



## CITY OF RICHMOND

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

**Ord. No. 2019-019:** To rezone the properties known as 1809 and 1815 East Franklin Street and 6 and 14 North 19<sup>th</sup> 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:** February 19, 2019

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#### **PETITIONER**

Lory Markham – Markham Planning

#### **LOCATION**

1809 and 1815 East Franklin Street and 6 and 14 North 19<sup>th</sup> Street

#### **PURPOSE**

To rezone the properties known as 1809 and 1815 East Franklin Street and 6 and 14 North 19<sup>th</sup> Street from the M-1 Light Industrial District to the B-5 Central Business District.

#### **SUMMARY & RECOMMENDATION**

The applicant has requested to rezone the properties from M-1 Light Industrial to the B-5 Central Business District to allow for a mix of uses. The properties combined consist of 17,036 SF, (.40 acres) of land currently improved with historic structures and are located in the East Planning District of the Shockoe Bottom neighborhood.

Staff finds that the proposed rezoning would enable redevelopment of properties that would contribute to the continued revitalization of the area.

Staff finds that the proposed rezoning would be consistent with the recommendations of the Pulse Corridor Plan.

Therefore, staff recommends approval of the rezoning request.

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## **FINDINGS OF FACT**

### **Site Description**

The properties combined consist of 17,036 SF, (.40 acres) of land currently improved with historic structures and are located in the East Planning District of the Shockoe Bottom neighborhood. The property is also within the Shockoe Bottom Station Area of the Pulse Corridor Plan.

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

Residential use is intended for the Franklin Street parcels (pending special use permit approval to allow first floor residential use); Uses permitted within the B-5 District are being contemplated for the North 19<sup>th</sup> Street parcels.

### **Master Plan**

The City of Richmond's current Pulse Corridor Plan designates the subject property as Corridor Mixed Use (CMU). The Plan calls for specific characteristics within this category and is "...envisioned to provide for medium density pedestrian and transit oriented infill development to fill "missing teeth" of the corridor fabric. The building size, density, and zoning districts for these areas will vary depending on historic densities and neighborhood characteristics. New development should be in scale with existing context or respond to unique site characteristics and opportunities for redevelopment. Active commercial uses required on principal street frontages.

Ground floor residential uses should have street oriented facades with setbacks, front yards, porches, and balconies where appropriate. Driveway entrances required to be off alleys whenever possible; new driveways prohibited on street oriented commercial and priority street frontages. Parking lots and areas are located on the rear of buildings and require screening; shared parking requirements are encouraged to allow for commercial development while ensuring adequate residential parking. Potential future zoning districts: UB-2, B-5, B-6, RF-1, or a new district." (City of Richmond, Pulse Corridor Plan, 2018)

### **Zoning**

The current Zoning District for the property is M-1 Light 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), and includes regulations regarding setbacks, screening, parking areas, height, and building façade fenestration, as well as reduced off-street parking requirements.

**Surrounding Area**

A mix of B-5, B-5C and M-1 zoning districts are present in the vicinity. A mix of office, commercial, mixed use, industrial, vacant, and residential land uses are present in the vicinity.

**Neighborhood Participation**

No letters in support of or in opposition to the proposed rezoning have been received.

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