



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2018-244: To amend and reordain Ord. No. 2005-347-2006-13, adopted Jan. 9, 2006, which conditionally rezoned the property known as 2101 East Franklin Street from the M-1 Light Industrial District to the B-5 Central Business District (Conditional), upon certain proffered conditions, to revise the proffered conditions.

To: City Planning Commission
From: Land Use Administration
Date: October 1, 2018

PETITIONER

Mark Baker – Baker Development Services

LOCATION

2101 East Franklin Street

PURPOSE

To amend and reordain Ord. No. 2005-347-2006-13, adopted Jan. 9, 2006, which conditionally rezoned the property known as 2101 East Franklin Street from the M-1 Light Industrial District to the B-5 Central Business District (Conditional), upon certain proffered conditions, to revise the proffered conditions.

SUMMARY & RECOMMENDATION

The applicant has requested to amend the conditions of a previously approved rezoning ordinance which rezoned the property from M-1 Light Industrial to the B-5 Central Business District with a proffer that office, retail or personal service uses would take place within the first floor commercial space. The applicant wishes to amend the proffers so that the entire building is used as four dwelling units.

Staff finds that the B-5 Designation of the property and the proposed amendment to use an historic structure for dwelling units would be consistent with the recommendations of the Pulse Corridor Plan.

Therefore staff recommends approval of the Rezoning Amendment request.

FINDINGS OF FACT

Site Description

The property consists of a 2,600 SF, .06 acre parcel, of land currently improved with a historic structure and located in the East Planning District of the Shockoe Bottom neighborhood. The property is also within the Shockoe Bottom Station Area of the Pulse Corridor Plan.

Proposed Use of the Property

The applicant is proposing to use the property as four dwelling units.

Master Plan

The Pulse Corridor Plan designates the subject property for neighborhood mixed-use land use. Neighborhood mixed-use areas are cohesive districts that provide a mix of uses, but with a larger amount of residential uses than other mixed-use districts. They are an urban, walkable environment with limited neighborhood-oriented uses incorporated along key commercial corridors and at corner sites (p. xii).

Zoning and Ordinance Conditions

The current Zoning District for the property is B-5 Central Business District. The property would be subject to the requirements of the B-5 District, as well as the amended proffer statement which would limit the use of the property to four dwelling units.

Surrounding Area

A mix of B-5, B-5C and M-1 zoning districts are present in the vicinity. A mix of office, commercial, mixed use, industrial, vacant, and residential land uses are present in the vicinity.

Neighborhood Participation

Staff has not received letters of support or opposition for this proposal.

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