



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2015-113: To amend Ord. No. 2006-299-296, adopted Dec. 11, 2006, which conditionally rezoned the property known as 2101 East Main Street from the M-1 Light Industrial District to the B-5 Central Business District (Conditional), upon certain proffered conditions, for the purpose of repealing one of the proffered conditions applicable to the rezoned property.

To: City Planning Commission
From: Land Use Administration
Date: June 1, 2015

PROPERTY OWNER

Margaret Freund
Haxall View LLC
1000 Carlisle Avenue
Richmond, VA 23231

LOCATION

2101 East Main Street, also known as 11 South 21st Street and 2101-2113 East Main Street

PURPOSE

To remove a proffered condition associated with the 2006 rezoning of 2101 East Main Street from M-1 to B-5 Conditional.

SUMMARY & RECOMMENDATION

The property is located in the City's Shockoe Bottom neighborhood on the southeast corner of 21st and East Main Streets. The property is currently improved with commercial buildings being used by a restaurant and offices, as well as residential dwelling units.

The subject property was rezoned from the M-1 Light Industrial Zoning District to the B-5 Central Business Zoning District with certain proffered conditions in 2006. The B-5 Zoning District allows for a variety of land uses, including commercial, office and residential, while the M-1 District permits a variety of commercial and industrial land uses, but prohibits residential uses. The B-5 Zoning District allows heights up to five stories for the subject property.

At the time of the 2006 rezoning the applicant proffered two conditions associated with the rezoning of the property. These conditions are as follows:

1. That the building will be renovated in accordance with the guidelines established by the Department of Historic Resources.
2. The existing historic structure will not be demolished (permit obtained and is in adherence).

Following the re-zoning in 2006, the owner of the subject property renovated the structure for commercial uses permitted in the B-5 Zoning District and in accordance with the guidelines established by the Department of Historic Resources as required by the proffer. The property

owner now would like to remove the proffered conditions that requires the building to be renovated in accordance with the guidelines established by the Department of Historic Resources, which will allow the property owner to expand the structure on the subject property. The proffer requiring that the structure is not demolished will remain in full force and effect.

The Richmond Downtown Plan designates this property as Urban Center Area. “The Urban Center Area is characterized by higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks (p.3.25).”

Richmond’s history is one of the seven foundations of the City’s Downtown Plan. The Plan emphasizes that, “Historic architecture should not only be preserved, but also be maintained and adapted for contemporary use (p. 3.32).”

Staff finds that the proposal to remove the proffered condition is in conformance with the recommendations in the City’s Downtown Plan, which was adopted subsequent to the initial rezoning of the subject property. Therefore, staff recommends approval of the proposed amendment to the 2006 rezoning.

FINDINGS OF FACT

Site Description

The subject property is located on the south side of East Main Street, between South 21st and South 22nd Streets. The property contains 22,662 +/- square feet of land area and is occupied by three buildings constructed between the late 1800’s and the early 1900’s for industrial purposes. The buildings are brick/masonry and range from one to four stories in height.

Proposed Use of the Property

The property owner has applied for a building permit to expand one of the existing buildings on the property by adding a story to the building adjacent to East Main Street. According to the building permit plans the proposed expansion would be used for nine (9) residential dwelling units and an expansion to the existing office.

Master Plan

The Richmond Downtown Plan designates this property as Urban Center Area. “The Urban Center Area is characterized by higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks (p.3.25).”

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Zoning & Ordinance Conditions

The B-5 Central Business District permits commercial, office, and residential uses, while restricting such uses as drive-thrus, the manufacturing of products, and the outdoor storage of products. The Zoning Ordinance also requires this property to have Street Oriented Commercial Frontage.

The B-5 district does not require parking for commercial uses. Dwelling units, which are not located within a mixed-use building, are required to provide one parking space per unit. Dwelling units located within a mixed-use building are required to provide one parking space for every four dwelling units.

The B-5 district allows up to five stories of height for the subject property.

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2. The existing historic structure will not be demolished (permit obtained and is in adherence).

The first proffered condition would be removed under the provisions of the proposed ordinance.

Surrounding Area

The property to the east is the historic Henrico County Courthouse, which is located in the M-1 district. The property to the south is the Edgeworth Building, which is occupied as an office building and is located in the B-5 district. The property to the west, across North 21st Street is a mixed office building, which is also located in the B-5 district. The properties to the north, across East Main Street are a mix of B-5C and M-1 and are improved with a mix of commercial uses. The properties that were conditionally rezoned, requested the designation to allow for residential uses. They both proffered parking for the residential units and one proffered certain landscaping improvements.

Neighborhood Participation

There has been no neighborhood participation in the proposed amendment to the rezoning.

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