



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2018-113: To rezone the property known as 1 East Cary Street from the B-3 General Business District to the B-5 Central Business District.

To: City Planning Commission
From: Land Use Administration
Date: April 16, 2018

PETITIONER

Mark Baker - Baker Development Resources

LOCATION

1 East Cary Street

PURPOSE

To rezone the property known as 1 East Cary Street from the B-3 General Business District to the B-5 Central Business District.

SUMMARY & RECOMMENDATION

The applicant has requested a rezoning of the property to facilitate its redevelopment for mixed use development under the B-5 zoning standards. The property is located in the Monroe Ward neighborhood at the southeast corner of the intersection of East Cary and South Foushee Streets and is comprised of .23 acres (9,838 square feet).

Staff finds that the proposed rezoning would facilitate a mix of uses on the property consistent with the Downtown Mixed Use designation of the Pulse Corridor Plan.

Staff further finds that the proposed rezoning would be consistent with the study currently being undertaken by the Department of Planning and Development Review to rezone the Monroe Ward area.

Therefore staff recommends approval of the rezoning request.

FINDINGS OF FACT

Site Description

The property is located in the Monroe Ward neighborhood at the southeast corner of the intersection of East Cary and South Foushee Streets and is comprised of .23 acres (9,838 square feet). The site was, historically, occupied by three contiguous buildings constructed in the late 19th century. The original buildings were eventually removed and replaced by the existing building constructed in the 1950s, and

remodeled in 1967 with its current appearance, for commercial purposes. The most recent use of the property has been office space.

Proposed Use of the Property

The applicant is proposing to adapt the existing building for mixed use development under the B-5 zoning standards.

Master Plan

The City of Richmond's Pulse Corridor Plan designates a future land use for this property as Downtown Mixed Use, which features high density development with office buildings, apartments, and a mix of complementary uses, including regional destinations. Primary Uses: Diverse mix of office, retail, personal service, multi-family residential, and cultural uses. Secondary Uses: Institutional and governmental uses, plazas, squares, pocket parks, and open space (p. 30).

Specifically for Monroe Ward, the plan states, "The future land use for Monroe Ward builds on the incredibly dynamic and diverse existing building stock, creating a truly eclectic urban neighborhood" (p. 84).

The property is within the Arts District Station Area of the Pulse Corridor Plan. The vision for this Station Area is as follows: Historic buildings are preserved and complemented by denser development on vacant lots that generates more activity through a greater concentration of residents, shoppers, workers, and tourists who are attracted to the residential options, retail and restaurant destinations, jobs, and cultural attractions, including galleries, parks, museums, theaters, and other such destinations throughout Jackson Ward, Monroe Ward, and along W. Broad Street (p. 84).

Zoning and Ordinance Conditions

The current Zoning District for the property is B-3 General Business.

If rezoned as proposed to the B-5 Central Business District, the development requirements of the B-5 district, including permitted uses, setbacks, screening, parking areas, height, and building façade fenestration, would apply to the property, as well as reduced off-street parking requirements.

Surrounding Area

The subject property, and properties to the north, east, and west are located in the B-3 General Business District. Properties to the south are located in the M-1 Light Industrial District. A mix of office, commercial, mixed-use, industrial, vacant, and residential land uses are present in the vicinity. This property is in close proximity to the downtown expressway, VCU's Monroe Park campus, and the Main branch of the Richmond Public Library.

Neighborhood Participation

Staff has received a letter of support from the Downtown Neighborhood Association.

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