



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2017-125: To conditionally rezone the property known as 2213 East Franklin Street from the M-1 Light Industrial District to the B-5C Central Business District, upon certain proffered conditions.

To: City Planning Commission
From: Land Use Administration
Date: July 17, 2017

PETITIONER

Mark Baker – Baker Development Resources

LOCATION

2213 East Franklin Street

PURPOSE

To conditionally rezone the property known as 2213 East Franklin Street from the M-1 Light Industrial District to the B-5C Central Business District, upon certain proffered conditions.

SUMMARY & RECOMMENDATION

The subject property consists of a 1.37 acre (59,700 SF) parcel of land improved with a series of industrial building first constructed, per tax assessment records, in 1928 and a surface parking area containing approximately 50 parking spaces. The property is located in the block bound by North 22nd Street, East Franklin Street, North 23rd Street, and East Main Street (with frontage on all four streets) in the Shockoe Bottom neighborhood.

The subject property is currently zoned M-1 - Light Industrial. The portion of the property along East Franklin Street is located within the St. John's Church City Old and Historic District. The applicant has requested a rezoning to the B-5C - Central Business District (conditional) in order to accommodate mixed-use development of the parcel and has received administrative approval from the Commission of Architectural Review.

Staff finds the B-5C zoning district to be an appropriate zoning designation for the property. The B-5C zoning district is supported by the recommendations in the City's Downtown Plan and Pulse Corridor Plan and is prevalent in the vicinity of the subject property.

Staff further finds that the proffered condition will ensure conformance with the Planning Commission's Windowless Dwelling Unit Resolution.

Therefore, staff recommends approval of the rezoning to B-5C - Central Business District (conditional).

FINDINGS OF FACT

Site Description

The subject property consists of a 1.37 acre (59,700 SF) parcel of land improved with a series of industrial building first constructed, per tax assessment records, in 1928 and a surface parking area containing approximately 50 parking spaces. The property is located in the block bound by North 22nd Street, East Franklin Street, North 23rd Street, and East Main Street (with frontage on all four streets) in the Shockoe Bottom neighborhood.

Proposed Use of the Property

The applicant has requested a rezoning to the B-5C - Central Business District (conditional) in order to accommodate mixed-use redevelopment of the building on the parcel and potential new development in the future.

Master Plan

The subject property falls within an Urban Center Area of the Shockoe District, as established by the Richmond Downtown Plan. Such areas are “characterized by higher density, mixed use development, typically arranged on a fine grained street network, with wide sidewalks, regular tree planting, and minimal setbacks.” Moreover, the Urban Center Area demonstrates “a dense mix of office space, apartments, and retail located in four to six story brick buildings that front the street. Pedestrians have an active presence in these neighborhoods” (pp. 3.25-3.26). Specifically for the subject property, the Downton Plan’s Illustrative Plan recommends a building be constructed in place of the surface parking area along the East Main Street frontage.

The Pulse Corridor Plan, which was recently adopted by the Planning Commission, designates the portion of the subject property along East Main Street (the Pulse BRT Corridor) for corridor mixed use land use. Such a land use designation is found along major thoroughfares that have traditionally been commercial corridors. Medium density pedestrian- and transit-oriented development is to be encouraged on vacant or underutilized parcels (p. 29). The plan designates the portion of the subject property along East Franklin Street for neighborhood mixed use land use. Such a land use designation demonstrates cohesive districts that provide a mix of uses, but with a larger amount of residential uses than other mixed use districts. They are an urban, walkable environment with limited neighborhood oriented uses incorporated along key commercial corridors and at corner sites (p. 29). The B-5 zoning district is listed as an appropriate district for both land use designations.

Zoning & Ordinance Conditions

The subject property is currently zoned M-1 - Light Industrial. The portion of the property along East Franklin Street is located within the St. John’s Church City Old and Historic District.

Rezoning to B-5C Central Business District (conditional) would impose B-5 zoning standards which would allow a variety of commercial and service uses, as well as residential use.

Off-street parking spaces are not required for non-residential uses other than hotels and motels in the B-5 district.

When dwelling units are located within the same building containing permitted non-dwelling uses, no off-street parking spaces are required for up to three units and one off-street parking space is required per four dwelling units. Otherwise, no off-street parking spaces are required for up to 16 units and one off-street parking space is required per four dwelling units over 16 units.

Redevelopment of the northern portion of the property must also follow the guidelines and requirements of the Commission of Architectural Review and requirements for Old and Historic Districts, per the Zoning Ordinance.

Adherence to the following proffered condition is also required:

All dwelling units located on the Property shall contain at least one (1) window that penetrates an exterior wall of the building. A maximum of eight (8) dwelling units may satisfy this requirement utilizing windows that penetrate an exterior wall of the building surrounding a courtyard, light well, or atrium that is open to the sky, provided that such dwelling units contain at least two (2) windows with a minimum rough opening dimension of 36" x 72" and provided further that any such courtyard, light well, or atrium is at least one hundred and twenty-eight (128) square feet in area

Surrounding Area

Properties to the north of the subject property are zoned R-6 - Single Family Attached Residential, properties to the east, south, and west are in the same M-1 district as the subject property. Property zoned in the B-5C - Central Business (Conditional) District are also located to the west of the subject property. A larger B-5 district encompasses many of the parcels surrounding the block on which the subject property is located.

A mix of multi-family residential, office, commercial, industrial, institutional, public-open space, and mixed-use land uses are present in the vicinity.

Neighborhood Participation

A letter of support from the Shockoe Bottom Neighborhood Association was received.

Staff Contact: Matthew J. Ebinger, AICP, Acting Principal Planner, (804) 646-6308