

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: 200, 214, 220, 320, 400 Hull; 15 E 2nd; 13 E 3rd; 409, 501, 509, 511 Decatur Date: October 31, 2017
Tax Map #: See attached Fee: \$2,100.00
Total area of affected site in acres 6.2272

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

Zoning

Current Zoning: B-5 Conditional and B-7

Existing Use: Mixed-uses

Proposed Zoning/Conditional Zoning

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

B-4

Existing Use: Mixed uses

Is this property subject to any previous land use cases?

Yes

No



If Yes, please list the Ordinance Number: 2005-110-116 and 2004-328-306

Applicant/Contact Person: Lory Markham

Company: Markham Planning

Mailing Address: 2314 West Main Street

City: Richmond State: VA Zip Code: 23224

Telephone: (804) 248-2561

Fax: ()

Email: lory@markhamplanning.com

Property Owner: Partners In Art LLC

If Business Entity, name and title of authorized signee: Glenda Kotchish

(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: 320 Hull Street

City: Richmond State: VA Zip Code: 23224

Telephone: (804) 873-9643

Fax: ()

Email: glenda@artworksrichmond.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.

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Applicant/Contact Person: Lory Markham

Company: Markham Planning

Mailing Address: 2314 West Main Street

City: Richmond

State: VA

Zip Code: 23220

Telephone: (804) 248-2561

Fax: ()

Email: lory@markhamplanning.com

Property Owner: Fountainhead Assets LLC

If Business Entity, name and title of authorized signer: Tom Papa

(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: 7 East 2nd Street

City: Richmond

State: VA

Zip Code: 23224

Telephone: (804) 402-0175

Fax: ()

Email: thomaswpapa@gmail.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.



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Company: Markham Planning

Mailing Address: 2314 West Main Street

City: Richmond

Telephone: (804) 248-2561

State: VA

Zip Code: 23220

Fax: ()

Email: lory@markhamplanning.com

Property Owner: 300 Block LLC

If Business Entity, name and title of authorized signee: Tom Papa

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City: Richmond

Telephone: (804) 402-0175

State: VA

Zip Code: 23224

Fax: ()

Email: thomaswpapa@gmail.com

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Company: Markham Planning

Mailing Address: 2314 West Main Street

City: Richmond State: VA Zip Code: 23220

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

Email: lory@markhamplanning.com

Property Owner: Ink Building LLC

If Business Entity, name and title of authorized signee: John Gregory

(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: 7 East 2nd Street

City: Richmond State: VA Zip Code: 23224

Telephone: (804) 415-4477 Fax: ()

Email: jgregory@fountainheadrva.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.

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Applicant/Contact Person: Lory Markham

Company: Markham Planning

Mailing Address: 2314 West Main Street

City: Richmond

State: VA

Zip Code: 23220

Telephone: (804) 248-2561

Fax: ()

Email: lory@markhamplanning.com

Property Owner: Plant Zero Management LLC

If Business Entity, name and title of authorized signee: John Gregory

(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: 7 East 2nd Street

City: Richmond

State: VA

Zip Code: 23224

Telephone: (804) 415-4477

Fax: ()

Email: jgregory@fountainheadrva.com

Property Owner Signature: _____

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Applicant/Contact Person: Lory Markham

Company: Markham Planning

Mailing Address: 2314 West Main Street

City: Richmond

State: VA

Zip Code: 23220

Telephone: (804) 248-2561

Fax: ()

Email: lory@markhamplanning.com**Property Owner:** The Commons at Plant Zero LLC

If Business Entity, name and title of authorized signee: John Gregory

(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: 7 East 2nd Street

City: Richmond

State: VA

Zip Code: 23224

Telephone: (804) 415-4477

Fax: ()

Email: jgregory@fountainheadrva.com**Property Owner Signature:**

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November 20, 2017

Mr. Mark Olinger, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
Mark.Olinger@richmondgov.com

RE: Applicant's Report for Rezoning of certain blocks along Hull Street

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Rezoning application for the following properties, totaling 6.2272 acres, from various zoning districts to the B-4 Central Business zoning district:

Address	Tax Parcel ID	Acreage	Existing Zoning	Ownership
200 Hull Street	<u>S0000073005</u>	0.4349	B-5 Conditional	The Commons At Plant Zero LLC
214 Hull Street	<u>S0000073004</u>	0.0747	B-5 Conditional	The Commons At Plant Zero LLC
220 Hull Street	<u>S0000073001</u>	0.281	B-5 Conditional	The Commons At Plant Zero LLC
15 East 2nd Street	<u>S0000073010</u>	0.8456	B-5 Conditional	The Commons At Plant Zero LLC
320 Hull Street	<u>S0000074004</u>	0.44	B-5 Conditional	Partners In Art LLC
13 East 3rd Street	<u>S0000074001</u>	1.5	B-5 Conditional	300 Block LLC
400 Hull Street	<u>S0000075017</u>	1.623	B-5 Conditional	Plant Zero Management LLC
409 Decatur Street	<u>S0000075022</u>	0.522	B-5 Conditional	Ink Building LLC
501 Decatur Street	<u>S0000076017</u>	0.12	B-7	Fountainhead Assets LLC
509 Decatur Street	<u>S0000076022</u>	0.189	B-7	Fountainhead Assets LLC
511 Decatur Street	<u>S0000076024</u>	0.197	B-7	Fountainhead Assets LLC

With this application, the owners of the subject properties are petitioning the City Council to rezone the eleven properties from the existing zoning regulations with certain proffered conditions, which restrict the development of the existing surface parking in the area. This application proposes to remove those proffered conditions and zone the properties into the B-4 district. This will allow for the development of the existing surface parking to a mix of uses under the urban mixed-use form-based regulations found in the B-4 district.

