



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: See attached list Date: 3/11/2019
Tax Map #: see attached list Fee: \$1,500
Total area of affected site in acres: 0.663

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

Zoning

Current Zoning: 12 parcels M-1, 1 parcel B-3
Existing Use: Paved Surface Parking

Proposed Zoning/Conditional Zoning

(Please include a detailed description of the proposed use and proffers in the required applicant's report)
TOD-1
Existing Use: Paved Surface Parking

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Jennifer Mullen

Company: Roth Jackson Gibbons Conklin, PLC
Mailing Address: 11 S 12th Street, Suite 500
City: Richmond State: VA Zip Code: 23219
Telephone: (804) 977-3374 Fax: ()
Email: JMullen@rothjackson.com

Property Owner: See attached list for respective owners

If Business Entity, name and title of authorized signee: Jennifer D. Mullen (Power of Attorney)

(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: (see attached Excel list for respective mailing addresses)

City: _____ State: _____ Zip Code: _____
Telephone: () Fax: ()
Email: _____

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.

March 11, 2019

Mr. Matthew Ebinger
Planning and Development Review
900 East Broad Street, Room 511
Richmond, VA 23219

Jennifer Mullen
Richmond Office
(804) 977-3374 (direct)
JMullen@rothjackson.com

*RZON-051595-2019
9897*

Re: Rezoning Request: Tax Map No's W0000080027, W0000080025, W0000080023, W0000080012, W0000080013, W0000080014, W0000080015, W0000080016, W0000080017, W0000080018, W0000080019, W0000080020, W0000080021.

Dear Mr. Ebinger:

This letter shall serve as the applicant's report accompanying the application for a rezoning from M-1 Light Industrial and B-3 General Business to the TOD-1 Transit-Oriented Nodal district for the aforementioned parcels ("the Property"). My firm represents the contract purchaser of the Property, which consists of thirteen (13) separate parcels, all of which are currently zoned M-1 Light Industrial except Tax Map No. W0000080012 ("108 S 1st Street"), which is zoned B-3 General Business. The Property is currently improved as paved surface parking, with a billboard located on one of the parcels. We are requesting that you review this applicant's report and other application materials, and consider the rezoning of the Property.

The Property

The Property consists of thirteen (13) adjoining parcels, generally located at the northwest corner of the intersection between East Canal Street and South 1st Street. Figure 1 (below) shows the parcels within the Property as they relate to the descriptions in the survey titled "ALTA/NSPS Land Title Survey Showing Thirteen Parcels of Land Lying Between Canal Street and Cary Street on the West Line of First Street," dated March 5, 2019 and performed by Jenning Stephenson P.C. Land Surveyors & Planners ("the Survey," Exhibit A)

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Parcel on Survey	Tax ID	Acreage on survey	Property Address	Existing Zoning
"Parcel #10"	W0000080027	0.0562	10 E Canal St	M-1
"Parcel #14"	W0000080025	0.0536	14 E Canal St	M-1
"Parcel #18"	W0000080023	0.0193	18 E Canal St	M-1
"Parcel #108"	W0000080012	0.041	108 S 1st St	B-3
"Parcel #108 1/2"	W0000080013	0.0505	108 1/2 S 1st St	M-1
"Parcel #110"	W0000080014	0.051	110 S 1st St	M-1
"Parcel #112"	W0000080015	0.051	112 S 1st St	M-1
"Parcel #112 1/2"	W0000080016	0.0502	112 1/2 S 1st St	M-1
"Parcel #114"	W0000080017	0.0495	114 S 1st St	M-1
"Parcel #114 1/2"	W0000080018	0.0506	114 1/2 S 1st St	M-1
"Parcel #116"	W0000080019	0.0716	116 S 1st St	M-1
"Parcel #118"	W0000080020	0.0578	118 S 1st St	M-1
"Parcel #120"	W0000080021	0.0432	120 S 1st St	M-1

Figure 1.

Figure 2 (below) is a map that shows the extent of the Property.



Figure 2.



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The Property is currently improved as paved surface parking, with a billboard located at 14 East Canal Street and oriented towards the Downtown Expressway. Per the Survey conducted, there are 68 parking spaces. In total, the Property is 0.663 acres in size.

