



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2018-187:** To rezone the properties known as 210 and 212 Brinser Street; 101, 103, 105, 115, and 117 Thurman Street; and 2400 Elton Street from the M-1 Light Industrial District to the B-6 Mixed-Use Business District.

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

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#### **PETITIONER**

Lory Markham – Markham Planning

#### **LOCATION**

210 and 212 Brinser Street  
101, 103, 105, 115, and 117 Thurman Street  
2400 Elton Street

#### **PURPOSE**

To rezone the properties known as 210 and 212 Brinser Street; 101, 103, 105, 115, and 117 Thurman Street; and 2400 Elton Street from the M-1 Light Industrial District to the B-6 Mixed-Use Business District.

#### **SUMMARY & RECOMMENDATION**

The applicant is requesting a rezoning from the M-1 District to the B-6 District in order to develop the property under the mixed-use provisions of the B-6 District.

Staff finds that the proposed B-6 District would be consistent with the Master Plan's mixed-use land use recommendation for the property and would contribute to the revitalization of the Jefferson Davis Highway corridor.

Therefore staff recommends approval of the Rezoning request.

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#### **FINDINGS OF FACT**

##### **Site Description**

The subject properties, occupying approximately 2.556 acres, are located at the southwest corner of Brinser Street and Thurman Street, off of Jefferson Davis Highway, in the Maury neighborhood of the Old South Planning District. The properties adjoin 1000 Jefferson Davis Highway to the south. The properties are currently vacant.

### **Proposed Use of the Property**

The applicant proposes to develop the properties in a manner consistent with the B-6 Mixed-Use Urban Business District regulations. The B-6 Mixed-Use Business District regulates minimum heights, maximum setbacks and the orientation of parking to the side or the rear of buildings.

### **Master Plan**

The Master Plan recommends "Mixed Use" for the subject property, which includes "combinations of office, retail, personal service, general commercial, and service uses and, in some cases, multi-family residential and dwelling units above ground floor commercial" (p. 134). The B-6 district is a typical zoning classification to accommodate this land use category.

Specifically for the Jefferson Davis Highway, the Master Plan states that "revitalization of the Jefferson Davis Highway corridor is a high priority" (p. 274).

### **Zoning and Ordinance Conditions**

The current Zoning District for the property is M-1 Light Industrial.

The intent of the B-6 zoning district is to encourage development of mixed land uses consistent with the objectives of the master plan and the downtown plan, and to promote enhancement of the character of development along principal corridors and in other areas. The district regulations are intended to encourage appropriate infill development on undeveloped land, promote adaptive reuse of underutilized buildings or enable redevelopment of properties where continuation of current uses or adaptive reuse is not feasible, depending on the character and needs of particular areas.

The district regulations are also intended to safeguard the character of adjoining properties, to maintain existing streetscape character by providing continuity of building setbacks and heights, to enhance public safety and encourage an active pedestrian environment appropriate to the mixed use character of the district by providing for windows in building facades along street frontages, and to promote an environment that is conducive to preservation of important historic, architectural and cultural features that may exist within the district.

Finally, the district regulations are intended to ensure adequate accessible parking and safe vehicular and pedestrian circulation, to facilitate a streetscape with minimum setbacks along principal street frontages and to provide for limited interruption by driveways and vehicular traffic across public sidewalk areas along principal street frontages.

### **Surrounding Area**

Surrounding properties to the west, north, and east are zoned M-1 Light Industrial. Property to the south, including 1000 Jefferson Davis Highway, is zoned B-6 (Conditional) and is subject to a rezoning request to

amend the existing proffers, which is running concurrently with this rezoning request. A mix of uses, including commercial, office, and industrial uses are present in the vicinity.

**Neighborhood Participation**

Residents in proximity of the property were notified of this application. To this date no letters or correspondence in support of, or in opposition to, the proposed Rezoning have been received.

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