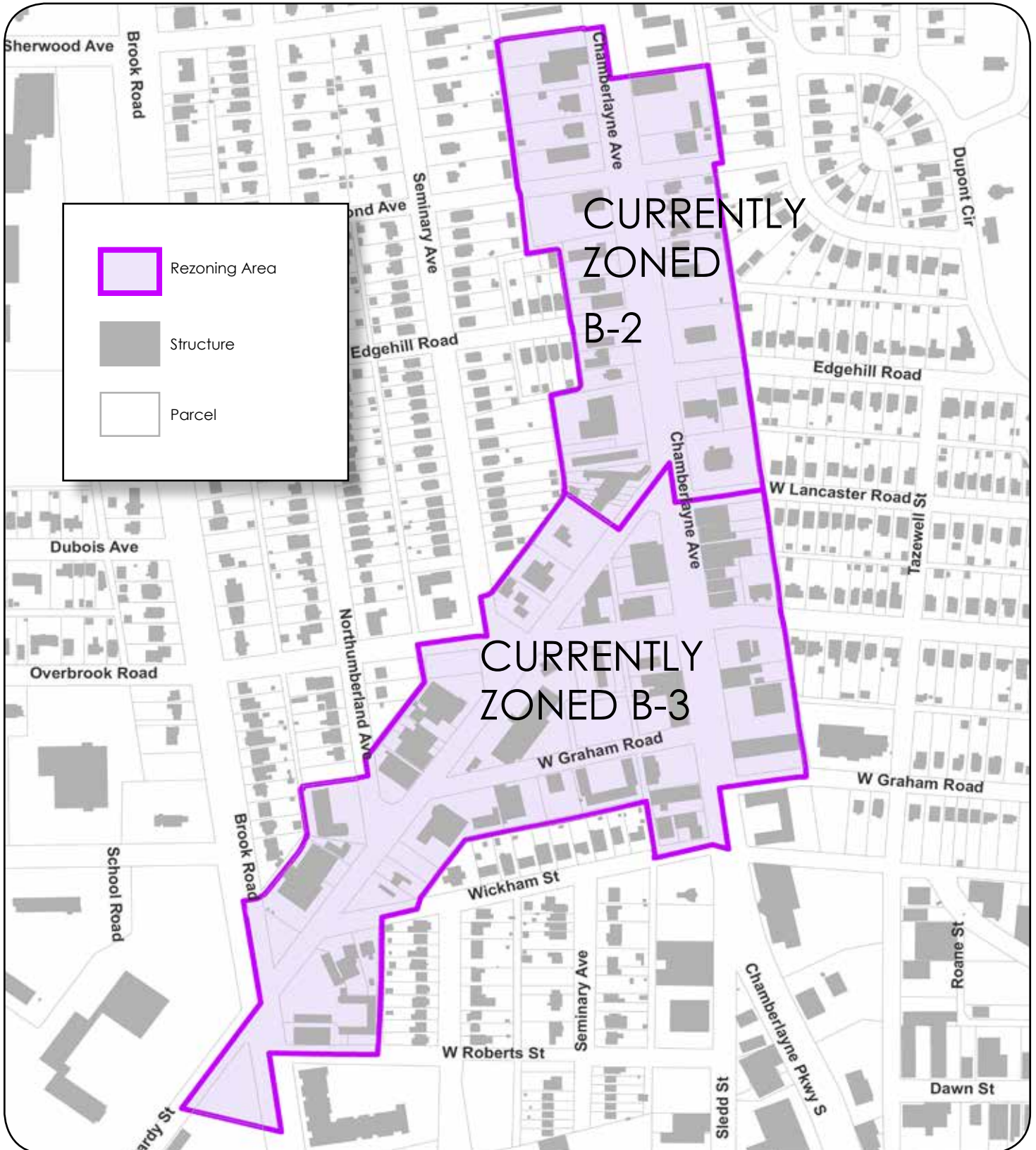
Currently Chamberlayne Avenue in this area, from just north of Hammond Avenue to just south of Lombardy Avenue, is marked by a significant percentage of vacant or vacant-appearing storefronts and former single-family houses.



EXACTLY WHICH PARCELS WILL BE IMPACTED?

The map below shows the rezoning area in purple. There are 108 parcels in the area.

The two purple shapes below indicate the parcels currently zoned B-2 and B-3. Both areas will be changed to UB-2.



