



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 sheets Date: 6.29.2020
Tax Map #: see attached sheets Fee: \$1600.00
Total area of affected site in acres: 1.14 acres +/-

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

Zoning

Current Zoning: R-53 AND B-2

Existing Use: vacant

Proposed Zoning/Conditional Zoning

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

change the existing zoning to B-6

Existing Use: vacant

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: David Johannas

Company: Johannas Design Group

Mailing Address: 1901 West Cary St

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 358-4993 Fax: ()

Email: dave@johannasdesign.com

Property Owner: Stallings LLC, Stallings Wanda D Trustee

If Business Entity, name and title of authorized signee: Wanda D Stallings

(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: 710 Hamilton Street

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 358-4731 Fax: ()

Email: ericap@ayerslaw.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.

Rezoning Application

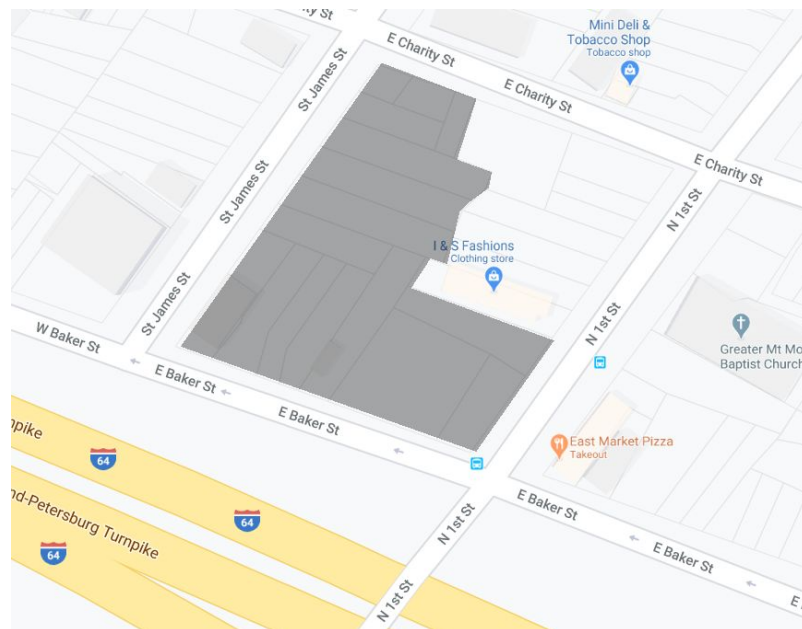
St James Street and East Baker Street

Richmond, VA



Above: Conceptual Render

Below: Approximate Area Location



Johannas Design Group



JOHANNAS design group
1901 West Cary Street
Richmond Virginia 23220

P. 804.358.4993

F. 804.358.8211

W. johannasdesign.com

M Applicant's Report

Rezoning at St. James St. and East Baker St.

The owner of the recently renovated St. Luke's Building at 900 St. James Street is seeking to change the zoning for more than half of the block across the street at Baker and St. James Streets. The current zoning is both R-53 and B-2, while the proposed zoning is B-6, conforming with the Richmond 300 Master Plan in mixed-use areas.











While the land area included in the application consists of sixteen properties, there is only one building on the site, a vacant, 480 square foot structure. Although the owner intends to build two or three market-rate four-story apartment buildings, current zoning does not permit four-story residential development.

The 2nd Street bridge connects this site to Jackson Ward and an area designated as a downtown activity center in Richmond 300 Master Plan. Again, conforming to the Richmond 300 Master Plan, which recommends medium density development from two to eight stories in neighborhood mixed-use areas with secondary retail and office use, the proposal is for neighborhood mixed use.

The site is in an underutilized area directly adjacent to downtown; the median income and its *Development Potential*, per the Richmond 300 plan, is the lowest in the city. The south side of the site faces the below-grade, sunken interstate, however its views overlook downtown, yielding an excellent opportunity for higher-density housing.

The area to the northwest of the site is Gilpin Court, managed by the Richmond Redevelopment and Housing Authority, which also is the predominant property owner to the northeast, where much of the area is vacant. Building new market-rate housing will increase the diversity of housing options and support revitalization in this district.

