



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: 2101 East Franklin Street Date: May 2, 2018  
Tax Map #: E0000226001 Fee: \_\_\_\_\_  
Total area of affected site in acres: 0.06

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

**Zoning**

Current Zoning: B-5C

Existing Use: Vacant

**Proposed Zoning/Conditional Zoning**

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

B-5C, amend previous conditional rezoning case proffers to permit ground floor residential

Existing Use: Vacant, originally Two-Family Dwelling

Is this property subject to any previous land use cases?

Yes

No



If Yes, please list the Ordinance Number: 2005-347-2006-13, conditional rezoning to B-5C

**Applicant/Contact Person:** Mark Baker

Company: Baker Development Resources

Mailing Address: 11 South 12th Street, Suite 500

City: Richmond State: VA Zip Code: 23219

Telephone: ( 804 ) 874-6275 Fax: ( )

Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** Harper King

If Business Entity, name and title of authorized signee: N/A

(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: 423 South Washington Highway

City: Ashland State: VA Zip Code: 23005

Telephone: ( 804 ) 516-3032 Fax: ( )

Email: harper@commboat.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.



May 16, 2018

BY HAND DELIVERY

Mr, Matthew Ebinger  
City of Richmond  
Department of Planning and Development Review  
Land Use Administration Division, Room 511  
City Hall, 900 East Broad Street  
Richmond, Virginia 23219

**Re: Conditional Rezoning Proffer Amendment: 2101 East Franklin Street**

Dear Matthew:

This letter shall serve as the Applicant's Report accompanying the application to amend the rezoning proffers applicable to 2101 East Franklin Street, identified as Tax Parcel E000-0226/001 (the "Property"). The Property is generally located in the block bound by East Franklin Street, North 21<sup>st</sup> Street, East Main Street, and North 22<sup>nd</sup> Street. The corner parcel has frontage on both East Franklin Street and North 21<sup>st</sup> Street and contains approximately 0.06 acres of lot area. The Property is occupied by two attached, two-story buildings. The buildings were constructed circa 1900 as a two-family dwelling, with the units configured side-by-side. The buildings contain approximately 1,552 square feet of floor area per side for a total of 3,104 square feet. The Property has been vacant for many years.

The Property was rezoned to B-5C Central Business (Conditional) in 2005 upon certain proffered conditions (Ordinance No. 2005-347-2006-13) but was never developed pursuant to that approval. Included among the proffered conditions at that time was a requirement that half the first floor must be used for office, retail or personal service uses. The owner at that time envisioned the redevelopment of the Property with approximately 750 square feet of commercial use on the first floor and three dwelling units – one on the first floor and two on the second floor. However, in over twelve years since the approval of this condition, the requirement for first floor commercial use has proven to be a limiting factor in the redevelopment of the property, which remains vacant. As a result, the current owner would now like amend this proffer to eliminate the requirement for the first-floor commercial space and to allow that space to be developed as a dwelling unit. This would allow the buildings to be configured as a total of up to 4 dwelling units.

The surrounding similarly situated properties South of East Franklin Street and West of North 21<sup>st</sup> Street are zoned a mix of unconditioned B-5 Central Business, B-5C and M-1 Light Industrial. The

irregular overall zoning pattern in this area can be attributed to a past City policy of encouraging the property-by-property rezoning of the area to B-5 based on individual requests rather than an area-wide City-driven rezoning. The two other developed properties at this intersection are occupied by multi-family dwelling projects that do not provide for ground floor commercial uses at this corner. To the north of the Property and east of 21<sup>st</sup> Street lies Taylors Hill Park, located within an R-6 Single-Family Attached Residential District.

The existing B-5 zoning is consistent with the Downtown Plan recommendation. This proffer amendment would provide an opportunity for the restoration and preservation of the long-vacant historic buildings on the Property while allowing for compatibility with surrounding land uses. The renovation would be in keeping with the original, residential use of the Property. The existing residential building design and lack of store front fenestration make the buildings ideally suited for residential rather than commercial use. The existing B-5 zoning and proposed redevelopment are also consistent with the Master Plan land use goals and city-wide land use strategies which suggest, among other things, that vacant or underutilized sites should be developed with productive land uses of high quality, thereby enhancing commercial and economic development opportunities. The availability of tax credits for the renovation of the buildings ensures that appropriate design control will be provided for the rehabilitation through the State and Federal review of tax credit applications.

While not complete, it is anticipated that the long-range plan for the East Main Street corridor along the route of the GRTC Pulse: Bus Rapid Transit (BRT) system may identify a new zoning classification which may be applicable to the area and the Property. That classification will likely include elements that are consistent with the intent of the B-5 district and with which this proposed development would be compatible.

Thank you for your time and consideration of this request. Please let me know if you have any questions.

Sincerely,

Mark R. Baker

Enclosures

cc: The Honorable Cynthia I. Newbille