



Application for **REZONING/CONDITIONAL REZONING**

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6304  
<http://www.richmondgov.com/>

**Project Name/Location**

Property Address: 1400, 1402, 1404, 1406 Bryan Street Date: \_\_\_\_\_  
Tax Map #: E000-0604/010-014 Fee: \$1,500  
Total area of affected site in acres: 0.322

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: R-6  
Existing Use: vacant

**Proposed Zoning/Conditional Zoning**

(Please include a detailed description of the proposed use and proffers in the required applicant's report)

R-63  
Existing Use: vacant

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Mark Baker

Company: Baker Development Resources  
Mailing Address: 530 East Main Street, Suite 730  
City: Richmond State: VA Zip Code: 23219  
Telephone: (804) 874-6275 Fax: ( )  
Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** FORCASTLE LLC, NURAMBI LLC, STAYSAIL LLC

If Business Entity, name and title of authorized signee: Bryan Traylor

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 615 Albemarle Street  
City: Richmond State: VA Zip Code: 23230  
Telephone: ( ) Fax: ( )  
Email: \_\_\_\_\_

**Property Owner Signature:**

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.



July 29<sup>th</sup>, 2022

Mr. Matthew Ebinger  
City of Richmond Department of Community Development  
Land Use Administration Division, Room 511  
City Hall, 900 East Broad Street  
Richmond, Virginia 23219

**Re: Rezoning: 1400-1406 Bryan Street**

Dear Matthew:

This letter shall serve as the Applicant's Report accompanying the application for a rezoning from R-6 Single-Family Attached Residential to R-63 Multifamily Urban Residential for the properties known as 1400, 1402, 1404, and 1406 Bryan Street, identified as Tax Parcels E000-0604/010-014 (the "Property"). The Property is located on the west side of Bryan Street, north of its intersection with Littlepage Street, contains 0.322 acres of lot area, and is currently vacant. The proposed rezoning would facilitate the redevelopment of the Property with residential and commercial uses according to the R-63 district guidelines.

The Property is currently zoned R-6 Single-Family Attached Residential. The surrounding similarly situated properties north of Littlepage Street and along Bryan Street and further east are predominantly zoned R-6 but also include properties zoned B-2 Community Business at the intersection of Littlepage and Mechanicsville Turnpike. Properties to the west and south of Littlepage Street and are zoned R-53 Multifamily Residential. To the west across Coalter Street and south along Moby Street can also be found properties located within the Mosby Court Community Unit Plan and owned and managed by the Richmond Redevelopment and Housing Authority.

The existing R-6 district does not reflect the guidance of the Richmond 300 Plan (the "Master Plan") for the Property which is identified in the Master Plan as "Neighborhood Mixed-Use," which is described as "existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." Furthermore, the Neighborhood Mixed-Use designation among other things, suggests multi-family dwellings (primary and secondary uses) and retail/office/personal service uses (secondary use) are appropriate. While the R-6 district permits single- and two-family residential uses, it does not permit neighborhood-serving commercial or the more intense residential uses which are recommended by the Master Plan. The rezoning request to R-63 is consistent with the Master Plan recommendation and provides an opportunity

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for the redevelopment of the Property with both residential and small-scale commercial use, on a scale that is compatible with the surrounding land uses.

Potential development concepts include the redevelopment of the Property within the guidelines which are laid out by the R-63 district for properties located on corner lots. This would permit the development of the Property with a mixed-use building with small-scale, neighborhood-serving use on the first floor along with residential dwelling units located within the same building. Under any eventual R-63 development scenario, the district includes “form-based” requirements, such as building façade fenestration, maximum setbacks, minimum and maximum heights and restrictions on the location of parking areas. These criteria would address any concerns over the new development’s design and character. Subsequent to a successful R-63 rezoning, further project design review would be required through a Plan of Development (“POD”) in the case of multi-family dwellings containing more than 10 dwelling units or by virtue of the review of civil site drawings as a part of the Subdivision process as needed where single- or two-family dwellings are concerned. Compliance with the POD or Subdivision requirements would further ensure that the development is compatible with other development in the vicinity.

Thank you for your time and consideration of this request, please let me know if you have any questions.

Sincerely,



Mark Baker

Enclosures