



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: 1206 Dinwiddie Avenue Date: September 17, 2018
Tax Map #: 5000-0390/005 Fee: \$1,500
Total area of affected site in acres: 0.718 acres

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

Zoning

Current Zoning: M-1

Existing Use: Industrial

Proposed Zoning/Conditional Zoning

(Please include a detailed description of the proposed use and proffers in the required applicant's report)
B-7

Existing Use: Industrial

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

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: 1200 Dinwiddie Ave, LLC and 1206 Dinwiddie Ave, LLC

If Business Entity, name and title of authorized signee: Mark Larson - President

(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: 410 Hancock Street, Suite 110
City: Richmond State: VA Zip Code: 23220
Telephone: (918) 616-2097 Fax: ()
Email: b_skaggs@larson-development.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.



September 17, 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 1206 Dinwiddie Avenue

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Rezoning application for 1206 Dinwiddie Avenue from the M-1 Light Industrial District to the B-7 Mixed-Use Business District.

With this application, the owners of the subject properties are petitioning the City Council for a rezoning to permit industrial uses along with mixed-uses on the properties. The proposed rezoning is an opportunity to allow for mixed-use developments on the properties while maintaining options for industrial uses in a manner that is compatible with other uses in the area as well as consistent with Master Plan recommendations.

Properties

The proposed rezoning would include one property at the corner of Dinwiddie Avenue and East 15th Street. 1206 Dinwiddie contains 0.72 acres of land area and is improved with a one-story warehouse with 29,039 square feet of floor area. This building was constructed in 1946.

Zoning Regulations & Background

The property is currently located in the M-1 Heavy Industrial District, which permits a wide variety of commercial and industrial land uses but prohibits any residential uses. A rezoning of the properties to the B-7 Mixed-use Business District would allow continued industrial uses while also permitting the potential for a mix of commercial and residential uses. Like many other properties in former industrial areas of the City that have been revitalized through a rezoning to allow mixed-uses, this application requests a rezoning to the B-7 Mixed Use Business District to allow for the flexibility to develop a variety of uses on the properties.

Master Plan

The properties are recommended by the Master Plan for industrial land uses. Primary uses include a wide variety of manufacturing, processing, research and development, warehousing, distribution, office-warehouse and service uses. Office, retail and other uses that complement industrial areas are often secondary support uses (page 135).

There are several other larger goals stated by the 2001 Master Plan that are consistent with the intent of the B-7 zoning district and the redevelopment of the property for residential uses, including: (1) Land use strategies for economic development should stress infill development and parcel consolidation for redevelopment projects; (2) Revitalize of specific areas and neighborhoods in older sections of the City that have experienced population loss, commercial disinvestment and social decline; and (3) In the Old South Planning District, industrial uses should transition to uses that are less noxious and more compatible with residential neighborhoods.

The Master Plan's recommendation for industrial use of the properties exclusive of any residential uses was last updated in 2000. While this recommendation may have been appropriate in the past, under current economic conditions and development trends in the area, the properties' development potential is severely limited under the current zoning. Should the property remain restricted to industrial uses under the M-1 zoning, a high possibility exists for the sites to become underutilized. A key to appropriate future development of the sites is to allow for a mix of compatible land uses. We believe that the regulations of the B-7 district are ideal for this development to occur.

The intent of the B-7 district is to encourage a broad range of mixed land uses, including residential, commercial and compatible industrial and service uses. The district is intended to promote enhancement of the character of mixed use areas that are undergoing revitalization and adaptive reuse by providing for alternative economic use of existing structures, while enabling continuation of existing industrial and service uses. The district regulations are also intended to encourage appropriate infill development on undeveloped land, promote adaptive reuse of vacant or underutilized buildings and enable redevelopment of properties where continuation of current uses or adaptive reuse is not feasible. As a result, the B-7 district regulations not only fulfill the recommendations of the Master Plan by permitting continued industrial uses, they would maximize the development potential of the site by also permitting a variety of compatible uses including commercial and residential.

In many other areas of the City, formerly industrial properties also have or had Master Plan recommendations for industrial use. However, during the past 20 years, many of these properties have flourished under rezonings or special use permits that authorize mixed-use developments. In a similar way, a rezoning of 1206 Dinwiddie Avenue will directly lead to a new and vibrant mix of industrial, commercial, and residential developments on the site that will benefit the entire City of Richmond.

City Charter Conditions

This rezoning request represents an opportunity to bring a vibrant mix of land uses to properties close to downtown Richmond that might otherwise become underutilized. We trust that you will agree with us that the development of the site would be well-suited under the regulations in the B-7 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 Ellen F. Robertson
Matthew Ebinger, Secretary to the City Planning Commission