

INTRODUCED: February 27, 2023

AN ORDINANCE No. 2023-061

To rezone the property known as 2104 Sale Street from the R-6 Single-Family Attached Residential District and the R-53 Multifamily Residential District to the R-63 Multifamily Urban Residential District and the property known as 2108 Sale Street from the R-6 Single-Family Attached Residential District to the R-63 Multifamily Urban Residential District.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: MAR 27 2023 AT 6 P.M

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “Survey of Lots 1 Thru 8 Block 3, Burwell’s Addition, Richmond, Virginia,” prepared by A. G. Harocopos & Associates, P.C., and dated March 29, 2021, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 2104 Sale Street, with Tax Parcel No. E000-0665/045 as shown in the 2023 records of the City Assessor, is excluded from the R-6 Single-Family Attached Residential District and shall no longer be subject to the provisions of sections 30-

AYES: 9 NOES: 0 ABSTAIN: \_\_\_\_\_

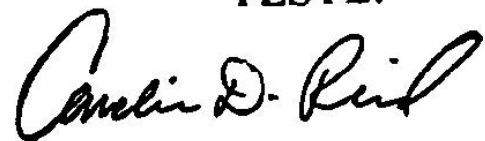
ADOPTED: MAR 27 2023 REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

412.1 through 30-412.8 of the Code of the City of Richmond (2020), as amended, and is excluded from the R-53 Multifamily Residential District and shall no longer be subject to the provisions of sections 30-418.1 through 30-418.8 of the Code of the City of Richmond (2020), as amended and that the same is included in the R-63 Multifamily Urban Residential District and shall be subject to the provisions of sections 30-419.1 through 30-419.11 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended.

§ 2. That, as shown on the survey entitled “Survey of Lots 1 Thru 8 Block 3, Burwell’s Addition, Richmond, Virginia,” prepared by A. G. Harocopos & Associates, P.C., and dated March 29, 2021, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 2108 Sale Street, with Tax Parcel No. E000-0665/046 as shown in the 2023 records of the City Assessor, is excluded from the R-6 Single-Family Attached Residential District and shall no longer be subject to the provisions of sections 30-412.1 through 30-412.8 of the Code of the City of Richmond (2020), as amended, and that the same is included in the R-63 Multifamily Urban Residential District and shall be subject to the provisions of sections 30-419.1 through 30-419.11 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended.

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

**A TRUE COPY:  
TESTE:**

A handwritten signature in black ink, appearing to read "Carole D. Rind". The signature is written in a cursive, flowing style.

**City Clerk**



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Item Request File Number: PRE.2022.0500

### O & R Request

**DATE:** January 30, 2023

**EDITION:** 1

**THROUGH:** The Honorable Levar M. Stoney, Mayor (By Request)  
(This in no way reflects a recommendation on behalf of the Mayor.)

**THROUGH:** J.E. Lincoln Saunders, Chief Administrative Officer

**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic  
Development and Planning

**FROM:** Kevin J. Vonck, Director, Department of Planning and Development Review

**RE:** To rezone the properties known as 2104 Sale Street and 2108 Sale Street from the R-53  
Multifamily Residential and R-6 Single-Family Attached Residential Districts to the R-63  
Multifamily Urban Residential District.

**ORD. OR RES. No.** \_\_\_\_\_

**PURPOSE:** To rezone the properties known as 2104 Sale Street and 2108 Sale Street from the R-53  
Multifamily Residential and R-6 Single-Family Attached Residential Districts to the R-63 Multifamily  
Urban Residential District.

**REASON:** The applicant is requesting to rezone two adjacent properties; 2104 Sale Street, which is  
currently zoned both R-6 Single-Family and R-53 Multifamily Residential, and 2108 Sale Street, which is  
currently zoned R-53. The application proposes both properties to be rezoned to the R-63 Multifamily Urban  
Residential District, which requires a rezoning application.

**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.

**BACKGROUND:** The properties together consist of approximately 19,403 SF, or .44 acres, of land. The  
properties are located in the Mosby Neighborhood at the intersection of Sale and Coalter Streets.