Land Use Context

Referencing Figure 2, the Property lies almost entirely within the boundaries of the M-1 zoning district, with one parcel ("108 S 1st Street") lying within the neighboring B-3 zoning district. The Property lies within the Monroe Ward neighborhood along its southern border within the Downtown Expressway.

Over time, the neighborhood has been rezoned in a manner that was inconsistent with today's goals. M-1 and B-3 zoning districts allow for a variety of auto-oriented uses, including drive-thru facilities, auto sales and auto service centers, as well as parking areas and lots that are incompatible with the desired mixed-uses and overall pedestrian orientation for the area.

At the public hearing on October 15th, 2018, Planning Commission unanimously adopted CPCR.2018.084, which stated the intent to rezone a significant portion of Monroe Ward, including the Property, to the newly-created TOD-1 zoning. This adoption was supported by the accompanying staff report, which expressed support for the proposal. This report, titled "Monroe Ward Rezoning Summary," specifically states that "the most significant change is replacing B-3 (auto-oriented commercial) and M-1 (light industrial) with TOD-1 (transit-oriented development), which is not only in keeping with the plan goals but is more consistent with existing development," (*Monroe Ward Rezoning Summary*, p. 7).

Downtown Plan (2009)

The Property is designated as "Urban Center Area," which is generally characterized by higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks. Furthermore, when describing Monroe Ward, the Downtown Plan states that "[t]he neighborhood represents one of the greatest opportunities to expand the housing market and the types of residential building types available Downtown. It also contains numerous sites and buildings that present opportunities for development and adaptive reuse; vacant lots and surface parking lots are prime locations for infill development," (*Richmond Downtown Plan*, p. 1.10).

Pulse Corridor Plan (2017), Transit Context

The Pulse Corridor Plan, completed in 2017, further acknowledges the potential of Monroe Ward, and moreover the Property, for higher-density mixed-use development. With the Pulse Bus Rapid Transit (BRT) Project as the Plan's foundation, "walkshed" districts are established for areas within ¼-mile of a Pulse bus station. The Property lies within the boundaries of the Arts District Station Area walkshed. With that, it is recommended that the Monroe Ward neighborhood be rezoned to match the Future Land Use Map, which suggests "Downtown Mixed-Use" for the Property. the ultimate goal of the Plan is to foster a walkable environment within a "truly eclectic urban neighborhood," and better encourage density and redevelopment of surface parking lots,

With the Downtown Mixed-Use Future land use designation, the Plan refers to a suggested zoning of B-4 or RF-2 (the TOD-1 zoning district did not exist at the time). The guidance suggested by this designation is that development shall be "higher-density transit- and pedestrian-oriented...on vacant or underutilized sites; new development shall be urban in form and may be of larger scale than existing



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context," (*Pulse Corridor Plan*, p. xi). It further suggests that surface parking should be prohibited as a principal use, and that parking requirements be substantially less than other areas of the City.

While the Pulse Corridor provides an opportunity for greater density, the Property is further afforded transit and pedestrian access by the newly-implemented GRTC Richmond Transit Network plan. The "5" route runs every 15 minutes up and down Cary Street and Main Streets, which connects downtown, Fairfield, VCU, and Carytown, while the "1A/B/C" route runs every 15 minutes along Belvidere, and connects various neighborhoods in northside and southside.

Summary

The request is consistent with the Pulse Corridor Plan and the Downtown Plan, as well as the Monroe Ward Rezoning Summary completed by Staff and the corresponding Planning Commission recommendation to rezone the Property to TOD-1 Transit-Oriented Nodal District. The nature of development that can occur within TOD-1 zoning is more in keeping with the goals for the Property than what the current M-1 and B-3 zoning would otherwise allow for. If for nothing else, this request precedes an intent which has already been unanimously adopted by Planning Commission to rezone not only the Property, but a majority of the neighborhood, to TOD-1 zoning.

If you have any further questions about this request, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jennifer D. Mullen', with a long horizontal line extending to the right.

Jennifer D. Mullen



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