



January 8, 2021

Mr. Mark Olinger, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
Mark.Olinger@richmondgov.com

RE: Applicant's Report for Rezoning of 2400-2420 Afton Ave

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Rezoning application for the following properties, totaling 1.8 acres, from the R-53 Multifamily zoning districts to the B-5 Central Business zoning district:

Address	Tax Parcel ID	Acreage	Existing Zoning	Ownership
2400 Afton Ave	S0080237007	0.978	R-53	2400 Afton Avenue LLC
2420 Afton Ave	S0080237001	0.822	R-53	2400 Afton Avenue LLC

With this application, the owner of the subject properties is petitioning the City Council to rezone the properties from the R-53 zoning regulations in order to facilitate future development that would be permitted by the regulations of the B-5 district. This requested rezoning is consistent with and in support of the development goals for the Route 1/Bellemeade Priority Growth Node as detailed in the Richmond 300 Master Plan.

Properties

The proposed rezoning will affect two vacant properties near the intersection of Jefferson Davis Highway and Bellemeade Road in an area identified by the Richmond 300 Master Plan as the Route 1/Bellemeade Priority Growth Node. The contiguous properties total 1.8 acres and encompass almost an entire block. The surrounding properties are comprised of a mix between multifamily developments along Bellemeade Road, single-family residences north of Afton Ave, and a variety of commercial and industrial uses along Jefferson Davis Highway.

Zoning Regulations & Background

The properties are located in the R-53 Multifamily zoning district which permits residential development at a density of approximately 35 units per acre. Commercial uses are not permitted under the current regulations. Front, side, and rear yards are required to be not less than 15 feet for multifamily developments. In addition, buildings cannot exceed 60% area coverage of the lot, and heights cannot

exceed 35 feet in general. Under the limitations of the current R-53 zoning and economic feasibility, it is highly likely that the properties will remain undeveloped as they have been for past several years.

This application requests a rezoning to the B-5 zoning district to permit future development of the vacant properties to create a high-quality urban environment. The B-5 regulations are intended to improve streetscape by encouraging an active pedestrian environment with first floor commercial spaces, and windows in building façades along street frontages. The B-5 regulations also permit a variety of commercial uses to complement multifamily use for a mixed-use character that will encourage the growth of residents, jobs, and commercial activity.

Richmond 300 Master Plan

These properties are directly adjacent to the area designated by Richmond 300 as a Priority Growth Node where the City is encouraging the most significant growth in population and development over the next 20 years. Specifically, the Plan recommends prioritizing the rezoning of this Node to encourage the residential development and economic revitalization of the corridor. The Plan envisions the development of medium-scale, mixed-use developments that provide affordable multi-family housing units in addition to market rate housing and commercial uses. Consequently, this increased residential development along the corridors and in the neighboring Nodes would establish a market for services and amenities. In addition, new buildings address the corridors to create a pleasant pedestrian environment with parking minimized.

In order to achieve these goals, new development in the area, especially on vacant properties, must be encouraged provide sufficient density and mix of high quality commercial and residential uses. Accordingly, this requested rezoning of the properties to B-5 regulations is consistent with the growth of the area as envisioned by the Richmond 300 Plan.

City Charter Conditions

Given the recommendations in the City's Richmond 300 Plan, we trust that you will agree with us that the development of the site under B-5 regulations would support the efforts to revitalize the Route 1/Bellemeade Priority Growth Node 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,



Lory Markham

Enclosures

cc: The Honorable Reva M. Trammell
Matthew Ebinger, Secretary to the City Planning Commission