The City's Richmond 300 Master Plan designates these parcels as Neighborhood Mixed Use. Such areas are intended to include "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."

Primary Uses: Single family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)

Currently, properties to the east are zoned R-6 Single-Family Attached Residential, and properties to the west are zoned R-53 Multifamily Residential.

**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 notices.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** \$1,500 Application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** February 27, 2023

**CITY COUNCIL PUBLIC HEARING DATE:** March 27, 2023

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
March 20, 2023

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

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Draft Ordinance, Application Form, Applicant's Report, Survey

**STAFF:** Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734



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: 2104 and 2108 Sale Street Date: \_\_\_\_\_  
Tax Map #: E000-0665/045, /046 Fee: \$1,500  
Total area of affected site in acres: 0.4457

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

**Zoning**

Current Zoning: R-53 and 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)  
Rezoning of two (2) contiguous parcels from R-53 and R-6 to the R-63 Multifamily Urban Residential district

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:** Will Gillette / 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, BOLLARD 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: 2104 & 2108 Sale 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 and R-53 Multifamily Residential to R-63 Multifamily Urban Residential for the properties known as 2104 and 2108 Sale Street, identified as Tax Parcels E000-0665/045 and E000-0665/046 (the "Property"). The Property is located on the northeast corner of the intersection of Sale and Coalter Streets, contains 0.4457 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 at 2108 Sale Street is currently zoned R-6 Single-Family Attached Residential while the property at 2104 Sale Street is zoned both R-6 and R-53 Multifamily Residential. The surrounding similarly situated properties south of the subject Property and north of Redd Street, along with those to the west are zoned R-53. Parcels north of Sale Street and further west are predominantly zoned R-6. 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 and R-53 districts do 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. Likewise, the R-53 district permits the multifamily use, but does not permit the corner

2104 & 2108 Sale Street Rezoning

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

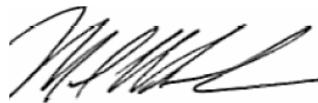
Page 2

commercial use which would be allowed with the rezoning. The rezoning request to R-63 is consistent with the Master Plan recommendation and provides an opportunity 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. Furthermore, the Property could also be developed with single- or two-family dwellings in conjunction with the mixed-use structure to provide variability in housing. 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. Compliance with the POD 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,

A handwritten signature in black ink, appearing to read 'Mark Baker', with a stylized, cursive script.

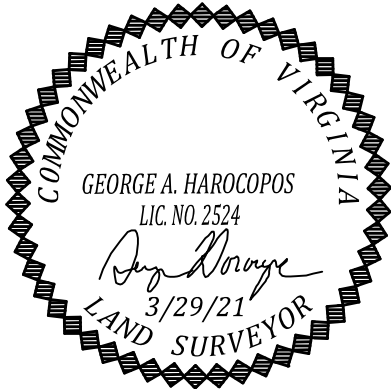
Mark Baker

Enclosures

This is to certify that on 3/29/21  
 I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.

