



# City of Richmond

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

## Legislation Text

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**File #:** ORD. 2019-019, **Version:** 1

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To rezone the properties known as 1809 and 1815 East Franklin Street and 6 and 14 North 19<sup>th</sup> Street from the M-1 Light Industrial District to the B-5 Central Business District.

### THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the surveys entitled “ALTA/ACSM Land Title Survey of #1809, 1811 and #1813 East Franklin Street, City of Richmond ~ Virginia,” prepared by Long Surveying, LLC, and dated August 1, 2016, “Survey of 1811-1817 E. Franklin, City of Richmond, Virginia,” prepared by Long Surveying, LLC, and dated March 19, 2012, and “ALTA/NSPS Land Title Survey of #6 North 19<sup>th</sup> Street, City of Richmond, Virginia,” prepared by Long Surveying, LLC, and dated April 17, 2017, copies of which are attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2019 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 (2015), as amended, and that the same are included in the B-5 Central Business District and shall 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 (2015), as amended:

1809 East Franklin Street	Tax Parcel No. E000-0132/004
1815 East Franklin Street	Tax Parcel No. E000-0132/007
6 North 19 <sup>th</sup> Street	Tax Parcel No. E000-0132/012
14 North 19 <sup>th</sup> Street	Tax Parcel No. E000-0132/009

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

### O & R Request

**DATE:** December 18, 2018

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (By request)  
(This is no way reflects a recommendation on behalf of the Mayor.)

**THROUGH:** Selena Cuffee Glenn, Chief Administrative Officer

**THROUGH:** Douglas C. Dunlap, Interim Deputy Chief Administrative Officer for Economic Development and Planning

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

**RE:** To rezone the properties known as 1809 and 1815 East Franklin Street as well as properties known as 14th and 6th North 19th 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 1809 and 1815 East Franklin Street as well as properties known as 14th and 6th North 19th Street from the M-1 Light Industrial District to the B-5 Central Business District.

**REASON:** The applicant has requested to rezone the properties from M-1 Light Industrial to the B-5 Central Business District. The applicant wishes to remove the street oriented commercial requirement from the properties fronting on East Franklin Street to allow for residential uses on the ground floor of existing 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 February 4, 2019, meeting.

**BACKGROUND:** The properties combined consist of 17,036 SF, (.40 acres) of land currently improved with some historic structures and are located in the East Planning District of the Shockoe Bottom neighborhood. The property is also within the Shockoe Bottom Station Area of the Pulse Corridor Plan.

The City of Richmond’s current Pulse Corridor Plan designates the subject property as Corridor Mixed-Use (CMU). The Plan calls for specific characteristics within this category and is “...envisioned to provide for medium-density pedestrian- and transit-oriented infill development to fill “missing teeth” of the corridor fabric. The building size, density, and zoning districts for these areas will vary depending on historic densities and neighborhood characteristics. New development should be in scale with existing context or respond to unique site characteristics and opportunities for redevelopment. Active commercial uses required on principal street frontages. Ground floor residential uses should have street-oriented facades with setbacks, front yards, porches, and balconies where appropriate. Driveway entrances required to be off alleys whenever possible; new driveways prohibited on street-oriented commercial and priority street frontages. Parking lots and areas are located on the rear of buildings and require screening; shared parking requirements are encouraged to allow for commercial development while ensuring adequate residential parking. Potential future zoning districts: UB-2, B-5, B-6, RF-1, or a new district.” (City of Richmond, Pulse Corridor Plan, 2018)

A mix of B-5, B-5C and M-1 zoning districts are present in the vicinity. A mix of office, commercial, mixed use, industrial, vacant, and residential land uses are present in the vicinity.

**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:** \$1500 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** January 14, 2019

**CITY COUNCIL PUBLIC HEARING DATE:** February 11, 2019

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, February 4, 2019.

**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:** Application Form, Applicant's Report, Draft Ordinance, Surveys, Map.

**STAFF:** Jonathan Brown, 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      Continue to: