



February 10, 2021

Mr. Kevin Vonck, Acting Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
kevin.vonck@richmondgov.com

RE: Applicant's Report for Rezoning of 2126-28 E Main St, 16 N 22nd St

Dear Mr. Vonck

Please accept this letter as the Applicant's Report for the request to rezone the following parcels, totaling 0.63 acres from the M-1 Light Industrial zoning district to the B-5 Central Business zoning district:

Address	Tax Parcel ID	Acreage	Existing Zoning	Ownership
2126 E Main St	E0000226021	0.025	M-1	BAIS PROPERTIES LLC
2128 E Main St	E0000226023	0.375	M-1	BAIS PROPERTIES LLC
16 N 22nd St	E0000226012	0.230	M-1	BAIS PROPERTIES LLC

With this application, BAIS Properties LLC is petitioning the City Council for a rezoning to facilitate future development that would be permitted under the regulations of the B-5 district. This requested rezoning is consistent with and in support of the development goals for these parcels as detailed in the Richmond 300 Master Plan.

Property

The proposed rezoning is for three parcels located at the northwest intersection of East Main Street and North 22nd Street. The three parcels combine for approximately 0.63 acres of land area and are currently improved with two buildings and a surface parking area. The first building on 2128 E Main St contains two stories with 3,600 square feet of floor area. This building dates from the 1870's and is currently being used as a restaurant on the lower level and multifamily dwellings on the second level. The second

building, the Poythress Building, at 16 N 22nd St is a four-story, 30-unit apartment building with 28,208 square feet of floor area, the earliest portions of which also date from the 1870's. The properties are located in the Shockoe Bottom neighborhood. A majority of the surrounding properties are located in former M-1 districts that were rezoned to B-5 in recent years.

Zoning Regulations & Background

The properties are currently located in M-1 Light Industrial District, which permits a wide variety of commercial, industrial, and service uses, many of which could be considered noxious or undesirable so close to the mix of uses currently found in Shockoe Bottom and so proximate to the central business district. The M-1 district allows for a base building height of forty-five feet with additional height based on an incline plane from the adjacent streets. This would allow a building height of approximately 105 feet at the property line along East Main Street.

The owner wishes to construct new mixed-use development on the property that would comply with the B-5 zoning district regulations. The proposed B-5 district regulations would allow for a mix of uses, including residential, structured parking and commercial uses fronting on E Main Street. The owner plans to develop the property in accordance with the stated intent of the B-5 district. The district's intent is to define urban center of the city of Richmond by promoting dense, transit-oriented development with greater building height than elsewhere in the region. These regulations promote redevelopment, placemaking, and development of surface parking lots to create high-quality urban spaces.

The B-5 district includes form-based requirements that are not found in the existing zoning district, which will ensure that any development of the site is more urban in character, will provide life and activity on the street and will promote walking and biking. These requirements include a maximum height of five stories, and regulation on the location and screening of parking decks and lots, fenestration and setbacks maximums.

In addition to the normal zoning requirements, any development of the site as a mixed-use residential project will require a plan of development be approved by the Director of Planning and Development Review to ensure compatibility with the district and the Pulse Corridor Plan.

Richmond 300 Master Plan

The E Main St properties are designated by Richmond 300 for Corridor Mixed-Use. These areas are recommended for envisioned to provide for medium- to medium-high-density pedestrian- and transit-oriented development with buildings ranging from two to ten stories, based on street widths and depending on the historic context and stepping down in height adjacent to residential areas. The property on N 16th Street is designated for Neighborhood Mixed-Use. These areas are walkable urban neighborhoods that are predominately residential with a percentage of parcels providing commercial and institutional uses. Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. With its form-based regulations and permitted uses specific to creating urban environments, B-5 is especially suited for the future development of these properties. This fact is evident when the current B-5 zoning of the majority of properties in this neighborhood are taken into account.

City Charter Conditions

Given the recommendations in the City's Richmond 300 Master Plan, we trust that you will agree with us that the potential development of the site under B-5 regulations would support the efforts to develop the properties in a manner consistent with the Plan; and that the rezoning meets the City Charter considerations to be observed in the alteration of zoning regulations.

Thank you for your consideration of this application. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Lory Markham', with a stylized flourish at the end.

Lory Markham

Enclosures

cc: The Honorable Cynthia I. Newbille, 7th District Council Representative
Matthew Ebinger, Secretary to the City Planning Commission