

INTRODUCED: November 14, 2022

AN ORDINANCE No. 2022-343

To rezone the property known as 2100 Bainbridge Street from the R-7 Single- and Two-Family Urban Residential District to the B-7 Mixed-Use Business District.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: DEC 12 2022 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “Map Showing the Improvements on No. 2100 Bainbridge Street in the City of Richmond, VA,” prepared by Virginia Surveys, dated April 2, 2022, and revised May 13, 2022, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 2100 Bainbridge Street, with Tax Parcel No. S000-0413/001 as shown in the 2022 records of the City Assessor, is excluded from the R-7 Single- and Two-Family Urban Residential District and shall no longer be subject to the provisions of sections 30-413.1 through 30-413.9 of the Code of the City of Richmond (2020), as amended, and that the same is included in the B-7 Mixed-Use Business District and shall be subject to the provisions of

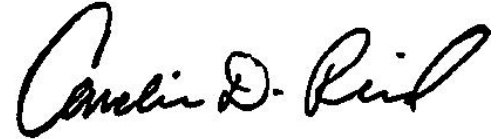
AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: DEC 12 2022 REJECTED: _____ STRICKEN: _____

sections 30-446.1 through 30-446.8 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended.

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

**A TRUE COPY:
TESTE:**

A handwritten signature in black ink, appearing to read "Amelia D. Reed". 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.2022.0319

O & R Request

DATE: October 17, 2022

EDITION: 1

TO: The Honorable Members of City Council

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 property known as 2100 Bainbridge Road from the R-7 Single and Two-Family Urban Residential District to the B-7 Mixed-Use Business District.

ORD. OR RES. No. ____

PURPOSE: To rezone the property known as 2100 Bainbridge Road from the R-7 Single and Two-Family Urban Residential District to the B-7 Mixed-Use Business District.

REASON: The applicant is requesting to rezone from the R-7 Single and Two-Family Urban Residential District to the B-7 Mixed-Use Business zoning district in order to facilitate redevelopment that is more in harmony with the Richmond 300 Master Plan.

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 property consists of .852 acres of land. The properties are located in the Swansboro Neighborhood at the corner of Bainbridge Street and West 21st Street.

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

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: November 14, 2022

CITY COUNCIL PUBLIC HEARING DATE: December 12, 2022

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission,
December 5, 2022

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 and Narrative, Survey, Map

STAFF: David Watson AICP, Senior Planner, Land Use Administration (Room 511) 646-1036



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 21st 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

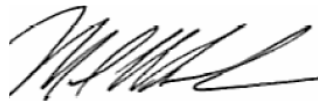
2100 Bainbridge
July 11, 2022
Page 2

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.

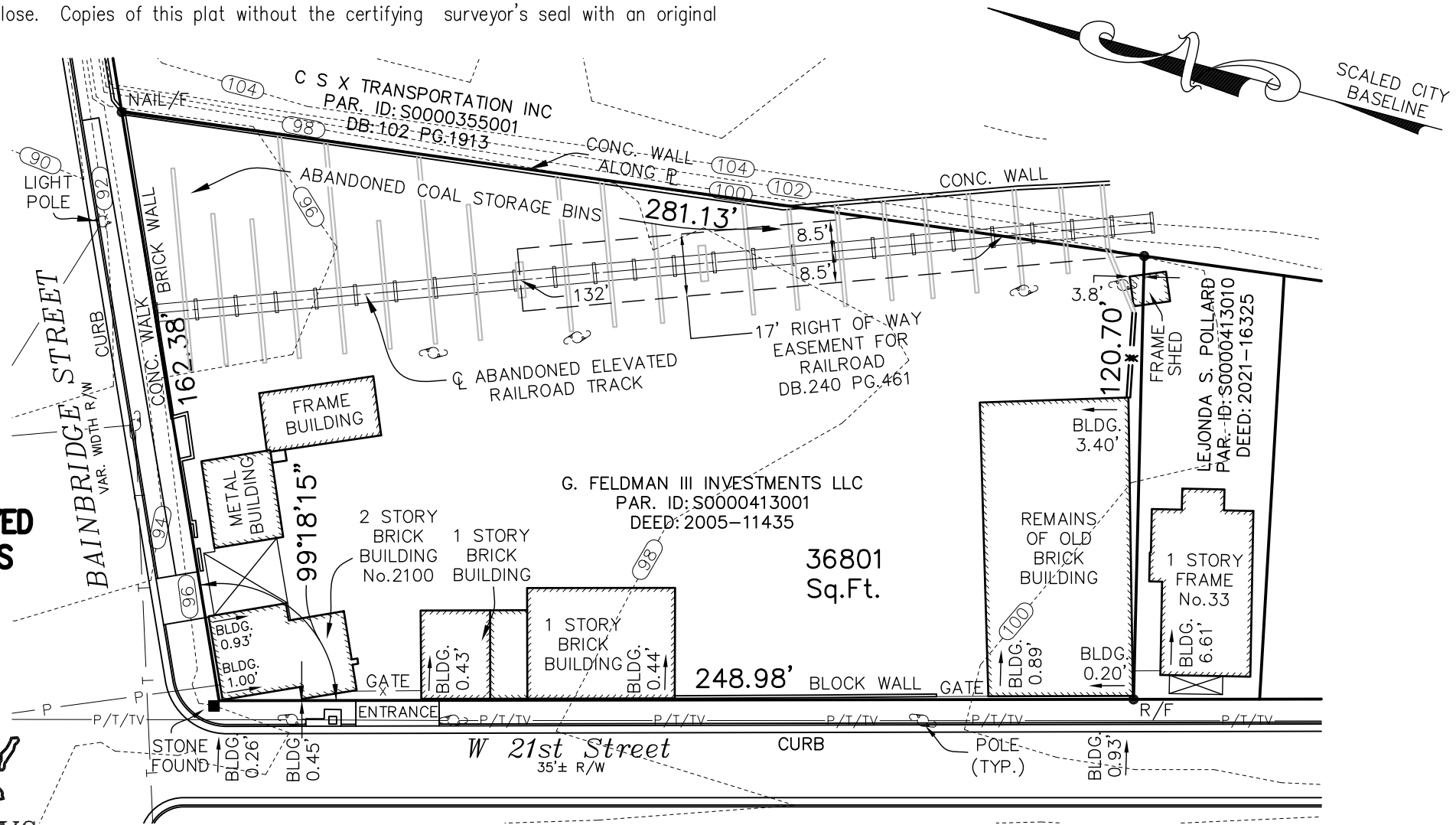
Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Baker', written in a cursive style.

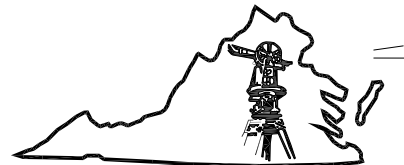
Mark Baker

Enclosures

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 4-2-2022 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.



**NOTE
CONTOURS OVERLAYED
FROM THE CITY GIS**



Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
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REVISED: 5-13-2022
DATE: 4-2-2022
CERTIFIED BY JEFFREY K. FLOYD
VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=40'
JOB NO. 220214831

*MAP SHOWING THE IMPROVEMENTS
ON No.2100 BAINBRIDGE STREET
IN THE CITY OF RICHMOND, VA.*