



City of Richmond

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

Legislation Text

File #: ORD. 2016-044, **Version:** 2

To conditionally rezone the property known as 2201 East Franklin Street from the M-1 Light Industrial District to the [B-5] B-5C Central Business District, upon certain proffered conditions. (As Amended)

O & R Request

DATE: January 20, 2016

EDITION: 1

TO: The Honorable Members of City Council

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

THROUGH: Selena Cuffee Glenn, Chief Administrative Officer

THROUGH: Peter L. Downey, Jr., Deputy Chief Administrative Officer for Economic Development and Planning

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

RE: To rezone the property known as 2201 East Franklin Street from the M-1 - Light Industrial District to the B-5 - Central Business District.

ORD. OR RES. No.

PURPOSE: To rezone the property known as 2201 East Franklin Street from the M-1 - Light Industrial District to the B-5 - Central Business District.

REASON: The applicant has requested a rezoning to the B-5 - Central Business District in order to accommodate mixed-use development on the parcel.

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 March 21, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a 0.492 acre (21,432 SF) parcel of land improved with an industrial building constructed, per tax assessment records, at the turn of the last century and a surface parking area. The property is located at the southeast corner of the intersection of North 22nd Street and East Franklin Street in the Shockoe Bottom neighborhood.

The subject property falls within an Urban Center Area of the Shockoe District, as established by the Richmond Downtown Plan. Such areas are “characterized by higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks.” Moreover, the Urban Center Area demonstrates “a dense mix of office space, apartments, and retail located in four to six-story brick buildings that front the street. Pedestrians have an active presence in these neighborhoods” (pp. 3.25-3.26).

The subject property is currently zoned M-1 - Light Industrial and is located within the St. John’s Church City Old and Historic District.

Properties to the north of the subject property are zoned R-6 - Single-Family Attached Residential, properties to the east, south, and west are in the same M-1 district as the subject property. Property zoned in the B-5C - Central Business (Conditional) District are also located to the west of the subject property. A larger B-5 district encompasses many of the parcels surrounding the block on which the subject property is located.

A mix of multi-family residential, office, commercial, industrial, institutional, public-open space, and mixed-use land uses are present in the vicinity.

FISCAL IMPACT / COST: The Department 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: \$1,500.00

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: February 22, 2016

CITY COUNCIL PUBLIC HEARING DATE: March 28, 2016

REQUESTED AGENDA: Consent.

RECOMMENDED COUNCIL COMMITTEE: None.

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, March 21, 2016.

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 ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

STAFF: Matthew J. Ebinger, AICP, Senior Planner
Land Use Administration (Room 511)
804-646-6308

O&R 16-03

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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