

INTRODUCED: May 24, 2021

AN ORDINANCE No. 2021-149

To rezone the properties known as 2116 East Main Street, 2126 East Main Street, and 16 North 22nd Street from the M-1 Light Industrial District to the B-5 Central Business District.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUN 28 2021 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “Plat Showing Improvements on Three Parcels Situated on the North Line of East Main Street and the West Line of North 22nd Street, in the City of Richmond, Virginia.,” prepared by McKnight & Associates, P.C., and dated November 10, 2015, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2021 records of the City Assessor, are excluded from the M-1 Light Industrial District and shall no longer be subject to the provisions of sections 30-452.1 through 30-452.4 of the Code of the City of Richmond (2020), as amended, and that the same are included in the B-5 Central Business District and shall

AYES: 9 NOES: 0 ABSTAIN: _____

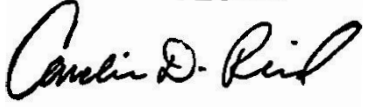
ADOPTED: JUN 28 2021 REJECTED: _____ STRICKEN: _____

be subject to the provisions of sections 30-442.1 through 30-442.7 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

2116 East Main Street
2126 East Main Street
16 North 22nd Street

Tax Parcel No. E000-0226/023
Tax Parcel No. E000-0226/021
Tax Parcel No. E000-0226/012

§ 2. This ordinance shall be in force and effect upon adoption.

A TRUE COPY:
TESTE:

City Clerk

City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Item Request File Number: PRE.2021.608

O & R Request

DATE: April 23, 2021

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)
(This is no way reflects a recommendation on behalf of the Mayor.)



THROUGH: J. E. Lincoln Saunders, Acting Chief Administrative Officer *JELS*

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning *Sharon Ebert*

FROM: Kevin J. Vonck, Acting Director, Department of Planning and Development Review *Kevin J Vonck*

RE: To rezone the properties known as 2116 East Main Street, 2126 East Main Street and 16 North 22nd Street from the M-1 Light Industrial District to the B-5 Central Business District.

ORD. OR RES. No. _____

PURPOSE: To rezone the properties known as 2116 East Main Street, 2126 East Main Street and 16 North 22nd Street from the M-1 Light Industrial District to the B-5 Central Business District.

REASON: The applicant is requesting to rezone the properties to B 5 Central Business District, which allows dwelling units and supports a more urban form of development whereas the current M-1 Light Industrial District does not permit dwelling uses and permits a variety of light industrial and auto-oriented uses not permitted under the B 5 regulations.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its June 21, 2021, meeting.

BACKGROUND: The proposed rezoning would include a three parcels of land located at the northwest corner of East Main Street and North 22nd Street. The total land area of the parcels is 27,500 square feet, or 0.63 acres. The property is improved with a multi-family building along N 22nd Street and a commercial building and surfacing parking area along East Main Street.

The Richmond 300 Master Plan recommends a future land use of “Corridor Mixed-Use” for the property. The primary uses envisioned for Corridor Mixed-Use are retail/office/personal service, multi-family residential, cultural, and open space. Secondary uses are single-family houses, institutional and government uses. The development style envisioned varies depending on historic densities and neighborhood characteristics. Future development should generally complement the existing context. New developments continue or introduce a gridded street pattern to increase connectivity. Ground floor uses are envisioned to engage with and enliven the street through windows, doors, storefronts and other features that allow transparency and interaction between building and street. The recommended intensity is generally two to ten stories, based on street widths and historic context and stepping down in height adjacent to residential areas. New buildings taller than the existing context should step back from the build-to line after matching the height of the predominant cornice line of the block. Pedestrian, bicycle and transit access must be prioritized.

The property is also located within the “Downtown - Shockoe” primary growth node, which envisions the area as a national destination for historic tourism, education and interpretation as well as a regional and neighborhood destination. New development should complement historic sites and support public space amenities such as the 17th Street Farmer’s Market Plaza, the Low Line, and a new park. Uses around Main Street Station support the bustle of a train station with amenities that serve commuters, visitors, residents and employment base. A “primary next step” is creating the Shockoe Small Area Plan, which is currently under development.

The properties are currently located in the M-1 Light Industrial District. The M-1 district permits a variety of light industrial uses that generate truck traffic. Auto oriented uses including auto repair and sales, drive up facilities, and fuel dispensing are permitted under the M-1 Light Industrial. Dwelling uses are not permitted in the M 1 Heavy Industrial District, and the existing multi-family use was authorized by a special use permit.