LEGEND

-  = ASPHALT
-  = CONCRETE
-  = BOLLARD
-  = ELECTRIC TRANSFORMER
-  = FENCE
-  = MANHOLE
-  = POWER POLE
-  = STONE FOUND
-  = WATER METER
-  = 1/2" ROD FOUND

NOTES:

TITLE BINDER NOT PROVIDED.

WATERS OF THE UNITED STATES ARE NOT DESIGNATED BY THIS SURVEY.

WETLANDS AND SUBAQUEOUS AREA OF WETLANDS MAY BE SUBJECT TO THE FEE RIGHTS OF THE COMMONWEALTH OF VIRGINIA. THESE AREAS HAVE NO SPECIFIC JUDICIAL DETERMINATION OF TITLE AND NO OPINION OF TITLE IS AVAILABLE AS OF DATE OF SURVEY. SUBJECT TO SECTION 28.2-1200 OF THE CODE OF VIRGINIA.

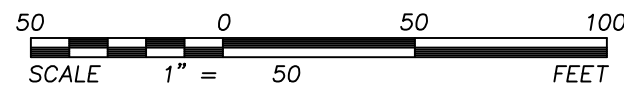
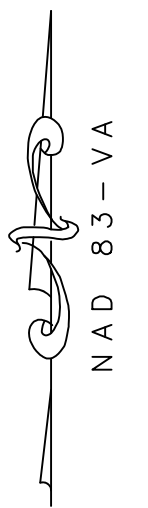
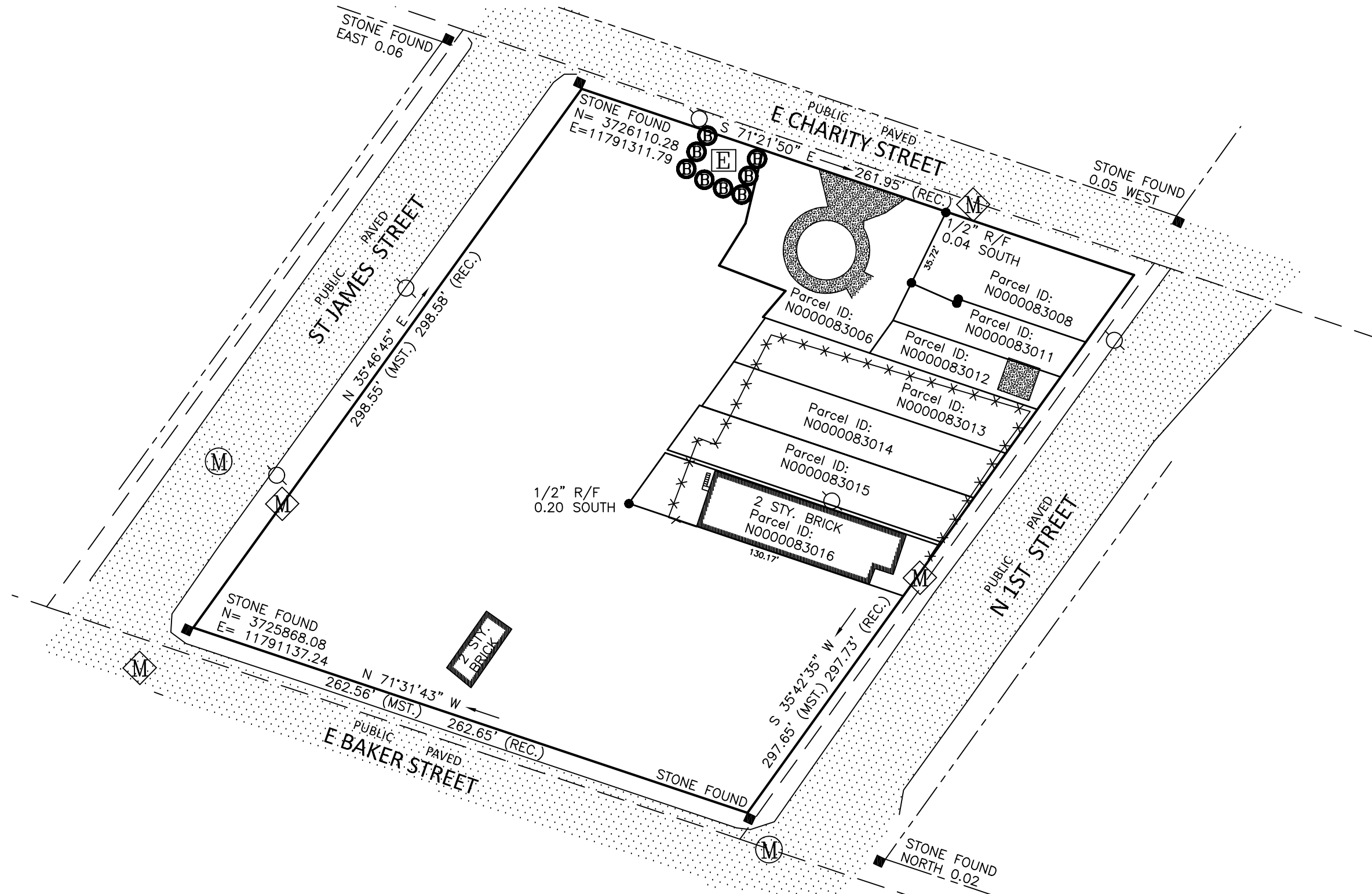
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE SECRETARY OF HOUSING & URBAN DEVELOPMENT. (PREMISES LOCATED IN ZONE X, MAP ID# 5101290041E, EFFECTIVE DATE: 07/16/2014)

