

**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: 1039 W Grace Street, Richmond, VA 23220 Date: 3/25/19
Tax Map #: W0000470001 Fee: \$1,500
Total area of affected site in acres: 0.053

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

Zoning

Current Zoning: R-73

Existing Use: Laundromat

Proposed Zoning/Conditional Zoning

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

We are proposing a zoning change to B-5. See applicant's report for details.

Existing Use: Laundromat

Is this property subject to any previous land use cases?

Yes

No

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If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Bruce Vanderbilt

Company: Vanderbilt Properties

Mailing Address: PO Box 707, #12788

City: Richmond State: VA Zip Code: 23218

Telephone: () Fax: ()

Email: brucevanderbilt@gmail.com 804-248-5462

Property Owner: Vanderbilt Properties LLC

If Business Entity, name and title of authorized signee: Bruce Vanderbilt - Owner

(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: PO Box 707, #12788

City: Richmond State: VA Zip Code: 23218

Telephone: () Fax: ()

Email: brucevanderbilt@gmail.com 804-248-5462

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.

Bruce Vanderbilt
Vanderbilt Properties
PO Box 707, #12788
Richmond, VA 23218
804-248-5462

March 26, 2019

Mr. Mathew Ebinger
City of Richmond Department of Community Development
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street
Richmond, VA 23219

RE: Rezoning 1039 West Grace Street

Dear Mathew,

Please accept this letter as the applicant's report for a proposed zoning change for the property located at 1039 W Grace Street on the corner of Grace and Ryland Streets from R-73 to B-5. This property, built in 1920, is configured with a commercial space on the first floor consisting of approximately 2,000 sf, and with 3 residential apartments above consisting of approximately 2,386 sf. The commercial space is currently a non-conforming use of Laundromat. The parcel ID is W0000470001 and consists of 0.053 acres. The property is located in the Near West Planning District of the Master Plan and designated as Community Commercial. The property is located in a transitional area between the eastern Fan and VCU and falls within the Fan District Association (FDA). The FDA gives much consideration to the opinion of the West Grace Street Association (WGSA) due to this property being located on West Grace Street.

The building neighbors to Fan residential apartment and condo units to the West. The same block to the east contains Dominion Place Retirement Community as well as B-4 zoned commercial with 7-11 and Village Cafe. VCU academic buildings borders the property to the north and Fan residential to the south with the Gresham Court apartment building.

The Property is currently zoned R-73 Multifamily Residential District. The Master Plan recommends "Community Commercial" for the Property, which is characterized as "office, retail, personal service and other commercial and service uses intended to provide for the service needs of residents of a number of nearby neighborhoods or a section of the City." The R-73 district does not grant by right the ability to use the building in its current mixed use configuration or as recommend by the master plan (aside from office use). Additionally, the building has always served in a community commercial mode offering retail and services with a laundromat since 1976 and a Rexall Drug store for approximately 40 years prior. The laundromat business in this building recently went dark and the R-73 zoning limits our ability to lease the premises for uses that serve the neighborhood and community.

Given the mixed use configuration of the building, our options under the existing zoning are to continue with the non-conforming use of laundromat or convert to office use. The laundromat business is broadly declining with most nearby residents having access to laundry facilities in

their residences. The trend has been for customers to increasingly drive to the laundromat from areas outside the neighborhood which has increased demand for parking. Office use may not serve the neighborhood well and employees will likely compete with residents for unmetered parking in the area during business hours.

By rezoning to B-5 we can market and lease the space for a broader set of uses that serve the neighborhood better. Our intent is to market the space as retail, service, or restaurant. It is our belief that any of the uses under B-5 zoning will likely have an equal or lessor impact to parking in the area than what is available to us with laundromat or office. Patrons of retail, service, or restaurant use will likely utilize the ample city pay parking available on Grace Street vs. the very limited residential unmetered parking to the west and south.

We have received letters of support for this zoning change from our immediate neighbors to include Alexander House, Bethlehem Lutheran Church, and Gresham Court. We have approval from the West Grace Street Association who voted unanimously to support this zoning change. We also met with the Fan District Association and received confirmation that they do not oppose the zoning change. NOTE: The FDA does not officially support zoning changes – they either opposes or takes no position. It is also worth noting that we have residents in the building that we want to provide a positive experience for. Therefore, it is in our own best interest to have a business in the first floor that supports the neighborhood and our own tenants well.

Finally, we have had meetings with the Land Use and Zoning Administrations who both confirm the proposed B-5 zoning district aligns well with the master plan and is appropriate for the neighborhood. A Zoning Confirmation Letter to that effect is attached.

Thank you for your time and consideration to this request, and please let me know if you have any questions.

Sincerely,



Bruce N. Vanderbilt
Vanderbilt Properties

Attachments:

- Neighbor support letters
- WGSA Association Support Letter
- Zoning Confirmation Letter
- Survey