

January 12, 2021

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VIA EMAIL

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

Re: Rezoning Request: Tax Map No.'s. S0000104004, S0000104005, S0000101012, and S0000105001

Dear Mr. Ebinger:

This letter shall serve as the applicant's report accompanying the application for a rezoning of 104 East 2<sup>nd</sup> Street, 121 Stockton Street, and 101 Stockton Street and 103 East 2<sup>nd</sup> Street (the "Property"). The Property is generally located in the northern quadrant of the intersections of Stockton Street and East 2<sup>nd</sup> Street, with the 103 East 2<sup>nd</sup> Street parcel occupying a portion of the western quadrant. Our firm represents Catalyst Development Company, LLC (the "Applicant"), the contract purchaser of Property, in their request to rezone the Property from the M-2 Heavy Industrial zoning district and B-7 Mixed-Use Business District to the B-4 Central Business zoning district (the "Rezoning").

### **The Property**

The Property consists of four parcels that include a total of approximately 1.9185 acres per records of the City Assessor. In reference to Figure 1 (below), the portion of the Property within the green border is bounded by Stockton Street, East 2<sup>nd</sup> Street, an adjacent surface parking lot, and a parcel that is owned by Norfolk Southern Railway Corp. The portion of the Property within the blue border is bounded by Stockton Street, East 2<sup>nd</sup> Street, Decatur Street, and the property line it shares with parcels having Tax IDs of S0000105021 and S0000105020.



Figure 1

{01173085;v1}

#### **RICHMOND**

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8200 Greensboro Drive, Suite 820, McLean, VA 22102

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## Land Use Context

The properties in the immediate vicinity are generally either undeveloped or industrial in use. The Norfolk Southern-owned property to the north is periodically used for freight to access a maintenance yard located just east of the Manchester Bridge. Just one block to the west along Stockton Street begins a series of multi-family uses across multiple parcels. One block to the North is Hull Street, which is rapidly becoming a dense mixed-use corridor. Moving south and east from the Property, the land use pattern is predominately industrial and commercial in nature.

## Zoning Context

The Property lies within the M-2 Heavy Industrial zoning district and within the B-7 Mixed-Use District. The M-2 district is an industrial classification that permits a range of intense uses related to manufacturing, production, and warehousing, as well as certain vehicle-oriented uses. This zoning classification generally extends north and east from the Property. A portion of the Property, as well as other properties across Stockton and East 2<sup>nd</sup> Street, is zoned B-7 Mixed-Use, which permits a variety of uses such as multifamily residential, commercial, office, and entertainment uses. Within a block of the Property towards Hull Street, there are a number of properties that are zoned B-4 Central Business.

## Richmond 300 Future Land Use Designation

On December 14<sup>th</sup>, City Council approved the Richmond 300 Master Plan (the "Master Plan"). The Master Plan's future land use designation contemplates a supportive recommendation of "Destination Mixed-Use" for the Property. The Destination Mixed-Use designation is generally described as having a development style that engages the public realm. New development should help create a sense of place, and may be of greater scale than the existing context. This designation anticipates multi-family residential as being an appropriate primary use of new development. In encouraging additional residential density, this designation is also selectively applied to areas that have frequent transit service and/or proximity to Downtown. Lastly, the Property lies between the Downtown and Manchester Priority Growth Nodes. This is additional geography-based guidance offered by the Master Plan to suggest that the Property is particularly critical to satisfy the Master Plan's goals and objectives. This Node suggests primary next steps to rezone properties that currently do not allow for residential uses (such as the Property) to districts that allow for residential uses.

This request would rezone the Property to the B-4 Central Business District. In doing so, the existing building can be preserved and renovated for multi-family dwelling use. Furthermore, as the need arises, the vacant portions of the Property can be redeveloped for a variety of uses that are more consistent with the guidance offered by the Master Plan.

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

Sincerely,

Jennifer D. Mullen, Esq.

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