Properties

The proposed rezoning would cover eleven properties in four blocks along Hull and Decatur Streets between East 2nd Street and East 6th Street. The properties together are comprised of 6.2272 acres and contiguous with the exception of intervening rights-of-way. The properties are improved with historic warehouse buildings totaling approximately 210,000 square feet. A majority of these existing

historic buildings have been redeveloped with a mix of uses, including; 52 residential units, artist galleries and studios, restaurant, and office uses. Six of the properties are currently primarily used as surface parking areas.

Zoning Regulations & Background

The properties are currently located in the B-5(C) Central Business District (Conditional) and the B-7 Mixed Use Business District. The properties along the 300 and 400 blocks of Hull Street were zoned B-5 (C) in 2004 and are subject to proffered conditions found in Ordinance [2004-328-306](#). These conditions require 90 parking spaces to be provided for the uses of the properties within the two blocks. The properties along the 200 block of Hull Street were zoned B-5(C) in 2005 and are subject to proffered conditions found in Ordinance [2005-110-116](#). These proffers require a minimum size for each dwelling unit, parking to be provided at a rate much higher than the surrounding properties and within a smaller radius from the property, landscaping, and natural air and light for the dwelling units. The properties in the 500 block of Decatur were zoned B-7 through a City-initiated rezoning in 2010 and are not subject to any conditions.

The properties located in the B-5(C) districts were the first properties in Manchester to be rezoned from the historically industrial zoning in the area. This occurred before the adoption of the 2009 Downtown Plan and many of the form-based changes to the City's Zoning Ordinance. As part of this initial rezoning of the area, the property owners were asked to proffer certain conditions related to parking. Much has changed in the area and the philosophy regarding the provision of parking in the urban core in the decade since the those initial rezonings occurred.

In 2009 the City included Manchester in the Downtown Plan for the first time and subsequently rezoned all the surrounding property and removed any conditions associated with property that had previously been rezoned. This is when the B-7 was put in place on the 500 block of Decatur. The B-7 district is a mixed-use industrial district and was intended to be a transitional district that would slowly be replaced as the area transitioned from an industrial neighborhood to more of a mixed-use residential neighborhood.

The three subject blocks that had been included in B-5(C) were left out of this City-initiated rezoning and the conditions remained in place because the City did not propose any B-5 zoning in Manchester at that time. The B-5 district was later amended to include the form-based regulations that were recommended in Manchester by the Downtown Plan and included in the districts that were put in place 2010 rezoning of the area.

This application requests the removal of those old proffered conditions so that these properties will be treated similar to the surrounding properties in terms of parking requirements, letting the market determine how much parking is desirable. The inclusion of the properties to the B-4 Central Business district without the proffered conditions will allow for greater density and the redevelopment of the surface parking areas within the form-based regulations of the B-4 district. This will allow for a more vibrant neighborhood and streetscape along these four blocks in Manchester.

Master Plan / Downtown Plan

These properties were included in the 2009 Downtown Plan, which recommends that they be developed consistent with the Urban Center Character Area. The Urban Center Character Area calls for

higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks.

Specifically addressing Manchester, the Downtown Plan states, "Manchester will benefit greatly from new construction and the infill of its many vacant properties. Such infill will introduce new energy to the district by increasing the residential population, repairing the streetscape, and enhancing safety by providing 'eyes on the street'." (page 4.33)

The more recently developed Riverfront Plan designates the portion of the subject properties included in the plan for future development, stating, "The Plan anticipates incremental redevelopment of under-utilized parcels and languishing former industrial sites. Development strategies should favor mixed use, with an emphasis on street level retail, where appropriate. The fundamental emphasis of redevelopment along the Riverfront is to intensify pedestrian activity at street level through infill development with sufficient density to be an attractor and destination of activity. Greater density reinforces urban character, provides for an increase in pedestrian activity, resulting in a safer and more vibrant city." (p. 11).

The type of development and mix of uses that would be permitted under the proposed B-4 district is consistent with the recommendations found for the area in the Downtown Plan and the density supported by the Riverfront Plan.

City Charter Conditions

Given the recommendations in the City's Downtown Plan, we trust that you will agree with us that the development of the site would be better suited under the regulations in the B-4 Central Business district and that the rezoning meets the City Charter considerations to be observed in the alteration of zoning regulations.

Neighborhood Input

We presented the plan to rezone these properties and remove the proffered conditions to the Manchester Alliance at their October 12, 2017 meeting. The Alliance was generally receptive to the request and did not offer any objections at the time.

Thank you for your consideration of this application. Please feel free to contact me at 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 Ellen Robertson
Matthew Ebinger, Secretary to the City Planning Commission