

AN ORDINANCE No. 89-242-218

ADOPTED OCT 26 1987

To authorize the use of the real estate known as 2000-2006 East Franklin Street, containing 14,500 square feet, more or less, located on the northeast corner of East Franklin Street and North 20th Street, being more completely described as follows: beginning at the point of intersection of the north right of way line of East Franklin Street and the east right of way line of North 20th Street; thence extending in an easterly direction along the north right of way line of East Franklin Street 132.00 feet to a property line; thence extending in a northerly direction between parallel lot lines 110.00 feet to a property line, for multi-family purposes, an apartment building containing 20 individual dwelling units on the second through fifth floors inclusive (first floor may be used for purposes authorized in a B-5 Central Business District, Chapter 32, Article IV, Division 22, Section 32-442.1 of the Code of the City of Richmond, 1985), together with accessory off-street parking, substantially as shown on site plan, floor plans and elevation drawings, entitled: "Cheroot Building, 2000-06 East Franklin Street, Richmond, Virginia," upon certain terms and conditions.

Patron - City Manager (By Request)

Approved as to form and legality
by City Attorney

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That the real estate known as 2000-2006 East Franklin Street, containing 14,500 square feet, more or less, located on the northeast corner of East Franklin Street and North 20th Street, being more completely described as follows: beginning at the point of intersection of the north right of way line of East Franklin Street and the east right of way line of North 20th Street; thence

extending in an easterly direction along the north right of way line of East Franklin Street 132.00 feet to a property line; thence extending in a northerly direction between parallel lot lines 110.00 feet to a property line, is hereby permitted to be used for multi-family purposes, an apartment building containing 20 individual dwelling units on the second through fifth floors inclusive (first floor may be used for purposes authorized in a B-5 Central Business District, Chapter 32, Article IV, Division 22, Section 32-442.1 of the Code of the City of Richmond, 1985), together with accessory off-street parking, substantially as shown on site plan, floor plans and elevation drawings, entitled: "Cheroot Building, 2000-06 East Franklin Street, Richmond, Virginia", prepared by design Consortium Architecture, consisting of sheets 1-4, dated September 9, 1987, a copy of which plans is attached to, incorporated in, and to be read as a part of this ordinance.

§ 2. That the Commissioner of Buildings is hereby authorized to issue to the owner of the real estate a building permit for the conversion and adaption of the building and improvements presently located on the premises to the plans and specifications as set out on the attachments, and to permit the occupancy of the property for such purposes. The special use permit shall run with the land, subject to the following terms and conditions.

SPECIAL USE PERMIT APPLICATION
CITY OF RICHMOND, VIRGINIA

DATE: August 4, 1987

TO: The Honorable Council of the City of Richmond
C/O The Department of Planning & Community Development
900 East Broad Street, Room 511
Richmond, Virginia 23219

Application is hereby made for a SPECIAL USE PERMIT for (proposed use):

Apartments/Condominiums on upper Floors and Commercial on ground Floor
at the premises designated or described as follows:_____

2000 East Franklin Street (Cheroot Building)

in accordance with attached plans designated (title, sheet numbers,
preparer, date)

See plans attached

The current zoning of the property is: M-1

Attached is a check for \$ 500.00, payable to "City of Richmond,"
Bottom Associates II, L.P.

Signature of owner of property: _____

Kenneth V. Farino
By Kenneth V. Farino

Mailing Address: _____

12 North 19th Street

Richmond, Virginia

ZIP CODE: 23223

PHONE: (804) 788-1949

Applicant or owner's representative: _____

Mailing Address: _____

ZIP CODE: _____

PHONE: _____

STAFF NOTE:

Application, plans, report, fee and other required information received:

AFFECTS MASTER PLAN

YES _____

NO _____

City of Richmond
City Planning Commission



900 East Broad Street, Richmond, Virginia 23219
804•780-6304

October 20, 1987

To the Honorable Council of the
City of Richmond, Virginia

At its meeting of October 19, 1987, the City Planning Commission voted
(6-0) to recommend APPROVAL of:

Ordinance No. 87-242

To authorize the use of the real estate known as 2000-2006
East Franklin Street, *** for multi-family purposes, an
apartment building containing 20 individual dwelling units on
the second through fifth floors inclusive, *** together with
accessory off-street parking, etc.

