



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.richmond.gov/>

RZON-017661-2017

Project Name/Location

Property Address: 1900 Venable Street Date: May 4, 2017
Tax Map #: E000/0364-001 Fee: \$1700
Total area of affected site in acres: 2.6 acres

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

Zoning

Current Zoning: R-53 Multi-Family Residential
Existing Use: Vacant

Proposed Zoning/Conditional Zoning

(Please include a detailed description of the proposed use and proffers in the required applicant's report)
B-5 Central Business District
Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Lory Markham

Company: Markham Planning
Mailing Address: 2314 West Main Street
City: Richmond State: VA Zip Code: 23220
Telephone: (804) 2.482.561 Fax: ()
Email: lory@markhamplanning.com

Property Owner: Genesis Home Manager, LLC

If Business Entity, name and title of authorized signee: Ed Solarz

(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: 101 West Commerce Road, Floor 2
City: Richmond State: VA Zip Code: 23224
Telephone: (804) 2.392.923 Fax: ()
Email: edsolarz@genesisproperties.com

Property Owner Signature: _____ 

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.



May 4, 2017

Mr. Mark Olinger, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
Mark.Olinger@richmondgov.com

RE: Applicant's Report for Rezoning of 1900 Venable Street

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Rezoning application for a portion of 1900 Venable Street from R-53 Multi-family Residential to B-5 Central Business. With this application, Genesis Homes Manager, LLC is petitioning the City Council to rezone a portion of the property fronting on the corner of North 18th Street and Venable Street from the existing suburban garden-style apartment zoning regulations found in R-53 district to the adjacent B-5 district to develop the property under the more urban mixed-use form-based regulations found in the B-5 district.

Site

The proposed rezoning is for a portion of an irregular shaped lot that fronts on Venable Street between Mosby Street and North 18th Street and fronts on North 18th Street between Venable Street and East Leigh Street at the terminus of the Martin Luther King Memorial Bridge above the property. The property is comprised of 3.627 acres and is currently unimproved. There is a substantial grade across the property with the highest point being 50 feet higher in elevation than the lowest point. Given this change in topography, the property boasts spectacular views of the downtown skyline from the corner of North 18th and Venable Streets and along the North 18th Street frontage (See Exhibit A). The portion of the property requested to be rezoned is approximately 2.8 acres and is located to take advantage of these views along North 18th Street and toward the lower half of the property along Venable Street.

Zoning Regulations

The property is currently located in the R-53 Multi-family Residential zoning district. The R-53 district would permit the site to be developed as a multi-family or single- and two-family residential community. The R-53 district requires a front yard setback and allows height up to 60 feet on a site this large if additional setbacks are provided. These setback requirements cause proposed buildings to be pushed away from the street and into the existing topography of the site making any development challenging.

The proposed B-5 Central Business zoning district allows for mixed-use development and includes form-based requirements that are not found in the R-53 district. These requirements include

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2314 West Main Street · Richmond, Virginia 23220
(804) 248-2561

such things as regulation on the location and screening of parking decks and lots, fenestration and setbacks maximums. There is no setback requirement in the B-5 district and height is limited to five stories. This will allow for development to be located closer to the street and further out of the existing topography at the bottom of the hill along North 18th Street and the corner at Venable Street.

Master Plan / Downtown Plan

While the City's 2001 Master Plan recommends Multi-Family Medium Density land uses for the property, the property is just outside the boundary of the City's 2009 Downtown Plan. The property across North 18th Street is designated as an Urban Center Character Area by the Downtown Plan. The portion of the property to be rezoned is oriented toward North 18th Street and Shockoe Bottom and away from the lower density single- and multi-family development at the top of the hill along Venable Street. As such, the property should be seen as a transition area between the larger scale development called for in the Downtown Plan and the lower scale development at the top of the hill.

The Urban Center Character Area calls for the type of development that would be permitted under the proposed B-5 district at the bottom of the site, while the existing R-53 district that will remain at the top of the hill allows for development that is consistent with the Multi-Family Medium Density designation.

The Master Plan also calls for infill development of like density, scale and use for the East District. The property is currently surrounded by multi-family buildings to the north and south, commercial, single- and two-family uses to the east, and larger scale mixed-use and industrial buildings to the west. The proposed rezoning to B-5 district with its form-based requirements will help to ensure compatibility the surrounding character of development.

