



February 22, 2022

Mr. Kevin Vonck, 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 1200 Dinwiddie

Dear Mr. Vonck,

Please accept this letter as the Applicant's Report for the request to rezone the following property from the M-1 Light Industrial district to the B-7 Mixed-Use Business district:

Address	Tax Parcel ID	Acreage	Existing Zoning	Ownership
1200 Dinwiddie Ave	S0000390002	3.1	M-1	1200 Dinwiddie Ave LLC

With this application, the property owner is petitioning the City Council for a rezoning to the B-7 district to permit mixed-uses on the property. The proposed rezoning is an opportunity to allow for a mixed-use development on the property while maintaining options for industrial uses in a manner that is compatible with other uses in the area and consistent with the Richmond 300 Master Plan recommendations.

Property

The property consists of a 3.1-acre parcel at the southwest corner of the intersection of Dinwiddie Ave and E 12th St. The irregularly shaped parcel is improved with a one-story warehouse originally built in 1950 and expanded in subsequent years to contain approximately 90,000 square feet of floor area.

Surrounding properties to the south, east, and west are also located in the M-1 district and are used for various industrial purposes such as warehousing and storage. The properties to the north across Dinwiddie Ave are industrial uses in the M-2 Heavy Industrial district and the Charlie Sydnor Playground zoned in the R-7 residential district.

Zoning Regulations & Proposal

The property is currently located in the M-1 Heavy Industrial District which permits a wide variety of commercial and industrial land uses but prohibits any residential uses. A rezoning of the properties to the B-7 Mixed-Use Business district would allow continued industrial uses while also permitting the potential for a mix of commercial and residential uses. Like many other properties in former industrial areas of the City that have been revitalized through a rezoning to allow mixed-uses, this application requests a rezoning to allow for an active and vibrant development to improve the property and the surrounding neighborhood.

Richmond 300 Master Plan

The property is designated for future land use as Industrial Mixed Use by Richmond 300. These areas are formerly traditional industrial areas that are transitioning to mixed-use because of their proximity to growing neighborhoods and changes in market conditions. These areas may still retain some light industrial uses.

A mix of building types with low-scale, post-industrial buildings that are adapted for a new use are adjacent to new taller residential and/or office buildings. These areas allow "maker uses" to continue while encouraging more individuals to live, work, and play in the area. Buildings should have street-oriented façades with windows and door openings along street frontages. New light industrial uses are compatible with residential and office uses and are attractively buffered. New developments continue or introduce a gridded street pattern to increase connectivity.



Industrial Mixed-Use Diagram

A mix of building types with low-scale, post-industrial buildings adjacent to new taller residential and/or office buildings.

The proposed rezoning of the property to B-7 fully supports Richmond 300's vision of future development in the area. With B-7 regulations in place, future development will transform the property by bringing active uses and residents to the benefit of the entire neighborhood and surrounding area.

City Charter Conditions

We trust that you will agree with us that the potential development of the site under B-7 Mixed-Use Business district regulations will support the use of the property in a manner consistent with the Richmond 300 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', written in a cursive style.

Lory Markham

Enclosures

cc: The Honorable Ellen F. Robertson, 6th District Council Representative
Richard Saunders, Secretary to the City Planning Commission