



August 8, 2018

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 parcels on Chamberlayne Avenue, West Fell St and Roane St

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Rezoning application for the following properties, totaling 1.497 acres, from the M-1 Light Industrial and R-53 Multi-Family Residential zoning districts to the B-6 Mixed Use Business zoning district:

Address	Tax Parcel ID	Acreage	Existing Zoning	Ownership
1705 Chamberlayne	N0000441010	0.379	M-1	Calvin A. Wilson
1705 ½ Chamberlayne	N0000441014	0.312	M-1	Alford Development LLC
1707 Chamberlayne	N0000441006	0.260	M-1 and R-53	Alford Development LLC
1716 Roane St	N0000441005	0.287	R-53	Alford Development LLC
1718 Roane St	N0000441004	0.029	R-53	Alford Development LLC
710 West Fells St	N0000441008	0.181	M-1	Calvin A. Wilson
712 West Fells St	N0000441009	0.049	M-1	Michael L. Campbell

With this application, the owners of the subject properties are petitioning the City Council to rezone the properties from the existing zoning regulations in order to facilitate the development of a multifamily residential community consistent with the regulations of the B-6 district. The proposed development is fully consistent with Master Plan recommended uses of the properties and objectives for the area. It is also compatible with existing by-right commercial developments and multifamily residential development authorized by Special Use Permit in recent years within the area.

Properties

The proposed rezoning would cover seven properties on the block bounded to the west and east by Chamberlayne Avenue and Roane Street, and to the north and south by School and West Fells

Streets. The properties are contiguous and together comprise 1.497 acres of land area. 1705 ½ and 1707 Chamberlayne Avenue are improved with a large paved parking area and a one-story, commercial building with 784 square feet of floor area. 1716 and 1718 Roane Street are vacant and currently being used for vehicle storage. 1705 Chamberlayne Avenue is currently improved with a derelict warehouse/retail building containing 5,690 square feet of floor area. 710 and 712 West Fells St are currently unimproved.

Zoning Regulations & Background

The properties are currently located in the M-1 Light Industrial District, which permits a wide variety of uses but prohibits residential uses, and the R-53 Multi-family Residential District. This application requests a rezoning to the B-6 Mixed Use Business District in order to allow for development of primarily residential uses. This development would complement the existing commercial uses along Chamberlayne Parkway would allow for a more vibrant pedestrian streetscape in the neighborhood. Additionally, the rezoning would permit the multifamily residential use as a component of the development that would be consistent with the existing multifamily residential development authorized by Special Use Permit two blocks south of the subject properties. This existing multifamily residential development has significantly improved this previously underdeveloped area along the Chamberlayne Parkway corridor. The proposed rezoning, if approved, would significantly augment these improvements by introducing high quality development appropriate for this area of Richmond. Additionally, the form-based regulations of the B-6 district would assure development that is appropriate in density and character to this area of the City by providing continuity of building setbacks and heights and promoting an active pedestrian environment.

Master Plan

The properties were included in the VUU/Chamberlayne Neighborhood Plan that was adopted by City Council in 2015. This plan recommends a diverse range of uses and opportunities for larger-scale development in this area. The properties are recommended by the Plan for Community Commercial land uses. Primary uses included office, retail, personal service and other commercial and service uses, intended to provide the shopping and service needs of residents of a number of nearby neighborhoods or a section of the City. This category includes a broader range of uses of greater scale and intensity, but are also compatible with nearby residential areas (page 134). Recommended zonings for property designated for Community Commercial include mixed business and multifamily residential land uses. The B-6 zoning district was created to specifically promote development that is appropriate in terms of use, density, and form for urban neighborhoods of Richmond. A rezoning of the properties would promote the type of development along this section of Chamberlayne Parkway consistent with Master Plan objectives to promote enhancement of principal corridors.

City Charter Conditions

Given the recommendations in the City's Master Plan, we trust that you will agree with us that the development of the site would be well-suited under the regulations in the B-6 Mixed Use Business District and that the rezoning meets the City Charter considerations to be observed in the alteration of zoning regulations.

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', written in a cursive style.

Lory Markham

Enclosures

cc: The Honorable Chris Hilbert
Matthew Ebinger, Secretary to the City Planning Commission