



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/>

Plan
9 W. 20th Street

Project Name/Location

Property Address: Siegel's Grocery site; See attached property information Date: April 28, 2019
Tax Map #: See attached property information Fee: \$1,900.00
Total area of affected site in acres: 4.48

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

Zoning

Current Zoning: Mixed Zoning: M-1 and B-3

Existing Use: Vacant land; vacant commercial and industrial buildings

Proposed Zoning/Conditional Zoning

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

Mixed Zoning: TOD-1 and B-7. Use: mixed-use multi-family residential, retail, office, restaurant, brewery/distillery

Existing Use: Vacant land; vacant commercial and industrial buildings

Is this property subject to any previous land use cases?

Yes

No



If Yes, please list the Ordinance Number: 2002-262-265

2002-262-265

Applicant/Contact Person: Lawrence H. Pearson, Jr., Esq.

Company: Fleckenstein & Associates, P.C.

Mailing Address: 311 S. Arthur Ashe Boulevard

City: Richmond

State: VA

Zip Code: 23220

Telephone: (804) 3,588,400

Fax: (804) 3,588,088

Email: lane@pf-law.com

Property Owner: Kingfisher LLC, Gardenia LLC, Church Hill Ventures LLC

If Business Entity, name and title of authorized signee: Laura Hild, Manager

(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: P.O. Box 14144

City: Richmond

State: VA

Zip Code: 23225

Telephone: (804) 5,905,905

Fax: ()

Email: boydburton@churchhillventures.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.

SIEGEL'S GROCERY SITE APPLICATION/PROPERTY INFORMATION

Property Owner Information:

Church Hill Ventures LLC, Gardenia LLC, and Kingfisher LLC
C/O Mr. Boyd Burton
P.O. Box 14144
Richmond, VA 23225
(804) 590-5905
boydburton@churchhillventures.com

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SIEGEL'S GROCERY SITE APPLICANT'S REPORT

1. INTRODUCTION.

Church Hill Ventures LLC, Gardenia LLC, and Kingfisher LLC (collectively, the “Applicant”) own seventeen parcels of real property (the “Property”) totaling approximately 4.5 acres and comprising the better part of two city blocks bounded by Bainbridge Street to the north, West 19th Street to the east, Hull Street to the south, and a CSX railroad right of way to the west. The Property has been underutilized in recent years, characterized by vacant buildings and automotive storage on the unimproved parcels. The Applicant is developing plans that include a combination of historic rehabilitation and infill development on the Property. Ultimately, the Applicant envisions a pedestrian-oriented, mixed-use development that will serve as a neighborhood hub for commercial and residential uses. This redevelopment effort will feature increased density and height along Hull Street, the primary transportation thoroughfare serving the Property, and a business, retail, and residential campus-style development at the “rear” (northern portion) of the site, along West 19th and West 20th Streets. The Applicant’s proposed mixed-use development will offer retail amenities and job opportunities to existing residents and newcomers alike, becoming a node of economic and community strength. The residential component of the development will increase housing options in the area and bolster the market for additional services and amenities that the community desires.

2. PROPERTY/AREA.

The Property is shown on the enclosed plat of survey prepared by A.G. Harocopos & Associates, P.C., Certified Land Surveyor and Consultant, dated February 20, 2019. The Property is currently zoned B-3 along Hull Street and M-1 along West 19th and West 20th Streets. The majority of the lots are unimproved. The remaining lots have unused improvements upon them, most notably the architecturally significant Seigel’s Grocery Store building at 2005 Hull Street.

Neighboring properties include a mixture of uses. Parcels along Hull Street at the southern border of the Property include retail uses and vacant lots zoned B-3. Properties to the west of the Property, on the other side of the overgrown CSX right of way, include a variety of uses, including light industrial, residential, retail, and vacant lots, and are zoned B-3 or R-7. At the northern border of the Property, along Bainbridge Street, properties include vacant land, single-family houses, and commercial/manufacturing buildings. The zoning at Bainbridge Street is M-1 along the southern side and R-7 along the northern side. Parcels at the eastern border of the Property, along West 19th Street, include a funeral home, surface parking, and unimproved vacant land, all zoned B-3. The City’s Master Plan recommendations from 2000 suggest that the majority of the Property be “Mixed Use” with the remainder of the Property designated

“Community Commercial” with a strip of “Single Family (medium density)” fronting Bainbridge Street.

3. DEVELOPMENT OVERVIEW.

The Applicant plans to redevelop the approximately 4.5-acre Property with a combination of thoughtfully-designed adaptive reuse and infill construction. The Applicant proposes a pedestrian-oriented, mixed-use development that will include retail uses, restaurant space, office space, art and artisan studios, collaborative small-business spaces, and multifamily housing, all with associated parking. The historic Siegel’s Grocery Store building will be the architectural centerpiece of the development, rehabilitated to function as a retail market and food and beverage-oriented “maker space,” allowing local artisans to produce and sell their products on site.

The unit blocks of West 19th and 20th Street will feature retail and business uses along the ground floor and multifamily housing above, up to five stories in total height. The building height will increase up to twelve stories along the Hull Street frontage of the Property, in order to bring appropriate density and scale to this section of the Hull Street corridor and befitting this important urban node along one of Richmond’s primary transportation routes. Additionally, the increased housing density will contribute to a meaningful increase in Richmond’s overall housing inventory and bring housing opportunities to a site where none currently exist.

To permit the development of this pedestrian-friendly, mixed-use development, the Applicant requests the City’s approval of a rezoning of the Property from the current B-3 and M-1 classifications to the TOD-1 and B-7 classifications. The Applicant requests that the proposed TOD-1 classification replace the existing B-3 zoning in a slightly expanded footprint along the Hull Street frontage of the Property, extending two hundred (200) feet from the northern line of Hull Street. The Applicant requests that the remainder of the Property be rezoned from M-1 to B-7.

The Applicant’s proposed investment in the Property will help further the community’s desires for the area, eliminating underutilized spaces and fostering small business development, increased housing opportunities, and job creation for existing and new residents. The development will help increase the City’s tax base and transform a neglected site into a hub of activity.

4. CONCLUSION.

This rezoning request is consistent with the desires of the community and urban planning best practices. Currently, the Property is underutilized and ripe for transformation. There is a dearth of neighborhood amenities and job opportunities in the immediate area. Likewise, there are limited housing options in the vicinity, and very little of the dense, sensitively designed, multifamily housing that characterizes robust urban communities. The requested rezoning will foster the creation of a dynamic residential and commercial environment.