

INTRODUCED: July 27, 2015

AN ORDINANCE No. 2015-154-167

To rezone the property known as 2100 East Main Street from the M-1 Light Industrial District to the B-5 Central Business District.

Patron – Mayor Jones (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEPT 14, 2015 AT 6 P.M.

THAT THE CITY OF RICHMOND HEREBY OR DAINS:

§ 1. That, as more particularly described in a deed recorded in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia, in Deed Book 736, page 672, the property known as 2100 East Main Street, with Tax Parcel No. E000-0226/034 in the 2015 records of the City Assessor, is excluded from the M-1 Light Industrial District and shall no longer be subject to the provisions of sections 114-452.1 through 114-452.4 of the Code of the City of Richmond (2004), as amended, and that the same is included in the B-5 Central Business District and shall be subject to the provisions of sections 114-442.1 through 114-442.7 and all other applicable provisions of Chapter 114 of the Code of the City of Richmond (2004), as amended.

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: SEPT 14 2015 REJECTED: _____ STRICKEN: _____

§ 2. This ordinance shall be in force and effect upon adoption.



City of Richmond

900 East Broad Street
Richmond, VA 23219
www.Richmondgov.com

Intracity Correspondence

Ordinance: a2015 - 229

File Number: a2015 - 229

To rezone the properties known as 2100 East Main Street from the M-1 Light Industrial District to the B-5 Central Business District.

O & R Request

EDITION: 1

RECEIVED

JUN 18 2015

DATE: June 3, 2015

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor)

OFFICE OF CITY ATTORNEY

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

THROUGH: Peter L. Downey, Jr., Interim Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Mark A. Olinger, Director, Dept. of Planning and Development Review

RE: Rezoning of 2100 East Main Street

ORD. OR RES. No.

PURPOSE: To rezone the properties known as 2100 East Main Street from the M-1 Light Industrial District to the B-5 Central Business District.

REASON: The subject property is zoned M-1 Light Industrial District, which does not permit the existing single-family residence on the second floor and requires one parking space for every one hundred square feet of floor area for the proposed restaurant use on the ground floor. A rezoning to B-5 is proposed to reduce the parking requirement, which is consistent with the surrounding zoning.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its September 8, 2015, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property is located on the block bounded by East Franklin St to the north, North 22nd Street to the east, East Main Street to the south, and South 21st Street to the west.

The property consists of approximately 2,080 square feet of land area and is currently improved with a two-story building constructed in 1912 containing approximately 2,800 square feet of floor area. The ground floor of the building has historically been used for commercial purposes, while the second floor of the building has been used as a dwelling unit.

The property owner has requested a rezoning from the existing M-1 Light Industrial zoning district to the B-5 Central Business zoning district. The existing M-1 district permits a variety of commercial and industrial uses, but does not permit residential uses. The B-5 district permits a variety of commercial and residential uses, but does not permit industrial or auto-oriented uses. No off-street parking spaces are required for commercial uses in the B-5 district.

The subject property is surrounded on three sides by properties located in existing B-5 zoning districts.

The Richmond Downtown Plan designates this property as Urban Center Area. "The Urban Center Area is characterized by higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks (p.3.25)."

"Shockoe Slip is also an example of a classic urban center condition, with a dense mix of office space, apartments, and retail located in four to six-story brick buildings that front the street. Pedestrians have an active presence in these neighborhoods (p.3.26)."

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notice.

BUDGET AMENDMENT NECESSARY: No.

REVENUE TO CITY: \$1,200 application fee.

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: July 27, 2015

CITY COUNCIL PUBLIC HEARING DATE: September 14, 2015

REQUESTED AGENDA: Consent.

RECOMMENDED COUNCIL COMMITTEE: None.

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, September 8, 2015

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None.

