



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: 1809 and 1815 East Franklin Street, 6 and 14 North 19th Street Date: September 12, 2018
Tax Map #: E000-0132/004, /007, /009 and /012 Fee: \$1,500
Total area of affected site in acres: 0.4

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

Zoning

Current Zoning: M-1

Existing Use: Mixed-use

Proposed Zoning/Conditional Zoning

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

B-5, with the removal of the street-oriented commercial designation on East Franklin Street

Existing Use: Mixed-Use

Is this property subject to any previous land use cases?

Yes

No



If Yes, please list the Ordinance Number: _____

2013-004-19

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: Streetcar Properties, LLC

If Business Entity, name and title of authorized signee: Sam Tuttle

(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: 615 N 25th Street

City: Richmond State: VA Zip Code: 23223

Telephone: (757) 903-6669 Fax: ()

Email: sam.tuttle@gmail.com

Property Owner Signature: Sam Tuttle

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 12, 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 properties along East Franklin and North 19th Streets

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Rezoning application for the following properties, totaling 0.39 acres, from the M-1 Light Industrial District to the B-5 Central Business District:

Address	Tax Parcel ID	Acreage	Existing Zoning	Ownership
1809 E Franklin St	E0000132004	0.126	M-1	1809 E FRANKLIN STREET LLC
1815 E Franklin St	E0000132007	0.115	M-1	FRANKLIN STREET DEVELOPMENT 3 LLC
14 N 19 th St	E0000132009	0.011	M-1	STREETCAR PROPERTIES LLC
6 N 19 th St	E0000132012	0.139	M-1	6 N 19TH STREET LLC

With this application, the owners of the subject properties are petitioning the City Council for a rezoning to facilitate development in accordance with the B-5 Central Business District. As part of the request to amend the Zoning Map, the owners would like to remove the street-oriented commercial designation from the properties that front on E Franklin. The prohibition of dwelling uses on the ground floor has previously been removed for one of the subject properties along with the other properties on both sides of Franklin by either City Council or the Board of Zoning Appeals and commercial uses in this block are no longer viable. The proposed rezoning is a unique opportunity to allow for development on the properties that is consistent with the character of the neighborhood, compatible with Master Plan recommendations, and essential to the continued revitalization of the Shockoe Bottom neighborhood.

Properties

The proposed rezoning would cover four properties along East Franklin and North 19th Streets in the East Planning District. First, 1809 E Franklin is improved with a currently vacant two-story warehouse building constructed in 1920. Second, 14 N 19th Street is improved with a small one-story office building with 352 square feet of floor area. Third, 6 N 19th Street is improved with a two-story warehouse constructed in 1955. Finally, 1815 E Franklin is improved with a two-story building constructed in 1920.

In 2013, City Council adopted a Special Use Permit Ord. No. 2013-4-19 to authorize the conversion of the existing building at 1815 E Franklin for multifamily residential use with up to 13 units.

Proposal

The existing historic buildings on the properties would remain and the existing residential use and configuration of 1815 E Franklin would remain. The owners would like to rehabilitate the property at 1809 E Franklin for a residential building, which is not currently permitted under the M-1 district. The owner of 14 N 19th has joined the application as they see the benefit of removing the outdated M-1 zoning and replacing it with the B-5 district. There are no immediate plans to change the use or layout of this small property. The owner of 6 N 19th also has no immediate plans for the property, but would like the flexibility offered by the B-5 district and the assurance that future development would have to adhere to the form-based regulations required by the district.

Zoning Regulations & Background

The properties are 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. This zoning has been in place for many decades and is no longer compatible with the development pattern in the area. Development in this area of Shockoe Bottom has gradually shifted from industrial uses to a mix of commercial and residential uses. Besides the visible changes in the land uses, this shift is best indicated by the number of rezonings and Special Use Permits that have been approved by City Council in the past 20 years to allow for mixed land uses.

A rezoning of the properties to the B-5 Central Business District would authorize uses and features of the properties that are more appropriate to the character of the current neighborhood. Like many other properties in former industrial areas of Shockoe Bottom that have been rezoned to allow residential and mixed-uses, this application requests a rezoning to the B-5 District to allow for the flexibility to develop a variety of uses that will positively contribute to the urban character of this neighborhood.

The B-5 district contains requirements for buildings with dwelling units along certain streets designated as street-oriented commercial. This requirement prohibits dwelling units on the ground floor along the street frontage. This street-oriented commercial designation originated in the City's 1997 Downtown Plan and has not been updated since. This particular block of E Franklin is the end of the designation and all of the properties that have been redeveloped on this block have received waivers to this requirement either from the City Council through special use permits or from the Board of Zoning Appeals through special exceptions. As part of the redevelopment of 1809 E Franklin, the owner would like to have dwelling units on the ground floor. The layout and configuration of the existing building does not lend itself to commercial uses and there are no other commercial uses to draw from on the block. The commercial uses are better suited on E Main and should be focused there. As part of the rezoning request, the street-oriented designation should be removed from these properties fronting on E Franklin.

Master Plan

The properties are recommended by the Master Plan for Corridor Mixed-Use. According to the Pulse Corridor Plan, this category is designed to provide for medium-density pedestrian- and transit-oriented infill development to fill "missing teeth" of the corridor fabric. The building size, density, and

zoning districts for these areas will vary depending on historic densities and neighborhood characteristics. New development should be in scale with existing context or respond to unique site characteristics and opportunities for redevelopment. Active commercial uses required on principal street frontages. Ground floor residential uses should have street-oriented facades with setbacks, front yards, porches, and balconies where appropriate. Driveway entrances required to be off alleys whenever possible; new driveways prohibited on street-oriented commercial and priority street frontages. Parking lots and areas are located on the rear of buildings and require screening; shared parking requirements are encouraged to allow for commercial development while ensuring adequate residential parking. Potential future zoning districts: UB-2, B-5, B-6, RF-1, or a new district.

This rezoning request to the B-5 District is fully compatible with the Master Plan recommendation for the land uses of the properties. B-5 regulations would facilitate the future development of these properties in a manner that is consistent with surrounding uses and historic character of the area. The rezoning would also help realize the vision of the Pulse Corridor by permitting medium-density and pedestrian and transit-oriented infill development of this portion of East Franklin and North 19th Streets.

City Charter Conditions

This rezoning request represents an excellent opportunity to facilitate development on the properties as envisioned by both the Master Plan and the Pulse Corridor Plan. This rezoning would also replace an outdated zoning for one that is more appropriate with the current character of the area and allow for developments that will bring a vibrant mix of land uses to an important neighborhood in downtown Richmond. We trust that you will agree with us 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,



Lory Markham

Enclosures

cc: The Honorable Cynthia I. Newbille
Matthew Ebinger, Secretary to the City Planning Commission