



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-161: To rezone the property known as 1039 W. Grace Street from the R-73 Multi-family Residential District to the B-5 Central Business District.

To: City Planning Commission
From: Land Use Administration
Date: July 1, 2019

PETITIONER

Bruce Vanderbilt, Vanderbilt Properties

LOCATION

1039 West Grace

PURPOSE

To rezone the property known as 1039 W. Grace Street from the R-73 Multi-family Residential District to the B-5 Central Business District.

SUMMARY & RECOMMENDATION

The applicant is requesting to rezone the .053 acre parcel from the R-73 Multi-Family Residential District to the B-5 Central Business District to bring the existing use of the property into conformance with the zoning ordinance and to enable a variety of uses to take place on the property in the future.

Staff finds the proposed zoning district to be appropriate for the property. The proposed rezoning would enable permitted uses that are consistent with the Master Plan land use recommendation for the property and with the mixed-use configuration of the existing building.

Therefore, staff recommends approval of this rezoning request.

FINDINGS OF FACT

Site Description

The subject property consists of a .053 acre parcel located in The Fan neighborhood of the Near West District. It is zoned R-73 Multifamily Residential. The property contains a 1920s structure that has approximately 2,000 square feet of ground floor commercial area and three residential apartments encompassing 2,386 square feet upstairs.

Proposed Use of Property

The B-5 Central Business District will enable a wider variety of uses. While no specific use is set, the applicant's stated intent is to market the space as retail, service or restaurant.

Master Plan

The Master Plan recommends Community Commercial uses for the property. Primary uses include office, retail, personal service and other commercial and service uses, intended to provide the shopping and service needs of residents of a number of nearby neighborhoods or a section of the City.

Zoning and Ordinance Conditions

The R-73 Multifamily Residential District limits uses to primarily residential uses. Offices are permitted but retail is specifically listed as a use that is not permitted. A commercial laundromat recently occupied the commercial ground floor as a legally nonconforming use but has ceased operation. The structure was originally built to accommodate commercial space on the ground floor and residential uses on the second and third floors. This configuration is compatible with the B-5 Central Business District and would permit a variety of uses that are compatible to the surrounding neighborhood.

Surrounding Area

The property is surrounded by a mix of higher-density residential, office, commercial, and institutional land uses that will be compatible with the new zoning designation.

Neighborhood Participation

Letters of support or no objection have been received by the FDA Zoning Board, West Grace Street Association, Alexander Building HOA, Bethlehem Lutheran Church, and a resident.

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