ATTACHMENTS: Application Form, Applicant's letter, Draft Ordinance, Legal Description

STAFF: Lory Markham, Principal Planner
Land Use Administration (Room 511)
646-6309

THIS DEED, made this 10th day of April, 1978, by and between RUBEN FREEDLANDER and EVE FREEDLANDER, his wife, hereinafter styled "Grantors", and JAMES C. DONGIEUX and LILLY JAMES TUCKER, hereinafter styled "Grantees",

W I T N E S S E T H :

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantors grant and convey unto the Grantees, as joint tenants with the right of survivorship as at common law, with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE, the following described property, to-wit:

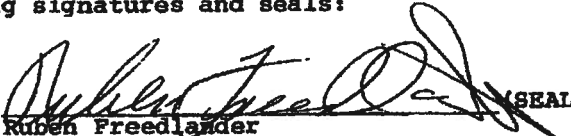
ALL that certain lot, piece or parcel of land with improvements thereon, lying and being in the City of Richmond, Va., on the Northeast corner of Main and 21st Sts., fronting on the North line of Main Street Twenty (20') Feet more or less, to the center of the West wall of No. 2102 East Main St., adjoining on the East, and running back from said front Northwardly and within parallel lines, One Hundred and Four (104) Feet to a Four (4) Foot alley in the rear.

Subject to an easement of a certain three(3) feet of land, more or less, reserved for the egress and ingress to 2102 East Main Street, which was conveyed to George Mehford, by Deed from William M. Turner and Lily F. Turner, his wife, and G. Ernest Turner and Alice S. Turner, his wife, dated April 5, 1926, recorded April 10, 1926, in the aforesaid Clerk's Office in Deed Book 329-C, page 481; and to which deed reference is hereby made for a more particular description of the land therein conveyed.

BEING the same real estate conveyed to Grantors herein by deed from Dorothy Turner Gravatt and others, dated February 10, 1978, and recorded March 6, 1978, in the Clerk's Office of the Circuit Court of the City of Richmond, Division I, Virginia, in Deed Book 733, at page 1547.

This conveyance is made subject to easements, restrictions and conditions of record to the extent that they may now lawfully apply to the said property.

WITNESS the following signatures and seals:


Ruben Freedlander (SEAL)


Eve Freedlander (SEAL)

STATE OF VIRGINIA

BOOK 736 PAGE 673

CITY/COUNTY OF Richmond, to-wit:

I, the undersigned, a Notary Public in and for the Jurisdiction aforesaid in the State of Virginia, do hereby certify that RUBEN FREEDLANDER and EVE FREEDLANDER, his wife, whose names are signed to the foregoing Deed dated April 10, 1978, have this day acknowledged the same before me in my Jurisdiction aforesaid.

GIVEN under my hand this 25th day of April, 1978.

My commission expires: 5/8/78

Ida S. Meyers
Notary Public

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF RICHMOND, DIVISION I. Tax imposed by Sec. 58-54.2

This deed was presented, and, with the Certificate annexed, admitted to record on Code of Va. has been paid.

MAY 5 1978 at 9:55 o'clock a . M.

Clerk's Fee 1000
Transfer Fee 100
State Tax 2250
City Tax 250
Grantor's Tax 1500
Total 5600

Teste:

Edwin Goddard III
Edward S. Kidd Clerk

CS/39047

I bought 2100 East Main Street in 1978 and first used it as my picture frame shop back in the late 70s and early 80s. I then rented to a photography studio for 10 years, then a modeling agency for 5 years and more recently to GlobeHopper Coffee Shop for 7 years. They went out of business a few months ago.

As a property owner in Shockoe Bottom since 1977, I'm amazed at the changes for the better. The blend of residential and business has made the area pleasant. When I first opened my frame shop my next door neighbor was a watering hole for the industrial businesses in the Bottom. Lucas Plumbing, a diesel engine repair shop, Henrico County Jail, suppliers for industrial belts and hoses , Philip Morris and Lucky Strike factory workers , etc. were the patrons of the watering hole.

Now Morgan Botwinick wants to have her Whisk Bakery there. Rezoning seems the sensible change and would fit the Master Plan of the City that has brought such increased foot traffic and a robust growth. I would like to be part of that growth.

Thank you for your consideration.