City Charter Conditions

The topography of this site makes it uniquely situated to offer stunning views of the Downtown City Skyline and is a unique infill opportunity at the base of Union Hill and the top of Shockoe Bottom. We trust that you will agree with us that the development of the site would be better suited under the regulations in the B-5 Central Business district and meets the City Charter considerations to be observed in the alteration of zoning regulations.

Thank you for your consideration of this application. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,



Lory Markham

Enclosures

cc: The Honorable Cynthia Newbille
Matthew Ebinger, Secretary to the City Planning Commission

1900 Venable Street

May 1, 2017

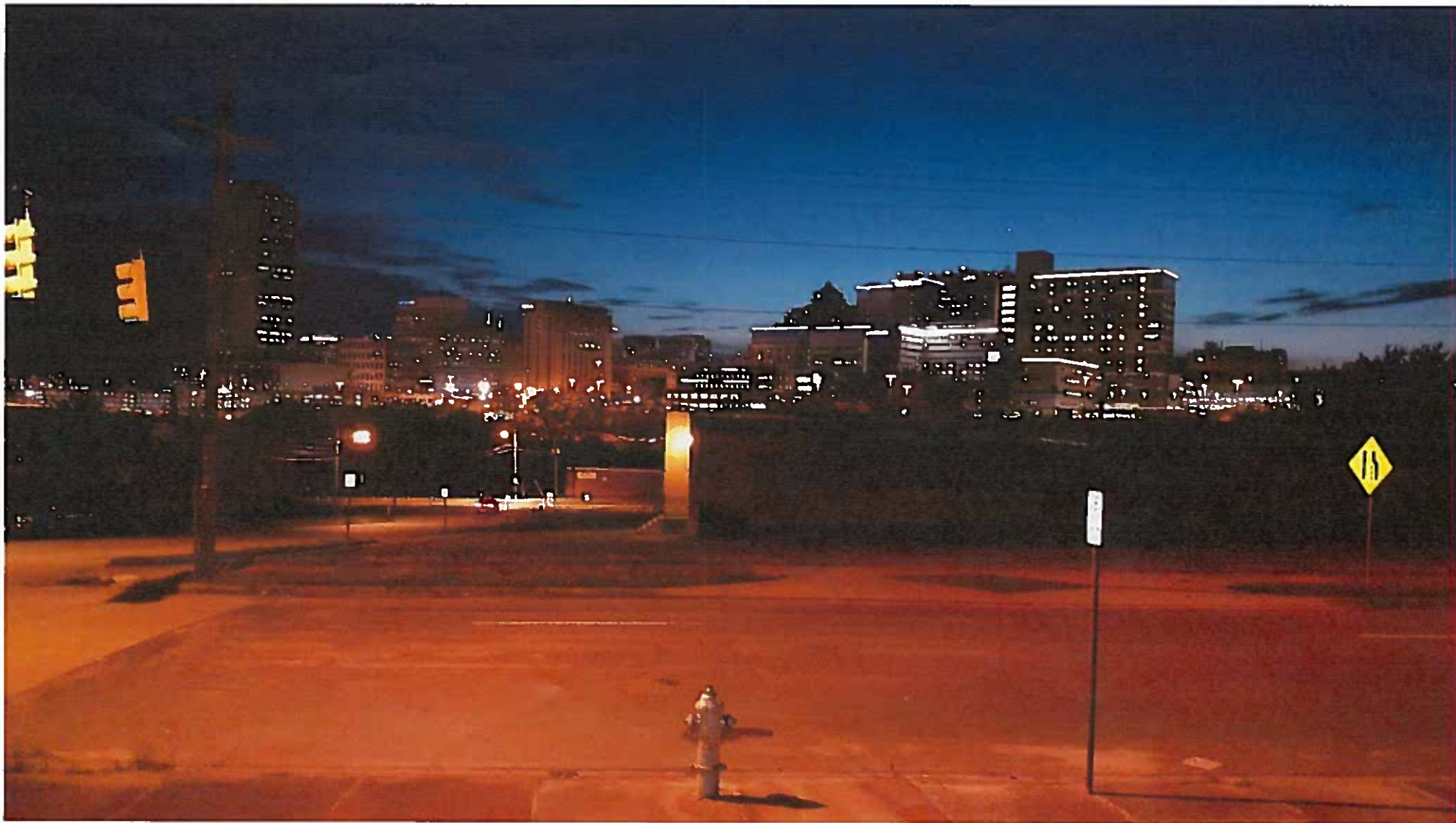
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Exhibit A



Markham Planning
1900 Venable Street Rezoning
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A. look 5



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