



# 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: 2017-2021 Roane Street Date: August 25, 2022  
Tax Map #: N0000399001, 04 Fee: \$1,600.00  
Total area of affected site in acres: 1.36

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

## Zoning

Current Zoning: M-1

Existing Use: B-7

## Proposed Zoning/Conditional Zoning

(Please include a detailed description of the proposed use and proffers in the required applicant's report)

Multifamily Residential

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: Lory Markham

Company: Markham Planning

Mailing Address: 208 E Grace Street

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 248-2561 Fax: ( )

Email: lory@markhamplanning.com

## Property Owner: Roane Street 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: 10411 Hall Industrial Drive

City: Fredericksburg State: VA Zip Code: 22408

Telephone: (540) 903-0262 Fax: (540) 898 0193

Email: Jpayne@paynetrucking.com

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.



September 22, 2022

Mr. Kevin Vonck  
Department of Planning & Development Review  
900 East Broad Street, Suite 511  
Richmond, VA 23219  
[kevin.vonck@richmondgov.com](mailto:kevin.vonck@richmondgov.com)

RE: Applicant's Report for Rezoning of 2017, 2021 Roane Street

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
2017 Roane St	N0000399004	0.27	M-1	Roane Street LLC
2021 Roane St	N0000399001	1.09	M-1	Roane Street LLC

With this application, the property owner and contract purchaser is petitioning the City Council for a rezoning to the B-7 district to accommodate future mixed-use development of these properties that would be consistent with district regulations.

### ***Property***

The properties are two parcels located in the City's Chamberlayne Industrial Center on Roane Street south of Wickham Street. The parcels are currently zoned M-1 Light Industrial and contain a total of 1.36 acres of land area. Both parcels are currently vacant and unimproved.

Immediately surrounding properties are also located in the M-1 district and are used for various commercial and light industrial purposes including a brewery, hair salon, and storage. The First Tee of Greater Richmond golf facility is adjacent to the parcels to the east. Nearby properties to the south were recently rezoned to the B-7 district in 2021.

### ***Zoning Regulations & Proposal***

The subject property is located in the M-1 Light Industrial district which permits a variety of commercial and industrial uses. However, residential uses are not permitted. No setbacks are required, and building heights are generally limited to 45 feet.

The property owner is proposing a rezoning to the B-7 district to facilitate future development that would be either be residential or a mix of commercial and residential uses. This district permits a combination of these uses to promote enhancement of the character of mixed-use areas that are undergoing revitalization and adaptive reuse by providing for alternative economic use of existing structures, while enabling continuation of existing industrial and service uses. In general, front, side, and rear yards are not required. In addition, buildings generally cannot exceed five stories in height.

Similar to the rezoning of the nearby properties in 2021, the B-7 district regulations would permit active, mixed-use, and pedestrian-friendly development to on properties that have been underutilized for many years. While development plans have not yet been finalized, a rezoning of the properties would put regulations in place that would promote the type of future development envisioned by property owners, residents, and City officials as outlined in the Richmond 300 Master Plan.

### ***Richmond 300 Master Plan***

On the east side of Roane Street in this area, the properties are designated for future land use as Residential Use by Richmond 300. These areas are neighborhoods consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings. Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Across Roane Street, Richmond 300 recommends Industrial Mixed-Use for these properties. 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. Buildings are three to eight stories in height, and primary recommended uses are commercial, multifamily residential, cultural, and open space.

The proposed rezoning of the currently underutilized parcels to B-7 fully supports Richmond 300's vision of future development for the properties either for Residential or Industrial Mixed Use. With these regulations in place, future development will help to transform and revitalize this portion of Richmond. Potential future development under B-7 will bring new residents to the area and support active and vibrant uses to benefit the entire neighborhood.

### ***City Charter Conditions***

For this reason, we trust that you will agree with us that the potential development of the site under B-7 regulations would support the efforts to develop the properties in a manner consistent with the 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](mailto: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', with a stylized, cursive script.

Lory Markham

Enclosures

cc: The Honorable Ann-Frances Lambert, 3<sup>rd</sup> District Council Representative  
Matthew Ebinger, Secretary to the City Planning Commission