WHAT IS THE DIFFERENCE BETWEEN THE ZONING CLASSIFICATIONS?

The B-3 zoning classification is currently applied to Lombardy between Brook and Chamberlayne. B-3 is the same classification applied to Broad Street between Willow Lawn and 195, Midlothian Turnpike, Hull Street and parts of Jefferson Davis Highway, and that zoning designation has shaped the characters of these areas.

UB-2 is a new zoning district based on the UB district found on Cary Street in Carytown, Brookland Park Boulevard, and Broad and Main Streets in the Fan. The character is substantially similar, with an added requirement that new buildings be two or three stories.

District:	Uses:	Setback:	Height:
B-3	Auto-service centers, auto sales, repair shops, hotels and motels, motor fuel dispensing, and a broad array of other uses, including retail, adult entertainment, etc	Front - none Side - none required, 10' if abutting R district Rear - none required, 20' if abutting R district	35' Max, 60' additional max based on 1:1 horizontal to vertical inclined plane and setbacks
B-2	Auto-service centers, auto sales, repair shops, hotels and motels, motor fuel dispensing, and a broad array of other uses, including retail, etc, but not including adult entertainment	Front - at least 25' Side - none required, 10' if abutting R district Rear - none required, 20' if abutting R district	35' max
UB-2	Banks, dry cleaning, dwelling units, grocery stores, hotels, laundromats, restaurants, retail stores, cafes, personal services, etc	Front - when no adjacent buildings, none required. Adjacent building - same, no greater than 10', two adjacent buildings - same as building closest to street, no greater than 10'. Side and rear - none required unless abutting an R district	3 story max, 4 story max if building on same or adjacent lot with same street frontage is three stories. 2 story minimum height

HOW WILL THIS BENEFIT THE NEIGHBORHOOD?

The VUU/Chamberlayne Plan was formed after significant neighborhood input. When asked to identify the Weaknesses and Opportunities of the study area, the most common responses were that “lack of neighborhood and retail services” was the most significant weakness of the area, and most often identified opportunity was to “create a neighborhood and college town center on Lombardy”.

This rezoning will act as a catalyst to create a neighborhood center with neighborhood and retail services.

The neighborhood center will serve as a gathering place for neighbors, a place to walk to have a coffee or a meal, pick up dry cleaning or maybe something at a small corner store. There could be apartments or offices, or a range of other businesses. The rendering below depicts what the area could look like after the rezoning and subsequent development. Note that the rendering shows buildings with greater height and an active and vibrant streetscape with evidence of greater investments like street trees and plantings.



Source: VUU/Chamberlayne Plan, September 2015

WHAT WILL THE EFFECTS OF REZONING BE?

Zoning is the local law that dictates to what uses land may be put. Rezoning changes those allowed uses and is a process that allows a neighborhood to change over time.

For example: a pre-owned car sales lot is a permitted use in the existing B-3 District but is not a permitted use in the UB-2 District. When the zoning changes to UB-2, nothing prevents that business from continuing to operate as it has been. The business and/or property can even be sold and continue to operate under a new owner. However, when that business closes and the property is vacant for two years or more, a new business on the property must be a permitted use. Any new use on a property that is now vacant must be a permitted use in the new district, even if it previously hosted a use not permitted in the UB-2 District.

This means that over time, as new businesses are introduced, the corridors will slowly become the neighborhood center envisioned by the plan.

Please refer to Richmond City Zoning Ordinance for details and full list of uses.

WHAT DOES THIS MEAN FOR BUSINESS OWNERS ON LOMBARDY AND CHAMBERLAYNE?

When the zoning designation is changed, businesses in the area will continue to operate as normal.

Section 30-800.1 of Richmond City's Zoning Ordinance states that a building devoted to a non-conforming use (like a pre-owned car sales lot) in a UB-2 district may be maintained, improved or reconstructed as long as it does not increase in size by more than 10 percent. Section 30-810.1 of the Zoning Ordinance states that any non-conforming feature (like a parking lot between the street and a building) may be maintained so long as it does not increase the size or degree of the non-conforming feature.

For further clarification please refer to Sections 30-800.1 and 30-810.1 of the [Richmond City Zoning Ordinance](#).

PROJECT CONTACT:

Anne W. Darby, AICP

Planner III, Zoning Specialist

anne.darby@richmondgov.com

804-646-5648