



February 21, 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 600 Decatur Street

Dear Mr. Vonck

Please accept this letter as the Applicant's Report for the request to rezone the following properties from the B-7 Mixed Use district to the B-4 Central Business district:

Address	Tax Parcel ID	Acreage	Existing Zoning	Ownership
600 Decatur Street	S0000110003	0.98	B-7	Decatur Affair LLC

With this application, the property owner is petitioning the City Council for a rezoning to the B-4 district to accommodate a future mixed use project that would be developed on this property that would not be permitted under the current B-7 zoning.

Property

The property is located at the southwest corner of the intersection of Decatur and E 6th Streets in the City's Old Town Manchester neighborhood. The 0.98 acre parcel is currently improved with a warehouse building constructed in 1948 with 16,484 square feet of floor area. This building is currently vacant and in deteriorated condition.

Surrounding properties are a mix of commercial, industrial, and newly redeveloped residential uses on former industrial properties including the Port RVA apartments on Hull Street and the Miller Lofts on Decatur Street.



Zoning Regulations & Proposal

The subject property is located in the B-7 Mixed Use district, which permits a variety of uses including a mix of commercial and multifamily uses. The maximum height for buildings, in general, is limited to five stories.

The property owner is requesting a rezoning to the B-4 Central Business district which similarly permits a mix of commercial and industrial uses but at increased density. Under B-4 regulations, building height is limited by inclined planes originating at the center of abutting streets. For the subject property, we anticipate that a maximum of seven stories would be developable under B-4 regulations.

Richmond 300 Master Plan

The property is designated for Destination Mixed Use future land use by the Richmond 300 Master Plan. These areas are key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements.

Higher-density, transit-oriented development encouraged on vacant or underutilized sites. New development should be urban in form, may be of larger scale than existing context, and, where relevant, should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place. Many buildings are vertically mixed-use. Developments continue or introduce a gridded street pattern to increase connectivity. In terms of density, Richmond 300 recommends a minimum building height of five stories.

Destination Mixed-Use Perspective
Buildings enhance the public realm
and create a sense of place



Destination Mixed-Use Diagram
Higher-density, transit-oriented development encouraged on vacant or underutilized sites. Future development is urban in form and may be of larger scale than existing context.

City Charter Conditions

With these reasons and circumstances, we trust that you will agree with us that the potential development of the site under B-4 regulations would support the efforts to develop the property in a manner consistent with the Richmond 300 Master 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,

Lory Markham

Enclosures

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