



Legislation Text

File #: ORD. 2014-139-134, **Version:** 1

To rezone the properties known as 2301, 2323, 2325, 2327 2329, and 2331 East Main Street from the M-1 Light Industrial District to the B-5 Central Business District.

O & R Request

DATE: May 5, 2014

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Byron C. Marshall, Chief Administrative Officer

THROUGH: Peter H. Chapman, Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Mark A. Olinger, Director, Department of Planning and Development Review

SUBJECT: Rezoning for 2301, 2323, 2325, 2327 2329, and 2331 East Main 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 2301, 2323, 2325, 2327 2329, and 2331 East Main Street from the M-1 Light Industrial District to the B-5 Central Business District.

REASON: In the M-1 zoning district, no building shall be erected for a dwelling use or converted to dwelling uses. The applicant is proposing to convert the existing building to approximately 70 dwelling units with possible commercial uses on the first floor of one of the buildings.

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 July 7, 2014 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property, occupying approximately .732 acre, is located on the block bounded

by East Main Street to the north, South 24th Street to the east, and South 23rd Street to the west. Two existing 3-story structures joined by a courtyard occupy the property along with a parking area along South 24th Street. The property was historically used for cigarette and cigar manufacturing and recent attempts were made to use the property for office and commercial uses.

The applicant proposes to convert the buildings to 70 dwelling units with a mix of studios and 1 and 2-bedroom units. The lower level of the building at the corner of East Main Street and South 23rd Street may be used for restaurant or office uses. Under B-5 zoning, 70 dwelling units would require 18 parking spaces. The applicant is providing 28 parking spaces on site and owns a one parcel on the block bounded by East Main Street to the north, South 26th Street to the east and South 25th Street to the west, which could be used for additional surface parking.

The Richmond Downtown Plan as an Urban Center Area, which “is characterized by higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks” (p. 3.25).

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

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

REVENUE TO CITY: \$1,200 application fee

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: June 9, 2014

CITY COUNCIL PUBLIC HEARING DATE: July 14, 2014

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, July 7, 2014

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORDINANCES: None.

ATTACHMENTS: Application Form, Applicant’s Letter, Draft Ordinance, Survey, Plans

STAFF: Willy Thompson, Senior Planner
Land Use Administration (Room 511)
646-5734

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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