Approval of this special use ordinance would authorize the conversion of
the upper floors of an existing building into twenty apartment units at
2000-2006 E. Franklin Street. The property is located on the northeast
corner of E. Franklin and N. 20th Streets and contains approximately 14,500
square feet of lot area. The property lies within the Shockoe Valley Old
and Historic District.

The subject property and surrounding properties are zoned M-1 Light
Industrial. The M-1 District prohibits residential use. The Commission
has recommended a number of rezonings to B-5 Central Business in the
Shockoe Valley area to accommodate residential use above the ground floor.
However, this property does not meet the City's policy for extending B-5
zoning since it is not contiguous to an existing B-5 District. Therefore,
a special use permit is being pursued.

The subject building is currently vacant and was last used as a nightclub
on the first floor and for warehouse and printing purposes on the upper
floors. To the east is a contractor's shop, and across Franklin Street to
the south is a nightclub. Across 20th Street to the west is a parking
area. To the north is a vacant factory building. The Master Plan
recommends mixed-use development for this area and encourages residential
uses over shops and offices and conversion of larger buildings into
multi-family uses. The proposed special use is consistent with Master Plan
objectives.

The existing one and five-story building contains approximately 25,000
square feet of floor area. The ordinance restricts the first floor to
commercial uses permitted in the B-5 Central Business District. The B-5
District permits office, retail and personal service establishments. The
second through fifth floors would contain a total of 20 apartment units.
The one and two-bedroom units would range in size from 440 to 920 square

The Honorable Council
Ordinance No. 87-242

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October 20, 1987

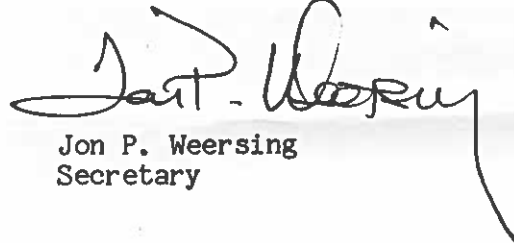
feet of floor area. An optional terrace is proposed on the roof of the one-story portion of the building. Any exterior alterations to the building would be subject to the approval of the Commission of Architectural Review.

No parking is currently provided on the site. An eleven-space parking area is proposed on the east side of the building. The proposed number of spaces would meet normal zoning requirements in the B-5 District. The parking area and private alley from 20th Street would be paved and would be screened from view from Franklin Street by brick walls. The design of the brick walls must be approved by the Commission of Architectural Review.

The proposed mixed use of the property is consistent with Master Plan objectives for the area. It is also consistent with policies to encourage adaptive reuse and residential use in the Shockoe Valley area. The special use permit would result in the renovation of a vacant building and the provision of off-street parking. The conditions and safeguards set forth in the Charter relative to the issuance of special use permits appear to be met, and approval is recommended.

No opposition has been expressed to the Commission.

Very truly yours,



Jon P. Weersing
Secretary

JPW:lk

cc: Mr. Kenneth V. Farino - Applicant

ORDINANCE OR RESOLUTION SUMMARY

CITY OF RICHMOND, VIRGINIA

Resolution Ordinance No. <u>87-242</u>	Subject Special Use Permit for Apartment use at <u>2000-2006 East Franklin Street</u>
Patron(s) <u>City Manager (By Request)</u>	

SUMMARY

This Ordinance would authorize the conversion of the upper floors of an existing building into 20-apartment units at 2000-2006 East Franklin Street. The property lies within the Shockoe Valley Old and Historic District containing approximately 14,500 sq. ft. of lot area.

The property is zoned M-1 Light Industrial which prohibits residential use; a request for B-5 Central Business zoning is not appropriate because this property/location is not contiguous to an existing B-5 District; thus a special use permit is pursued.

The Master Plan recommends mixed-use development for this area and encourages residential use over shops and offices and conversion of larger buildings into multi-family uses. The proposed special use is consistent with the Plan objectives.

The existing 1 and 5-story building contains approximately 25,000 sq. ft. of floor area and proposed to be developed as follows:

1. First floor commercial use;
2. The 2nd-5th floor to contain 20 apartment units; one and two bedrooms ranging in size from 440 to 920 sq. ft. of floor area;
3. Optional terrace on roof of the one-story portion of the building;
4. 11-space paved parking area-which meets the normal zoning requirements for a B-5 District.

The Planning Commission granted approval (6-0) October 19, 1987.

COUNCIL ACTION

On Docket 10/26/87

Amended _____

Adopted _____

Rejected _____

Stricken _____