



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 29th, 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.

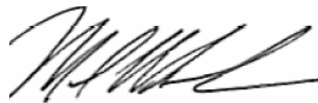
The existing R-6 and R-53 districts do not reflect the guidance of the Richmond 300 Plan (the "Master Plan") for the Property which is identified in the Master Plan as "Neighborhood Mixed-Use," which is described as "existing or new highly-walkable urban neighborhoods that are predominantly residential 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

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