



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2016-312: To conditionally rezone the properties known as 1207 School Street and 1207 A School Street from the M-2 Heavy Industrial District to the B-7 Mixed-Use Business District (Conditional).

To: City Planning Commission
From: Land Use Administration
Date: February 6, 2017

PETITIONER

Andrew Basham

LOCATION

1207 School Street and 1207 A School Street

PURPOSE

To conditionally rezone the properties known as 1207 School Street and 1207 A School Street from the M-2 Heavy Industrial District to the B-7 Mixed-Use Business District (Conditional).

SUMMARY & RECOMMENDATION

The subject properties are located in the Chamberlayne Industrial Center neighborhood and consists of two parcels of land which are currently used as a scrap metal recycling facility. The total property is approximately 4.99 acres, and is bounded by: (i) to the north: by a parcel comprised of industrial uses fronting on School Street (split-zoned M-2 and M-1), (ii) to the east: by two parcels comprised of an contractor storage facility and office building and a restaurant, each fronting on Brook Road (zoned M-1), (iii) to the south: by Sledd Street, and (iv) to the west: by railroad tracks and Interstate I-95.

The applicant has requested a conditional rezoning to the B-7 Mixed Use District (conditional) in order to accommodate a multi-family development on the subject property with a maximum 200 dwelling units.

Staff finds that the proposed conditional rezoning would enable redevelopment of a nuisance use within the neighborhood to a use more compatible with the recommendations of the *VUU/Chamberlayne Industrial Neighborhood Plan*.

This plan, adopted in February 2016, established a community vision for the VUU and Chamberlayne Industrial neighborhoods, as well as specific land use and infrastructure recommendations to create more commercial, residential, and mixed-use opportunities in an aging and underutilized industrial and commercial area. Through the public participation process, residents and business owners noted the existing scrap metal recycling facility as a detriment to the neighborhood, and the plan specifically calls out the reduction of such nuisance uses as necessary for the future good of the neighborhood.

Staff finds that the proposed conditional rezoning would meet the intent of the B-7 Mixed Use District, which is to encourage a broad range of mixed land uses, including residential, commercial and compatible industrial and service uses.

Staff finds that the location of the subject property is situated so that buildings constructed thereon would not be in close proximity to neighboring buildings and would therefore not adversely interfere with the provision of adequate light and air to those buildings.

Staff further finds that the proffered conditions would offer further assurances that the B-7C zoning designation of the property would promote development in keeping with the City's goals for the surrounding neighborhood.

Therefore, staff recommends approval of the conditional rezoning to B-7C – Mixed-Use Business District (Conditional).

FINDINGS OF FACT

Site Description

The subject properties consist of a total 4.99 acres of land (1207 and 1207 A School Street) improved with a scrap metal recycling facility. The property is bounded by: (i) to the north: by a parcel comprised of industrial uses fronting on School Street (split-zoned M-2 and M-1), (ii) to the east: by two parcels comprised of an contractor storage facility and office building and a restaurant, each fronting on Brook Road (zoned M-1), (iii) to the south: by Sledd Street, and (iv) to the west: by railroad tracks and Interstate I-95.

Both properties are located in the Chamberlayne Industrial Center neighborhood of the North planning district.

Proposed Use of the Property

The applicant has requested a conditional rezoning to the B-7 Mixed Use Business District (conditional) in order to accommodate a multi-family development on the subject property with a maximum 200 dwelling units.

Master Plan

The subject property falls within the "Industrial Innovation Area," as established by the *VUU/Chamberlayne Industrial Neighborhood Plan*. The plan envisions that, "The existing industrial area will be retained, but in the future may become a mixed use business district that incorporates compatible industrial land uses as well as commercial, residential, and service uses" (p. 26).

Zoning & Ordinance Conditions

The subject property is a part of a larger M-2 zoning district that encompasses land to the north and south. A larger M-1 zoning district is found to the north, east, and south of this area.

According to the Zoning Ordinance, the intent of the M-2 Heavy Industrial District is to provide for uses that are not allowed in any other zoning district, as well as those uses listed

in the M-1 Light Industrial District, except for a specified list of nuisance uses. The M-2 district does not permit residential uses.

If rezoned as proposed, the subject property would be subject to the requirements of the B-7 district, including requirements pertaining to a mix of permitted uses, yard and building separation requirements, screening of refuse areas, location, landscaping, and screening of parking areas, building height, and façade fenestration.

In addition to the requirements of the B-7 district, the applicant has proffered development conditions on the property, including:

- A maximum of 200 dwelling units on the property at any time.
- That the property shall be developed in substantial conformance with Sheet C-2, entitled "Conceptual Plan" by AES Engineering.

Surrounding Area

A mix of industrial, commercial, office, and institutional land uses are present in the vicinity.

Community Participation

Notices were sent to the Chamberlayne Industrial Center Association and the Edgehill Civic Association, as well as Councilman Chris A. Hilbert. A letter of opposition from the Chamberlayne Industrial Center Association was received. The applicant and this civic association have held multiple meetings since the letter's receipt in an attempt to address the community's questions and concerns. In total, 21 public comment letters were received, with nine letter in support of the proposal, ten letters in opposition to the proposal, and two letters that indicated support for the proposal if certain conditions were met.

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