



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.richmond.gov>

**Project Name/Location**

Property Address: 2100 Bainbridge Street Date: 7/11/2022  
Tax Map #: S0000413001 Fee: \$1,500  
Total area of affected site in acres: 0.852

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

**Zoning**

Current Zoning: R-7

Existing Use: 409 - B Commercial Shell

**Proposed Zoning/Conditional Zoning**

(Please include a detailed description of the proposed use and proffers in the required applicant's report)  
The proposed rezoning would facilitate the redevelopment of the property with residential uses according to B-7 guidelines

Existing Use: Vacant commercial structure

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Mark Baker

Company: BakerDevelopment 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:** 2100 Bainbridge LLC

If Business Entity, name and title of authorized signee: \_\_\_\_\_

(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: 88 Carnation Street

City: Richmond State: VA Zip Code: 23225

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 11, 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: 2100 Bainbridge Street**

Dear Matthew:

This letter shall serve as the Applicant's Report accompanying the application for a rezoning from R-7 Single- and Two-Family Urban Residential to B-7 Mixed-Use Business for the property known as 2100 Bainbridge Street (the "Property"). The Property, which is owned by project:HOMES, a local housing nonprofit serving low-income families and individuals, is identified as Tax Parcel S000-0413/001. The Property is located on the south side of Bainbridge Street at its intersection with W 21<sup>st</sup> Street and contains 0.852 acres of lot area. Currently, the Property is improved with a vacant masonry structure which is described as being in "very poor" condition by the City Assessor. The proposed rezoning would facilitate the redevelopment of the Property with residential uses according to the B-7 district guidelines.

The Property is currently zoned R-7 Single- and Two-Family Urban Residential. The surrounding properties to the north of Bainbridge Street and the property immediately adjacent to the east are zoned M-1 Light Industrial. The large, similarly situated parcel farther to the east is zoned B-7 while M-1, B-3, and TOD-1 zoned areas can also be found. Properties to the west and south are zoned R-7 Residential.

The R-7 district is intended to "reflect the urban nature of such neighborhoods as characterized by a mixture of detached and attached single- and two-family dwellings situated on small lots" which does not reflect the existing conditions on the Property. It is inconsistent with the Richmond 300 Plan (the "Master Plan") policy guidance applicable to the properties located south of Bainbridge Street and bound by Richmond Highway (US Rt. 1) to the east and the CSX right of way to the west. This area, including the Property, is identified in the Master Plan as "Industrial Mixed-Use," which, among other things, suggests multi-family dwellings as a primary use. The R-7 district does not permit the construction of multi-family dwellings or mixed-uses as contemplated by the plan. Alternatively, the B-7 district is the ideal zoning classification to implement the Industrial Mixed-Use future land use. The proposed rezoning to B-7 is consistent with the Master Plan recommendation and provides an opportunity for the

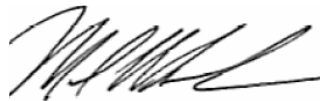
2100 Bainbridge  
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redevelopment the Property with a multi-family residential use, on a scale that is compatible with the surrounding land uses or those to be developed in the future in neighboring B-7 and TOD-1 zoning districts.

Potential development concepts include the redevelopment of the Property with an affordable, yet high quality multi-family residential building either configured as attached dwellings or a single, multi-story structure. Under any eventual B-7 development scenario, the district includes “form-based” requirements, such as building façade fenestration, minimum and 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 B-7 rezoning, further project design review would be required through a Plan of Development (“POD”) in the case of multi-family dwellings containing more than ten dwelling units. Compliance with the zoning and 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', written in a cursive style.

Mark Baker

Enclosures