



City of Richmond

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

Legislation Text

File #: ORD. 2015-015-33, **Version:** 1

To conditionally rezone the properties known as 2102 East Main Street from the M-1 Light Industrial District to the B-5C Central Business District (Conditional), upon certain proffered conditions.

O & R Request

DATE: December 11, 2014

EDITION: 1

TO: The Honorable Members of City Council

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

THROUGH: Christopher L. Beschler, Interim Chief Administrative Officer

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

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

RE: To conditionally rezone the properties known as 2102 East Main Street from the M-1 Light Industrial District to the B-5C Central Business District (Conditional), upon certain proffered conditions.

ORD. OR RES. No.

PURPOSE: To conditionally rezone the properties known as 2102 East Main Street from the M-1 Light Industrial District to the B-5C Central Business District (Conditional), upon certain proffered conditions.

REASON: The subject property is zoned M-1 Light Industrial District, which does not permit the proposed dwelling on the second floor. A rezoning to B-5 Central Business District is required to permit the proposed residence and art gallery on the first floor.

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 2, 2015 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The request is to rezone the property and convert the second floor to one dwelling unit and the ground floor to an art gallery. These proposed uses are permitted in the B-5 District and no parking spaces would be required as proposed. However, the applicant has proffered to provide at least one parking space for the residential unit. The parking would be located off of the alley between North 21st Street and North 22nd Street. Dwelling units are permitted when a minimum of one-third or 1,000 square feet, whichever is greater, of the floor area of the ground floor of the building is devoted to a principal use permitted in the district. The proposed art gallery is permitted in the B-5 District.

The subject property is currently in the M-1 District and consists of one (1) parcel fronting on East Main Street. The property has been used as an office for Maritime Ministries.

The subject property is located on the block bounded by East Franklin St to the north, North 22nd Street to the east, East Main Street to the south, and South 21st Street to the west.

The Richmond Downtown Plan designates this property as Urban Center Area. “The Urban Center Area 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).”

“Shockoe Slip is also an example of a classic urban center condition, with 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 (p.3.26).”

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: January 12, 2015

CITY COUNCIL PUBLIC HEARING DATE: February 9, 2015

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, February 2, 2015

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

RELATIONSHIP TO EXISTING ORDINANCES: None.

ATTACHMENTS: Application Form, Applicant's Letter, Draft Ordinance, Survey

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

DCD O&R No.14-52