



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-321: 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.

To: City Planning Commission
From: Land Use Administration
Date: December 2, 2019

PETITIONER

Manchester Properties, LLC

LOCATION

710 Perry Street; 213, 209, 201 West Commerce Road; and 715 Porter Street

PURPOSE

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.

SUMMARY & RECOMMENDATION

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.

Staff finds the proposed zoning district to be appropriate for the subject property, which is located along a major corridor of the Manchester neighborhood.

Staff finds the proposed rezoning of properties would enable infill development that is consistent with the Richmond Downtown Plan objectives to promote the transition of underutilized areas into higher density mixed-use neighborhoods.

Therefore, staff recommends approval of this rezoning request.

FINDINGS OF FACT

Site Description

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 building 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.

Proposed Use of Property

The proposed rezoning will allow mixed-use redevelopment of the properties at a greater density than currently allowed in under the current zoning classification.

Master Plan

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.

Zoning

The properties are currently zoned B-7 Mixed-Use Business District. The proposed B-4 District authorizes a mix of uses and imposes standards for setbacks, screening, parking areas and vehicle circulation, floor area, usable open space, height, and building façade fenestration. No proffers are proposed with the rezoning.

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.

Surrounding Area

The property is surrounded by a mix of uses that include some industrial land uses, as well as higher-density residential, office, and commercial land uses that would be compatible with the new zoning designation.

Neighborhood Participation

A letter of support has been received by the Manchester Alliance.

Staff Contact: David Watson AICP, Senior Planner, Land Use Administration, 804-646-1036