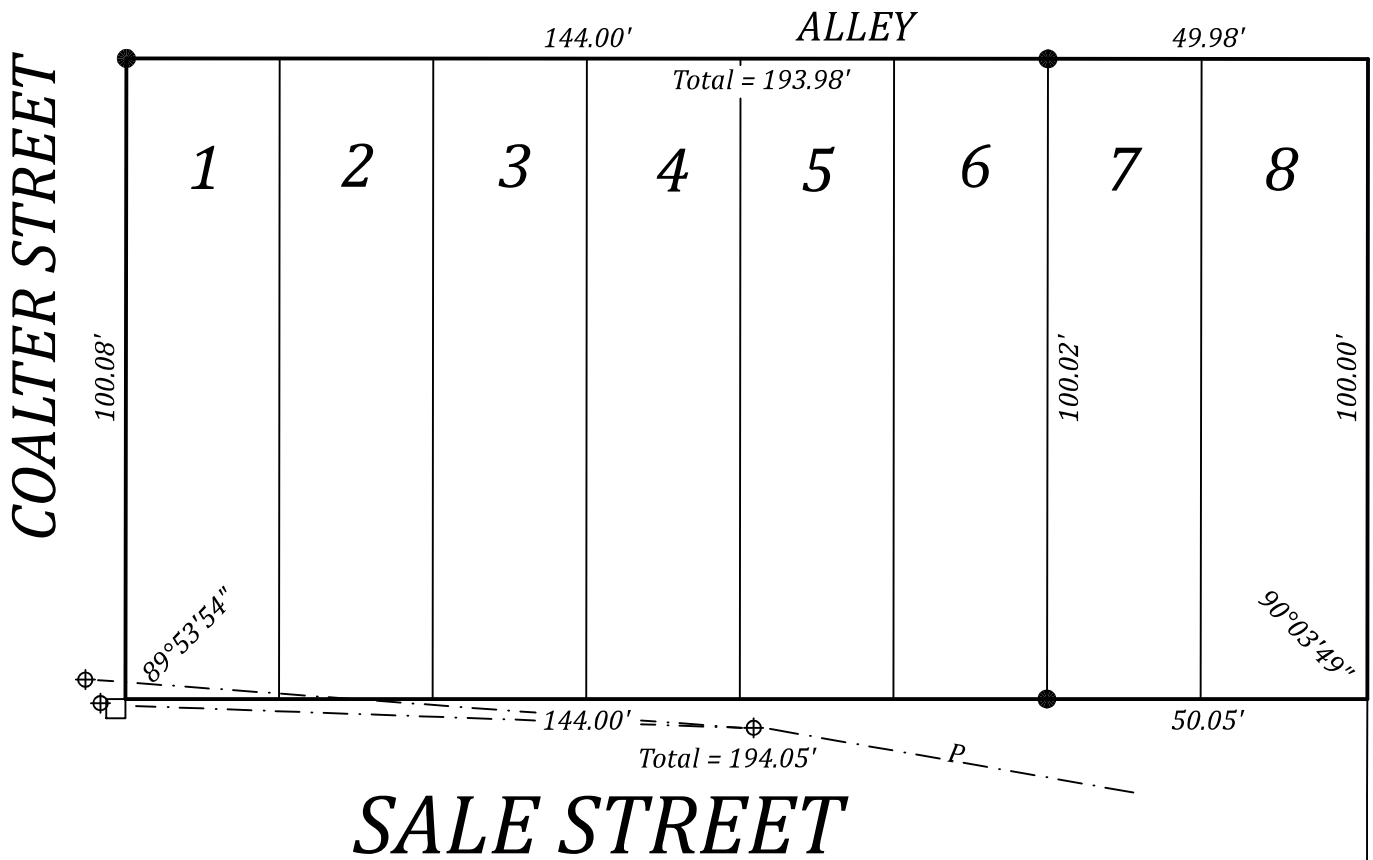
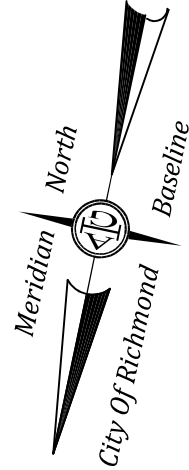
NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE X AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290041E

NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.



**LEGEND**

- Rod/S
- Stone/F
- ⊕ Power Pole



SURVEY OF  
**LOTS 1 THRU 8 BLOCK 3**  
**BURWELL'S ADDITION**  
 RICHMOND, VIRGINIA

JN 50423

**A. G. HAROCOPOS & ASSOCIATES, P.C.**  
 CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112  
 Office 804 744 2630 FAX 804 744 2632  
 E-MAIL AGHAROCOPOS72@GMAIL.COM

Scale 1"=30' Date 3/29/21 Drawn by GAH

NOTE: PLAT PREPARED FOR THE EXCLUSIVE USE OF THE CONVEYANCE TO UNLIMITED RENOVATIONS