



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-101: To rezone the property known as 103 East 2nd Street from the B-7 Mixed-Use Business District to the B-4 Central Business District, and the properties known as 104 East 2nd Street, 101 Stockton Street, and 121 Stockton Street from the M-2 Heavy Industrial District to the B-4 Central Business District.

To: City Planning Commission
From: Land Use Administration
Date: May 3, 2021

PETITIONER

Jennifer D. Mullen, Esq.

LOCATION

103 East 2nd Street, 104 East 2nd Street, 101 Stockton Street, and 121 Stockton Street

PURPOSE

To rezone the property known as 103 East 2nd Street from the B-7 Mixed-Use Business District to the B-4 Central Business District, and the properties known as 104 East 2nd Street, 101 Stockton Street, and 121 Stockton Street from the M-2 Heavy Industrial District to the B-4 Central Business District.

SUMMARY & RECOMMENDATION

The applicant is requesting to rezone the properties to B-4 Central Business District, which allows for dense, transit oriented development with greater height than elsewhere in the region whereas the current M-2 Heavy Industrial District does not permit dwelling uses and permits a variety of industrial uses not permitted under the B-4 regulations and the B-7 Mixed Use Business District permits less density and height than the B-4 regulations.

Staff finds that the proposed rezoning is consistent with the recommendations of Richmond 300. The recommended future land use of Destination Mixed-Use includes commercial, multi-family residential, cultural and open space uses. The development style envisioned is higher-density, transit-oriented on vacant or underutilized sites. New development should be urban in form, may be of larger scale than the existing context, and should pay special attention to the historic character of the existing context. The recommended intensity is high with new buildings typically a minimum of five stories. Construction of new buildings with more than ten units or any building with greater than 30,000 square feet of floor area will require plan of development review. During this process the building plans will be reviewed to ensure compliance with the proffers and to ensure that the building design is respectful of the historic context of its surroundings.

Therefore, staff recommends approval of the rezoning request.

FINDINGS OF FACT

Site Description

The proposed rezoning would include five parcels of land located at on both sides of East Second Street between Stockton Street and Decatur Street. The total land area of the parcels is 83,570 square feet, or 1.92 acres. The property is improved with several buildings (having been used for warehouse and retail purposes) and paved/unpaved parking areas. The property is located in the Manchester neighborhood.

Proposed Use of the Property

The proposed rezoning would accommodate development allowable within the B-4 Central Business District.

Master Plan

Richmond 300 recommends a future land use of “Destination Mixed-Use” for the property. The primary uses envisioned for Destination Mixed-Use are retail/office/personal service, multi-family residential, cultural, and open space. Secondary uses are institutional and government. The development style envisioned is higher-density, transit-oriented on vacant or underutilized sites. New development should be urban in form, may be of larger scale than the existing context, and should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place, with many vertically mixed-use buildings. A gridded street pattern should be continued or introduced to increase connectivity. Ground floor uses are envisioned to engage with and enliven the street through windows, doors, storefronts and other features that allow transparency and interaction between building and street. The recommended intensity is high with new buildings typically a minimum of five stories. Pedestrian, bicycle and transit access must be prioritized.

The property is also located within the vicinity of the “Downtown Manchester” primary growth node, which envisions the area as continuing to be a population center, with people and economic activity supporting a thriving business corridor along Hull Street. Hull Street, which is one block from the property, is designated as a “Future Enhanced Transit” corridor on the “Enhanced Transit Map.”

Zoning and Ordinance Conditions

The properties are currently located within the M-2 Heavy Industrial District and the B-7 Mixed-Use Business District.

The M-2 Heavy Industrial District permits many different types of commercial uses, including heavy industrial uses, outside storage, and auto-oriented uses such as gas station and drive-up facilities. Dwelling units are not permitted. There are no form-based criteria in the M-2 district. The height limit under M-2 is 45’ in general, with additional height permitted based on how far building and structures are located from property lines and the centerlines of abutting streets. Parking requirements are as listed in the table in Sec. 39-710.1(a) of the Zoning Ordinance.

The B-7 Mixed-Use Business Districts permits a variety of commercial uses and multi-family dwellings. Some light industrial uses are permitted, including food manufacturing facilities of up to 15,000 square feet and warehouse, wholesale and distribution establishments of up to 30,000 square feet. There is form-based criteria in the B-7 district, including requiring surface parking to

be located beside or behind main buildings, limiting vehicular entrances on main street frontages and requiring fenestration on principal and priority street frontages. The height limit in the B-7 district is five stories in general and six stories if an entire block is being developed under a common owner. Parking requirements are as listed in the table in Sec. 39-710.1(a) of the Zoning Ordinance, provided that no use requires more than one space per 300 square feet of floor area when the requirement is determined by floor area, and provided further than a 50% reduction applies to uses located within buildings that existed on July 1, 2017.

The proposed B-4 Central Business District permits many commercial uses and multi-family dwellings. All industrial uses are prohibited, as are auto-oriented uses such as gas stations, drive-up uses and surface parking areas. There is form-based criteria, including requiring surface parking to be located beside or behind main buildings, limiting vehicular entrances on main street frontages and requiring fenestration on main street frontages. There is no height limit, provided that no portion of a building shall penetrate an inclined plane originating at the centerline of each abutting street and extending over the lot at an inclination of one foot horizontal for each four feet vertical. Parking is not required for uses other than dwelling uses, hotels and motels. The parking requirement for multi-family dwellings is none for the first 16 units, and one space per four units over 16 units.

Surrounding Area

Properties to the northeast are located in the M-2 Heavy Industrial District. Properties to southeast, southwest and northwest are located in the B-7 Mixed Use Business District. Other industrial properties are located to the southwest towards the Maury Street I 95 interchange. CSX railroad and a Dominion Power substation are located to the northeast. A majority of the properties to the northwest and southwest are multi-family dwellings, with light industrial uses scattered intermittently.

Neighborhood Participation

Staff notified area residents, property owners, and the Manchester Alliance of the proposed rezoning. Staff received a letter of support from the Manchester Alliance.

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