Properties to the north and south are located in the B-5 Central Business District. The property located directly to the west is also located in the M-1 Light Industrial District, with the remaining properties on the block being located in the B-5 Central Business District. Retail, personal service, office and restaurant uses are located within the same block to the west, in some cases with dwelling units on the upper floors. Additional commercial uses are located to the south, east and north, with multiple multi-family buildings located within a couple blocks.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City’s budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$1,500 application fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: May 24, 2021

CITY COUNCIL PUBLIC HEARING DATE: June 28, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
June 21, 2021

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Application Form, Applicant's Report, Draft Ordinance, Survey, Map

STAFF: Richard Saunders, Senior Planner, Land Use Administration (Room 511) 646 5648



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: 2128-2128 E Main St, 16 N 22nd St Date: February 10, 2021
Tax Map #: E0000228012, 21, 23 Fee: \$1,500.00
Total area of affected site in acres: 0.63 AC

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

Zoning

Current Zoning: M-1 Light Industrial
Existing Use: Parking, Commercial, Multifamily

Proposed Zoning/Conditional Zoning

(Please include a detailed description of the proposed use and proffers in the required applicant's report)
B-5 Central Business for mixed use

Existing Use: Parking, Commercial, Multifamily

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: 1998-014-56

Applicant/Contact Person: Lory Markham

Company: Markham Planning
Mailing Address: 23 W Broad St
City: Richmond State: VA Zip Code: 23220
Telephone: (804) 248-2561 Fax: ()
Email: lory@markhamplanning.com

Property Owner: BAIS PROPERTIES LLC

If Business Entity, name and title of authorized signee: Harpreet Grewal

(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: 5732 ARDINGTON BLVD
City: GLEN ALLEN State: VA Zip Code: 23059
Telephone: (804) 938-8073 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.



February 10, 2021

Mr. Kevin Vonck, Acting Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
kevin.vonck@richmondgov.com

RE: Applicant's Report for Rezoning of 2126-28 E Main St, 16 N 22nd St

Dear Mr. Vonck

Please accept this letter as the Applicant's Report for the request to rezone the following parcels, totaling 0.63 acres from the M-1 Light Industrial zoning district to the B-5 Central Business zoning district:

Address	Tax Parcel ID	Acreage	Existing Zoning	Ownership
2126 E Main St	E0000226021	0.025	M-1	BAIS PROPERTIES LLC
2128 E Main St	E0000226023	0.375	M-1	BAIS PROPERTIES LLC
16 N 22 nd St	E0000226012	0.230	M-1	BAIS PROPERTIES LLC

With this application, BAIS Properties LLC is petitioning the City Council for a rezoning to facilitate future development that would be permitted under the regulations of the B-5 district. This requested rezoning is consistent with and in support of the development goals for these parcels as detailed in the Richmond 300 Master Plan.

Property

The proposed rezoning is for three parcels located at the northwest intersection of East Main Street and North 22nd Street. The three parcels combine for approximately 0.63 acres of land area and are currently improved with two buildings and a surface parking area. The first building on 2128 E Main St contains two stories with 3,600 square feet of floor area. This building dates from the 1870's and is currently being used as a restaurant on the lower level and multifamily dwellings on the second level. The second

building, the Poythress Building, at 16 N 22nd St is a four-story, 30-unit apartment building with 28,208 square feet of floor area, the earliest portions of which also date from the 1870's. The properties are located in the Shockoe Bottom neighborhood. A majority of the surrounding properties are located in former M-1 districts that were rezoned to B-5 in recent years.

Zoning Regulations & Background

The properties are currently located in M-1 Light Industrial District, which permits a wide variety of commercial, industrial, and service uses, many of which could be considered noxious or undesirable so close to the mix of uses currently found in Shockoe Bottom and so proximate to the central business district. The M-1 district allows for a base building height of forty-five feet with additional height based on an incline plane from the adjacent streets. This would allow a building height of approximately 105 feet at the property line along East Main Street.

The owner wishes to construct new mixed-use development on the property that would comply with the B-5 zoning district regulations. The proposed B-5 district regulations would allow for a mix of uses, including residential, structured parking and commercial uses fronting on E Main Street. The owner plans to develop the property in accordance with the stated intent of the B-5 district. The district's intent is to define urban center of the city of Richmond by promoting dense, transit-oriented development with greater building height than elsewhere in the region. These regulations promote redevelopment, placemaking, and development of surface parking lots to create high-quality urban spaces.

The B-5 district includes form-based requirements that are not found in the existing zoning district, which will ensure that any development of the site is more urban in character, will provide life and activity on the street and will promote walking and biking. These requirements include a maximum height of five stories, and regulation on the location and screening of parking decks and lots, fenestration and setbacks maximums.

In addition to the normal zoning requirements, any development of the site as a mixed-use residential project will require a plan of development be approved by the Director of Planning and Development Review to ensure compatibility with the district and the Pulse Corridor Plan.

