



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2020-036: To rezone the properties known as 1601 Overbrook Road and 1611 Overbrook Road from the M-2 Heavy Industrial District to the B-5 Central Business District.

To: City Planning Commission
From: Land Use Administration
Date: February 18, 2020

PETITIONER

Lory Markham, Markham Planning

LOCATION

1601 Overbrook Road and 1611 Overbrook Road

PURPOSE

To rezone the properties known as 1601 Overbrook Road and 1611 Overbrook Road from the M-2 Heavy Industrial District to the B-5 Central Business District.

SUMMARY & RECOMMENDATION

The applicant is requesting to rezone 3.8 acres parcel from the M-2 Heavy Industrial District to the B-5 Central Business District in order to redevelop the property with mixed uses.

Staff finds that the proposed rezoning would enable redevelopment of property that would contribute to the continued revitalization of the area, in a manner generally consistent with ongoing discussions regarding the future land use of the area.

Therefore, staff recommends approval of this rezoning request.

FINDINGS OF FACT

Site Description

The combined subject properties are 3.8 acres located in the Diamond neighborhood of the Near West Planning District. The improvements on the properties consist of mid-20th Century single-story industrial warehouses totaling approximately 22,887 square feet of floor area as well as paved parking. The building is divided into numerous tenant spaces and houses a variety of uses. Those existing uses which may not be permitted in the B-5 Central Business District could continue as legally non-conforming uses.

Proposed Use of Property

The applicant intends to construct a new mixed-use development under the requirements of the B-5 Central Business District, which allows a variety of commercial and residential uses, including single-family residential uses.

Adjacent properties at 2408 Ownby Lane (ORD. 2020-034) and 2413 Ownby Lane (ORD. 2020-035) are also under consideration for rezoning to the B-5 Central Business District.

Master Plan

The current Master Plan calls for industrial uses for the property. Primary uses include a wide variety of manufacturing, processing, research and development, warehousing, distribution, office, warehouse and service uses. Office, retail and other uses that complement industrial areas are often secondary support uses. The mix of industrial uses and character of such areas may vary depending on the location and available highway access.

The land use recommendations for the subject property and surrounding area are being reconsidered as part of the Richmond 300 Master Plan update and the planning process for the Greater Scott's Addition small area plan. Currently, the area is being discussed as a traditionally industrial area that is transitioning to mixed-use due to proximity to growing neighborhoods, but may still retain some light industrial uses. Medium to high density mixed-use development is envisioned for future growth.

Zoning

The current Zoning District for the property is M-2 Heavy Industrial District, which permits a variety of manufacturing, warehousing and distribution uses.

The B-5 Central Business District authorizes a mix of permitted uses (residential, office, commercial, personal service), and includes regulations regarding setbacks, screening, parking areas, and building façade fenestration, as well as reduced off-street parking requirements. Building height is limited to 5 stories, with a 2-story minimum height requirement.

A Plan of Development is required for developments containing more than 10 dwelling units or 50,000 SF of floor area.

Surrounding Area

The area surrounding the subject property contains industrial, commercial, office, and multi-family uses on land zoned M-1 Light Industrial and M-2 Heavy Industrial.

On November 10, 2014 Ordinance No.2014-121-201 was adopted to authorize a special use for the property known as 1650 Overbrook Road for the purpose of authorizing multifamily dwellings with up to 205 dwelling units as part of the adaptive reuse of industrial warehouses. This property is located across Overbrook Road from the subject properties. Since approval, the property has been redeveloped and is indicative of future redevelopment potential in the area.

Neighborhood Participation

Adjacent property owners and residents were notified of the proposal. No comments in favor of, or against have been received regarding this rezoning request.

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