REFERENCE IS HEREBY MADE TO ALL EASEMENTS, RESTRICTIONS, AND CONDITIONS OF RECORD WHICH MAY LAWFULLY APPLY TO SAID PROPERTY.

THE INFORMATION CONVEYED HEREON IS THE WORK PRODUCT OF LANDMARK-FLEET SURVEYORS P.C. AND IS SOLELY FOR THE EXCLUSIVE USE OF OUR CLIENTS AND THEIR AGENTS.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED ARCHITECTS.

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PERIMETER BLOCK SURVEY
 CITY OF RICHMOND, VA
 JUNE 25, 2020 SCALE 1" = 50'
Landmark-fleet Surveyors, P.C.
 8014 MIDLOTHIAN TURNPIKE, SUITE 103
 RICHMOND, VA. 23235 PH. 804-327-0333
 LANDESBRUCE@GMAIL.COM

St. James Rezoning					
Poperties to be rezoned					
<u>Address Tax Map # Owner</u>				area in sf	existing zoning
3 E Charity Street	N0000083002	Stallings LLC		1001.58	R-53
1 E Charity Street	N0000083001	Stallings LLC		1162	R-53
915 St James Street	N0000083037	Stallings LLC		2008	R-53
913 St James Street	N0000083036	Stallings Wanda D Trustee		3900	R-53
911 St James Street	N0000083035	Stallings LLC		3807.7	R-53
909 St James Street	N0000083034	Stallings LLC		3870	R-53
907 St James Street	N0000083033	Stallings LLC		2812	R-53
2 E Baker Street	N0000083031	Stallings Wanda D Trustee		3847	R-53
4 E Baker Street	N0000083029	Stallings LLC		3251	R-53
6 E Baker Street	N0000083028	Stallings LLC		2366	R-53
8 E Baker Street	N0000083027	Stallings LLC		2938	R-53
10 E Baker Street	N0000083026	Stallings LLC		4067.95	R-53
20 E Baker Street (12, 14, 16, 18)	N0000083019	Stallings LLC		8357.7	B-2
24 E Baker Street	N0000083018	Stallings LLC		2658.35	B-2
900 N 1st Street	N0000083017	Stallings LLC		3620.09	B-2
11 E Charity Street	N0000083006	RRHA		5427	B-2
920 1st Street	N0000083008	Stallings LLC		3306.42	B-2
916 N 1st Street	N0000083011	RRHA		1376	B-2
914 N 1st Street	N0000083012	Stallings LLC		1298	B-2
917 St. James Street	N0000083038	Stallings LLC		870	R-53