Richmond 300 Master Plan

The E Main St properties are designated by Richmond 300 for Corridor Mixed-Use. These areas are recommended for envisioned to provide for medium- to medium-high-density pedestrian- and transit-oriented development with buildings ranging from two to ten stories, based on street widths and depending on the historic context and stepping down in height adjacent to residential areas. The property on N 16th Street is designated for Neighborhood Mixed-Use. These areas are walkable urban neighborhoods that are predominately residential with a percentage of parcels providing commercial and institutional uses. Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. With its form-based regulations and permitted uses specific to creating urban environments, B-5 is especially suited for the future development of these properties. This fact is evident when the current B-5 zoning of the majority of properties in this neighborhood are taken into account.

City Charter Conditions

Given the recommendations in the City's Richmond 300 Master Plan, we trust that you will agree with us that the potential development of the site under B-5 regulations would support the efforts to develop the properties in a manner consistent with the Plan; and that the rezoning meets the City Charter considerations to be observed in the alteration of zoning regulations.

Thank you for your consideration of this application. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

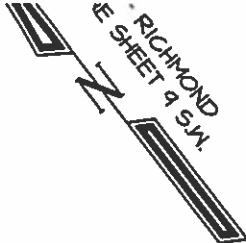
Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Lory Markham', written in a cursive style.

Lory Markham

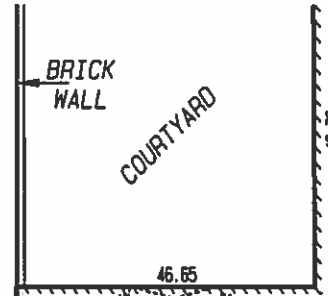
Enclosures

cc: The Honorable Cynthia I. Newbille, 7th District Council Representative
Matthew Ebinger, Secretary to the City Planning Commission



TWENTY SECOND STREET LLI
ID 09800-29570
TM# E0000226008

109.14
N37°45'02"E



PARCEL "A"
10033.0850 FT
0.2303ACRES
THREE STORY BRICK
W/BSMT
No. 16

109.28
S37°34'58"W

12' ALLEY

PROPERTY IS LOCATED
V.A. FLOOD ZONE "X".
DES LOCATED OVERHEAD
UNDERGROUND

1:
BOYTHRESS GE LLC
BOYTHRESS CV LLC
1999-26269
M# E0000226012

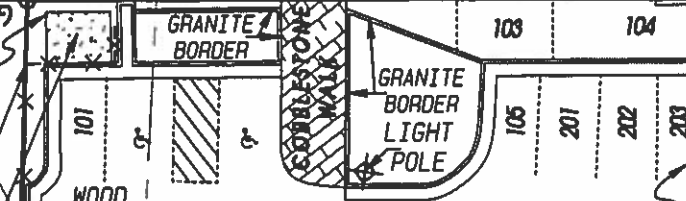
2:
BOYTHRESS GE LLC
BOYTHRESS CV LLC
1999-26271
M# E0000226023

3:
BOYTHRESS GE LLC
BOYTHRESS CV LLC
1999-26269
M# E0000226021

MARJAN KHONSARI
ID 2012-17651
TM# E0000226027

TWO STORY
BRICK
No. 2114

0.04' WEST
ROD (F)
0.20' NORTH
92.03
N52°30'13"W
92.03
0.04' WEST
0.02' NORTH



PARCEL "B"
16337.9350 FT
0.3751ACRES

CURB ON
CORNER

157.41
S37°34'58"W

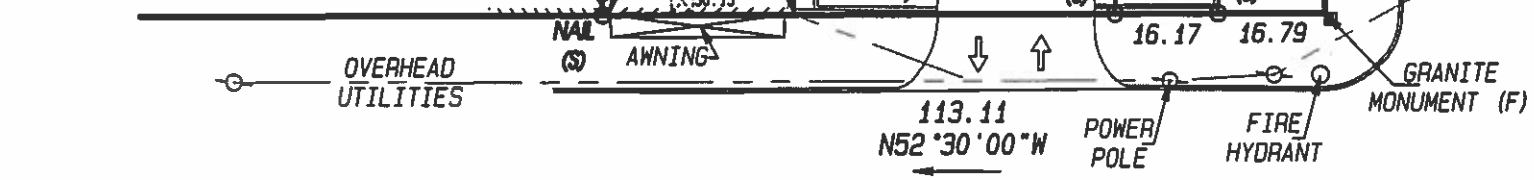
BEARING	DISTANCE
N39°26'13"E	67.48
S48°52'56"E	15.84
S39°09'08"W	66.47

CONCRETE
WOOD
PRIVACY
FENCE
TELE
CITY
TELE
CITY
301
302
303
304
305
306
307
2118
2116

No. 2116 No. 2118

308
309
401
402
403
404
405
406
407
408

PARCEL
1071.31
0.02464



EAST MAIN STREET

66' +/- R/W

PLAT SHOWING IMPROVEMENTS ON THREE PARCELS SITUATED ON THE
NORTH LINE OF EAST MAIN STREET AND THE WEST LINE OF
NORTH 22ND STREET, IN THE CITY OF RICHMOND, VIRGINIA.