



## CITY OF RICHMOND

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

**Ord. No. 2018-046:** To conditionally rezone the property known as 1125 Commerce Road from the M-2 Heavy Industrial District to the B-6 Mixed-Use Business District (Conditional), upon certain proffered conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** March 19, 2018

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#### **PETITIONER**

Lory Markham – Markham Planning

#### **LOCATION**

1125 Commerce Road

#### **PURPOSE**

To conditionally rezone the property known as 1125 Commerce Road from the M-2 Heavy Industrial District to the B-6 Mixed-Use Business District (Conditional), upon certain proffered conditions.

#### **SUMMARY & RECOMMENDATION**

The applicant is requesting to rezone the property at the corner of Commerce Road and Ingram Avenue from the existing industrial zoning regulations in the M-2 Heavy Industrial District to the B-6 Mixed-Use Business District (Conditional) to develop with residential uses, which are not permitted in the existing M-2 Heavy Industrial District.

The intent of the B-6 Mixed-Use Business 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.

Staff finds that the subject property is located within the core of the industrial area along Commerce Road and the proposed conditional rezoning would not be consistent with the industrial land use recommendation of the Master Plan.

Therefore staff does not recommend approval of the Rezoning request.

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## **FINDINGS OF FACT**

### **Site Description**

The property is located at the intersection of Ingram Avenue and Commerce Road, in the Oak Grove neighborhood of the Old South Planning District. It is comprised of 3.27 acres (142,441 square feet). The existing building, constructed in 1954, has been used for manufacturing and warehousing. The most recent use of the property has been the Caritas Furniture Bank. There are currently 55 improved parking spaces on site, several loading docks and area for additional on-site parking. The property was recently identified as being eligible for National and State Historic Designation.

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

The applicant is proposing to adapt the existing building into a residential development under the proposed B-6 Mixed-Use regulations.

### **Master Plan**

The City's Master Plan recommends Industrial land 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. Typical zoning classifications that may accommodate this land use category: OS, M-1, and M-2." (City of Richmond, 2001 Master Plan., p. 135)

### **Zoning and Ordinance Conditions**

The current Zoning District for the property is M-2 Heavy Industrial.

If rezoned to the B-6 Mixed-Use Business District (Conditional), as proposed, the development requirements of the B-6 district, including permitted uses, setbacks, screening, parking areas, height, and building façade fenestration, would apply to the property.

The following proffered condition would also apply:

1. Landscaped buffer H as described in Section 30-710.13(2)b.8. shall be installed and maintained between all areas devoted to parking and the adjacent street line along Commerce Road, provided that approved driveways enabling access to abutting streets may extend through such buffers and that the buffer depth may be reduced to provide for parking spaces and drive

aisles that meet the minimum requirements and subject to the approval of the Director of the Department of Planning and Development Review.

**Surrounding Area**

Large tracts of M-1 Light Industrial and M-2 Heavy Industrial land currently surround the property.

**Neighborhood Participation**

The Oak Grove Civic Association was notified of the proposal. No letters of support or opposition have been received by staff.

**Staff Contact:** Jonathan Brown, PDR, Land Use Administration, 804-646-5734