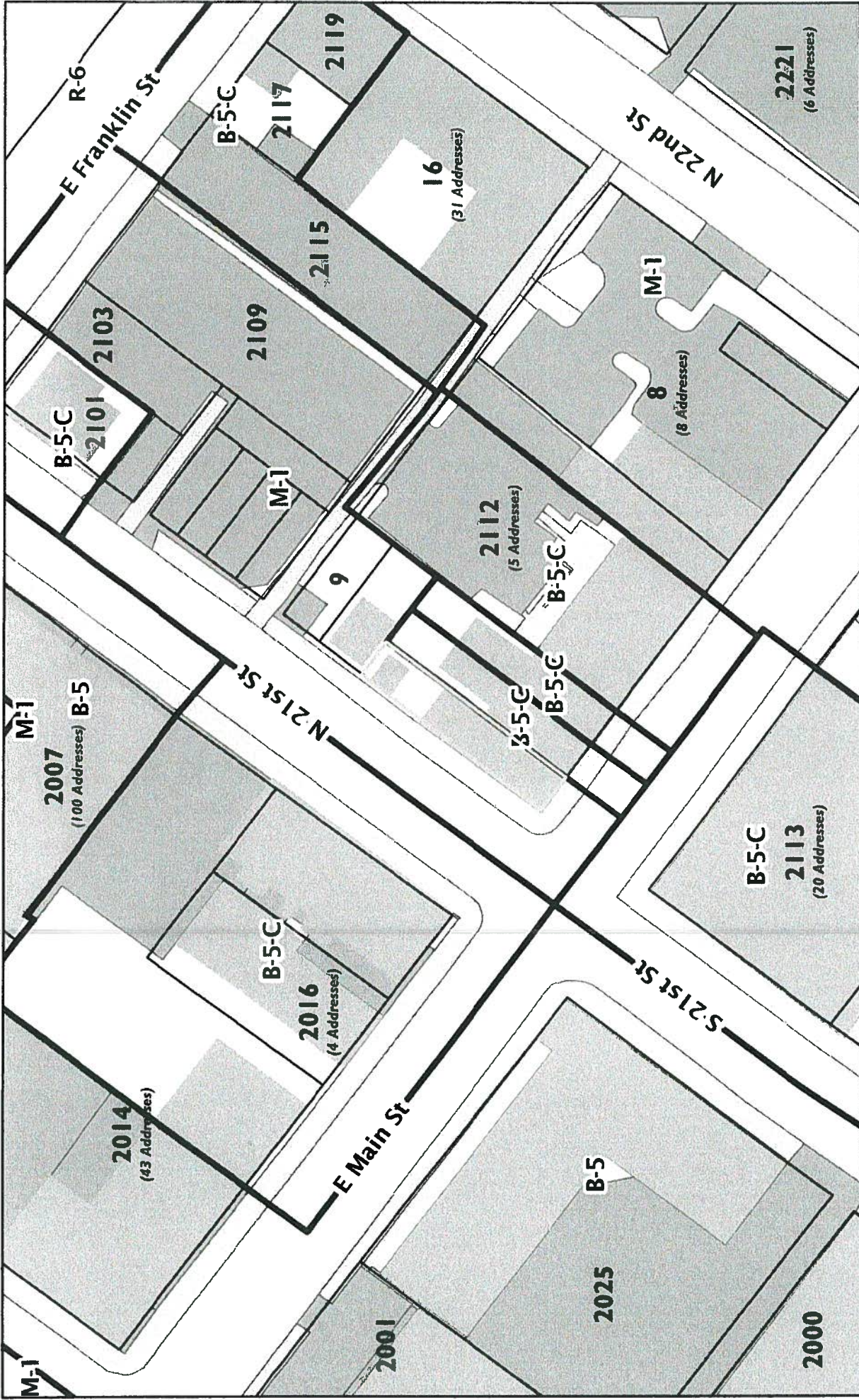
Jim Dongieux

Landline 804-746-8459

Cell 804-334-8459

7466 Academy Dr.

Mechanicsville, VA 23116



REZONING REQUEST

Location: 2100 East Main Street

Council District: 7

Existing Use: Mixed-Use Structure

Proposal: To rezone the property from the

M-1 Light Industrial District to the R-5 Central Business District