



## CITY OF RICHMOND

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

**Ord. No. 2015-154:** To rezone the property known as 2100 East Main Street from the M-1 Light Industrial District to the B-5 Central Business District.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** September 8, 2015

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#### **PETITIONER**

Jim Dugieux

#### **LOCATION**

2100 East Main Street

#### **PURPOSE**

To amend the zoning for 2100 East Main Street from M-1 to B-5.

#### **SUMMARY & RECOMMENDATION**

The subject property is located on the block bounded by East Franklin St to the north, North 22nd Street to the east, East Main Street to the south, and South 21st Street to the west. The property consists of approximately 2,080 square feet of land area and is currently improved with a two-story building constructed in 1912 containing approximately 2,800 square feet of floor area. The ground floor of the building has historically been used for commercial purposes, while the second floor of the building has been used as a dwelling unit.

The subject property is zoned M-1 Light Industrial District, which does not permit the existing single-family residence on the second floor and requires one parking space for every one hundred square feet of floor area for the proposed restaurant use on the ground floor. A rezoning to B-5 Central Business is proposed to reduce the parking requirement and authorize the residential use on the second floor, which is consistent with the surrounding zoning.

The Richmond Downtown Plan designates this property as Urban Center Area. "The Urban Center Area is characterized by higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks (p.3.25)."

Staff finds that the proposal to rezone the property is consistent with the recommendations in the City's Downtown Plan and the surrounding zoning and character of the neighborhood. Staff recommends approval of the proposed rezoning.

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## **FINDINGS OF FACT**

### **Subject Property**

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### **Master Plan**

The Richmond Downtown Plan designates this property as Urban Center Area. “The Urban Center Area is characterized by higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks (p.3.25).”

“Shockoe Slip is also an example of a classic urban center condition, with 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 (p.3.26).”

### **Existing and Proposed Zoning**

The property owner has requested a rezoning from the existing M-1 Light Industrial zoning district to the B-5 Central Business zoning district. The existing M-1 district permits a variety of commercial and industrial uses, but does not permit residential uses. The B-5 district permits a variety of commercial and residential uses, but does not permit industrial or auto-oriented uses. No off-street parking spaces are required for commercial uses in the B-5 district.

### **Surrounding Properties**

The surrounding properties are occupied by a mixed of commercial and residential uses. The subject property is surrounded on three sides by properties located in existing B-5 zoning districts.

**Staff Contact:** Lory Markham, Principal Planner (804) 646-6309