

AN ORDINANCE No. 87-105-76

ADOPTED MAY 11 1987

To exclude the property known as 15-23 North 19th Street fronting 155 feet on the east right of way line of North 19th Street and extending northwardly from the north right of way line of Rose Alley to the south right of way line of East Franklin Street, being more completely described as follows: Beginning at the point of intersection of the south right of way line of Franklin Street and the east right of way line of 19th Street; thence from said point of beginning running in a southerly direction along the said east right of way line of 19th Street, a distance of 155 feet to the point of intersection of the east right of way line of 19th street with the north right of way line of a 20-foot alley known as Rose Alley; thence in an eastwardly direction along the said north right of way line of Rose Alley a distance of 220.78 feet to a point, said point being distant 44.55 feet in a westwardly direction from the intersection of said north right of way line of Rose Alley and the west right of way line of 20th Street; thence in a northwardly direction a distance of 155 feet to a point on the south right of way line of Franklin Street, said point being distant 44.78 feet in a westwardly direction from the intersection of said south right of way line of Franklin Street with the west right of way line of 20th Street; thence in a westwardly direction along the south right of way line of Franklin Street a distance of 220.52 feet to the point and place of beginning, from the M-1 Light Industrial District established by Chapter 32 of the Code of the City of Richmond, 1985, concerning the division of the City of Richmond into zones or districts and regulating the use of land and buildings, and to include the property in the B-5 Central Business District established by said Chapter.

Patron - City Manager (By Request)

Approved as to form and legality

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That the property known as 15-23 North 19th Street fronting 155 feet on the east right of way line of

REZONING APPLICATION
CITY OF RICHMOND, VIRGINIA

Date March 25, 1987

To: The Honorable Council of the City of Richmond
C/O Department of Planning & Community Development
900 East Broad Street, Room 511
Richmond, Virginia 23219

The undersigned respectfully requests that you amend the ordinance of the City of Richmond to change the zoning classification of the property located at:

15-23 North 19th Street

Richmond, Virginia

(also include survey plats or legal description including metes and bounds)

Existing zoning: M-1

Requested zoning: B-5

Respectfully,
19th Street Associates II L.P.
Applicant Signature: Kenneth V. Farino

BY: Kenneth V. Farino
Mailing Address: 7 East Franklin Street

Richmond, Virginia

Zip Code: 23219

Phone: (804) 788-1949

Owner (if other than applicant): _____

Staff Note: Affects Master Plan YES NO

Description Checked By _____ Date: _____

LAW OFFICES
KENNETH V. FARINO
ATTORNEY AT LAW
SEVEN EAST FRANKLIN STREET
RICHMOND, VIRGINIA 23219-2198

TELEPHONE
AREA CODE 804
788-1949

March 25, 1987

Department of Planning and
Community Development
Room 511, City Hall
900 E. Broad Street
Richmond, VA 23219

Gentlemen:

I am writing to you regarding the exclusion of the property known as 15-23 N. 19th Street, Richmond, VA from the M-1 Light Industrial District and the inclusion of the same property in the B-5 Central Business District.

A number of colleagues and I are currently involved in various renovation projects in the Shockoe Bottom area, within which 15-23 N. 19th Street is located. Our overall plan is to upgrade and renovate the various parcels of property in order to allow residential uses as well as commercial. A rezoning of this property would allow us to upgrade the property for this purpose.

Another factor which should be considered is that many of the properties on the adjacent block to the subject property have already been rezoned to fall within the B-5 District. A rezoning would therefore not have an adverse impact upon these other properties, and would actually be more in keeping with the uses permitted on these properties.

For the above enumerated reasons, I hope that this request for the rezoning of 15-23 N. 19th Street from the M-1 District to the B-5 District be viewed favorably.

Sincerely,



Kenneth V. Farino

KVF:kmr

City of Richmond
City Planning Commission



900 East Broad Street, Richmond, Virginia 23219
804 • 780-4347

May 5, 1987

To the Honorable Council of the
City of Richmond, Virginia

At its meeting of May 4, 1987, the City Planning Commission voted (9-0) to
recommend APPROVAL of:

Ordinance No. 87-105

To exclude the property known as 15-23 North 19th Street *
from the M-1 Light Industrial District established by Chapter
32 of the Code of the City of Richmond, 1985, *** and to
include the property in the B-5 Central Business District.**

The purpose of this paper is to rezone from M-1 Light Industrial to B-5 Central Business property at 15-23 N. 19th Street. The property is located at the southeast corner of 19th and Franklin Streets and contains approximately 34,000 square feet of lot area. Surrounding properties are zoned M-1, except to the northwest across Franklin Street where properties are zoned B-5. Properties to the north across Franklin Street are within the Shockoe Valley Historic District. There have been a number of recent rezonings to B-5 in the area, including properties along Main Street in the Farmers' Market area and along Tobacco Row to the south.

