



Application for **REZONING/CONDITIONAL REZONING**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

Project Name/Location

Property Address: _____ Date: _____

Tax Map #: _____ Fee: _____

Total area of affected site in acres: _____

Tap Map # N0000444001 & N0000444003

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: _____

Existing Use: _____

Proposed Zoning/Conditional Zoning

(Please include a detailed description of the proposed use and proffers in the required applicant's report)

Existing Use: _____

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _() _____ Fax: _() _____

Email: _____

Property Owner: _____

If Business Entity, name and title of authorized signee: _____

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _() _____ Fax: _() _____

Email: _____

Property Owner Signature: Matthew Raggi

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.

June 24, 2021

Jennifer D. Mullen, Esq.
Richmond Office
(804) 977-3374 (direct)
jmullen@rothjackson.com

VIA EMAIL

Mr. Matthew Ebinger, AICP
Planning and Development Review
900 East Broad Street, Room 511
Richmond, VA 23219

Re: Rezoning Request: 1903 Chamberlayne Avenue, Tax Map No. N0000444001
1900 Roanne Street, Tax Map No. N0000444003

Dear Mr. Ebinger:

This letter shall serve as the applicant's report accompanying the application for a rezoning of 1903 Chamberlayne Avenue (Tax Map ID N0000444001) and 1900 Roanne Street (Tax Map ID N0000444003 (collectively the "Property") from the M-1 Light Industrial zoning district to the B-7 Mixed-Use Business zoning district (the "Rezoning").

The Property

The Property is generally located at the intersection of Chamberlayne Avenue and Tazewell Street. The Property consists of two parcels that total approximately 3.61 acres of land area per records of the City Assessor. The Property is a through-lot that has frontages on Chamberlayne Avenue and Tazewell Street to the west, Roane Street to the east and Quicksall Lane to the south. The property is improved with an 11,866 square foot automotive service building and vehicle storage lots.

Land Use Context

The properties in the immediate vicinity have historically been occupied by a mix of commercial and industrial uses. However, recent redevelopment has trended toward mixed-use, including multi-family dwelling development. Nearby similarly-situated parcels in the in the 1400 and 1700 blocks of Chamberlayne have been or are being redeveloped with multi-family development projects. Similarly, there have been recent multi-family development projects completed at 2017 Brook Road and 1207 School Street.

Zoning Context

The Property lies within the M-1 Light Industrial zoning district. This district is an industrial classification that permits a range of industrial uses related to manufacturing, production, and warehousing, as well as vehicle-oriented uses. This zoning classification generally extends throughout the immediate vicinity. However, recent rezonings and special use permits have reflected a change in the zoning context toward mixed-use zoning classifications and associated uses, including multi-family dwellings. Recent rezoning requests at 711 Dawn Street (B-7 Mixed-Use Business), 1207 School Street (B-7), 1705-07 Chamberlayne Ave (B-6 Mixed-Use Business), as well as special use permits at 2017 Brook Road and 1415 Chamberlayne Parkway, are consistent with this trend.

{01259130;v1}

RICHMOND

1519 Summit Avenue, Suite 102, Richmond, VA 23230

P: 804-441-8440 F: 804-441-8438

TYSONS CORNER

8200 Greensboro Drive, Suite 820, McLean, VA 22102

P: 703-485-3535 F: 703-485-3525

Richmond 300 Future Land Use Designation

On December 14th, City Council approved the Richmond 300 Master Plan (the "Master Plan"). The Master Plan's future land use designation recommends "Industrial Mixed-Use" for the Property. The Rezoning is supported by this recommendation, which is intended to support traditionally industrial areas that are transitioning into other land uses due to their proximity to residential and commercial neighborhoods and shifting market conditions. The Master Plan envisions Industrial Mixed-Use areas to feature taller residential buildings of three to eight stories with building massing that is respectful the street frontages and bolsters the preexisting urban grid pattern, thereby enhancing the pedestrian experience.

Chamberlayne Avenue is designated as a "Great Street" and an "Enhanced Transit Corridor" according to the Master Plan. The request is consistent with Objective 6.1, to "[i]ncrease the number of residents...along enhanced transit corridors." It is also consistent with Objective 8.4, to "[i]ncrease transit service," as the request will enable more housing to be located immediately adjacent to high-frequency transit. The GRTC bus system operates its 1A, 1B, and 1C routes along Chamberlayne Avenue at a fifteen-minute frequency. These routes connect the Property to greater Northside, including grocery and shopping opportunities at Brookhill Azalea shopping center. These routes connect the Property to Downtown, Shockoe Bottom, Manchester, and greater Southside along Midlothian Turnpike and Hull Street.

Purpose of Request

The Rezoning request is consistent with the Master Plan recommendation and would provide an opportunity for the redevelopment of an underutilized property with appropriate and productive land uses that are of high quality, thereby enhancing commercial and economic development opportunities in the City. The B-7 district includes "form-based" requirements, such as building façade fenestration, maximum setbacks, minimum heights and restrictions on the location of parking areas, which are intended to insure appropriate building design and character. These additional design control requirements along with the likely requirement for a Plan of Development would ensure a development that is of an appropriate character and compatible with other development in the vicinity.

I have enclosed a copy of the survey as well as a check in the amount of \$1,800 to begin your review of the application. Thank you for your attention to this matter, please let me know if you have any questions.

Sincerely,

Jennifer D. Mullen

Enclosure

101259130-v11

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