



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2015-15: To conditionally rezone the property known as 2102 East Main Street from the M-1 Light Industrial District to the B-5C Central Business District (Conditional), upon certain proffered conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 17, 2015

PETITIONER

Roy Armstrong
Maritime Ministries, Inc.
PO Box 71240
Henrico, VA 23225

LOCATION

2102 East Main Street

PURPOSE

To conditionally rezone the properties known as 2102 East Main Street from the M-1 Light Industrial District to the B-5C Central Business District (Conditional), upon certain proffered conditions.

SUMMARY & RECOMMENDATION

The request is to rezone the property and convert the second floor to one dwelling unit and the ground floor to an art gallery. These proposed uses are permitted in the B-5 District and no parking spaces would be required as proposed. However, the applicant has proffered to provide at least one parking space for the residential unit. The parking would be located off of the alley between North 21st Street and North 22nd Street. Dwelling units are permitted when a minimum of one-third or 1,000 square feet, whichever is greater, of the floor area of the ground floor of the building is devoted to a principal use permitted in the district. The proposed art gallery is permitted in the B-5 District.

The subject property is currently in the M-1 District and consists of one (1) parcel fronting on East Main Street. The property has been used as an office for Maritime Ministries.

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 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).”

Staff finds that the proposed rezoning is consistent with recent rezonings from M-1 to B-5 along East Main Street. The Richmond Downtown Plan supports mixed-use development with retail and commercial uses located on the first floor and residential uses located above.

Therefore, staff recommends approval of the rezoning to B-5C Central Business District with conditions.

FINDINGS OF FACT

Site Description

The subject property is located on the block bounded by East Franklin Street to the north, North 22nd Street to the east, East Main Street to the south, and South 21st Street to the west. The parcel contains approximately .048-acre of land area and is improved with a two-story building containing the Maritime Ministries office.

Proposed Use of the Property

The applicant proposes to rezone the property and convert the second floor to one dwelling unit and the ground floor to an art gallery.

Master Plan

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).”

Zoning & Ordinance Conditions

The subject property is zoned M-1 Light Industrial District, which does not permit the proposed dwelling on the second floor. A rezoning to B-5 Central Business District is required to permit the proposed residence and art gallery on the first floor.

The applicant has proffered to provide at least one parking space for the residential unit. The parking would be located off of the alley between North 21st Street and North 22nd Street.

Surrounding Area

The properties in the surrounding Shockoe Bottom area are predominantly zoned B-5 and M-1. These properties are occupied by a mix of commercial, office, and residential uses.

Neighborhood Participation

Staff has contacted 7th District Council Representative, Cynthia Newbille, Shockoe Partnership and Church Hill Association. Staff has received a letter of support from the Shockoe Bottom Neighborhood Association.

Staff Contact: Willy Thompson, Senior Planner, (804) 646-5734