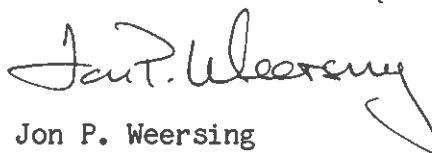
The subject property is developed with a two and three-story building containing approximately 50,000 square feet of floor area. The building is currently vacant and is in need of renovation. The building was formerly occupied by the Superior Tobacco Machinery and Sheet Metal Company. Surrounding properties are developed with a variety of manufacturing, wholesale and warehouse uses. The Edgar Allen Poe Museum is located in the subject block at the corner of Main and 20th Streets.

The petitioner is requesting the rezoning so that the property can be renovated and developed for mixed commercial and residential uses. The current M-1 zoning prohibits residential use. The B-5 District was designed especially to promote adaptive reuse of historically or architecturally significant buildings and to discourage their destruction for typical high intensity redevelopment. The proposed B-5 zoning promotes mixed use and permits residential, office and retail uses. It also accommodates existing light manufacturing and warehouse activities with more flexibility than under normal nonconforming use provisions. Off-street parking is only required for residential and hotel uses. Space is available on the subject property to provide thirty or more off-street parking spaces.

May 5, 1987

The Master Plan recommends mixed-use development for this area and encourages residential uses above shops and offices. The Plan also promotes conversion of larger buildings into multi-family uses. The proposed B-5 zoning is consistent with the Master Plan objectives for the area. The proposed rezoning to B-5 is also consistent with a long-standing policy of the City to encourage adaptive reuse in the area and to encourage contiguous property owners to seek B-5 zoning as extensions of existing B-5 areas. Approval is, therefore, recommended. No opposition has been expressed to the Commission.

Very truly yours,



Jon P. Weersing
Secretary

JPW:lk

cc: Mr. Kenneth V. Farino - Applicant

ORDINANCE OR RESOLUTION SUMMARY CITY OF RICHMOND, VIRGINIA

Resolution Ordinance No. 87-105	Subject To Rezone 15-23 N. 19th Street from M-1 to B-5
Requested by City Manager, By Request	
Received City Manager's Office	
Summarized 5/4/87	

SUMMARY

This Ordinance would rezone property at 15-23 N. 19th Street from M-1 Light Industrial to B-5 Central Business. The property contains approximately 24,000 sq. ft. of lot area and is developed with a 2 and 3-story building containing approximately 50,000 sq. ft. of floor area. The building is vacant and is in need of renovation. There has been a number of recent rezonings to B-5 in the area.

The petitioner is requesting the rezoning in order to renovate and develop for mixed commercial and residential uses. The current M-1 zoning prohibits the proposed usage.

The proposed B-5 zoning promotes mixed use and permits residential office and retail uses. It also accommodates existing light manufacturing and warehouse use provisions. Space is available on the subject to provide 30 or more off-street parking spaces.

The Master Plan recommends mixed-use development for this area and encourages residential uses above shops and offices.

Planning Commission granted approval (9-0) May 4, 1987

COUNCIL ACTION

On Docket	5/11/87
Amended	
Adopted	
Rejected	

SCHEDULE A

BOOK 0107 PAGE 2191

ALL that certain lot, piece or parcel of land, together with all improvements thereon and appurtenances thereunto belonging, lying and being in the City of Richmond, Virginia, at the southeast corner of Franklin and 19th Streets; and more particularly bounded and described as follows:

BEGINNING at the point of intersection of the southern line of Franklin and the eastern line of 19th Street; thence from said point of beginning and running in a southerly direction along the said eastern line of 19th Street, a distance of 155 feet to the point of intersection of the eastern line of 19th Street with the north line of a 20 foot alley known as Rose Alley; thence in an eastwardly direction along the said north line of Rose Alley a distance of 220.78 feet to a point, said point being distant 44.55 feet in a westwardly direction from the intersection of said north line of Rose Alley and the west line of 20th Street; thence in a northwardly direction a distance of 155.00 feet to a point on the south line of Franklin Street, said point being distant 44.78 feet in a westwardly direction from the intersection of said south line of Franklin Street with the west line of 20th Street; thence in a westwardly direction along the southern line of Franklin Street a distance of 220.52 feet to the point and place of beginning, all as more particularly shown on map of survey prepared by LaPrade Bros., Civil Engineers, dated February 3, 1964, which is recorded with the deed in Deed Book 622-D, page 51, in the hereinafter mentioned Clerk's Office.

BEING the same property conveyed to 19th and Franklin Associates, a Virginia general partnership, by deed from Superior Industrial Machine Co., formerly Superior Tobacco Machinery and Sheet Metal Co., a Virginia corporation, dated December 6, 1979, recorded January 2, 1980, in the Clerk's Office, Circuit Court, City of Richmond, Division I, Virginia, in Deed Book 762, page 912.