



## Legislation Details (With Text)

**File #:** ORD. 2018-244    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Adopted  
**File created:** 8/7/2018    **In control:** City Council  
**On agenda:** 10/1/2018    **Final action:** 10/8/2018  
**Title:** To amend and reordain Ord. No. 2005-347-2006-13, adopted Jan. 9, 2006, which conditionally rezoned the property known as 2101 East Franklin Street from the M-1 Light Industrial District to the B-5 Central Business District (Conditional), upon certain proffered conditions, to revise the proffered conditions.

**Sponsors:** Mayor Stoney (By Request)

**Indexes:**

**Code sections:**

**Attachments:** 1. Ord. No. 2018-244, 2. Staff Report, 3. Application Form and Applicant's Report, 4. Survey, 5. Proffer Statement, 6. 2006 Proffer Statement, 7. Map

Date	Ver.	Action By	Action	Result
10/8/2018	1	City Council	adopted	Pass
10/1/2018	1	Planning Commission	recommended for approval	
9/10/2018	1	City Council	introduced and referred	

To amend and reordain Ord. No. 2005-347-2006-13, adopted Jan. 9, 2006, which conditionally rezoned the property known as 2101 East Franklin Street from the M-1 Light Industrial District to the B-5 Central Business District (Conditional), upon certain proffered conditions, to revise the proffered conditions.

### O & R Request

**DATE:** August 9, 2018

**EDITION:** 1

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

**THROUGH:** The Honorable Levar M. Stoney, Mayor  
(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 amend Ord. No. 2005-347-2006-13, adopted Jan. 9, 2006, which conditionally rezoned the property known as 2101 East Franklin Street from the M-1 Light Industrial District to the B-5

Central Business District (Conditional), upon certain proffered conditions, to revise the proffered conditions.

**ORD. OR RES. No.**

**PURPOSE:** To amend Ord. No. 2005-347-2006-13, adopted Jan. 9, 2006, which conditionally rezoned the property known as 2101 East Franklin Street from the M-1 Light Industrial District to the B-5 Central Business District (Conditional), upon certain proffered conditions, to revise the proffered conditions.

**REASON:** The applicant has requested to amend the conditions of a previously approved rezoning ordinance which rezoned the property from M-1 Light Industrial to the B-5 Central Business District. The applicant wishes to allow for residential uses on the ground floor of the existing building and has amended the proffer statement to permit ground floor residential uses.

**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 October 1, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The property consists of a 2,600 SF, .06 acre parcel, of land currently improved with a historic structure and 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 Pulse Corridor Plan designates the subject property for neighborhood mixed-use land use. Neighborhood mixed-use areas are cohesive districts that provide a mix of uses, but with a larger amount of residential uses than other mixed-use districts. They are an urban, walkable environment with limited neighborhood-oriented uses incorporated along key commercial corridors and at corner sites (p. xii).

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:** \$500 application fee.

**DESIRED EFFECTIVE DATE:** Upon adoption.

**REQUESTED INTRODUCTION DATE:** September 10, 2018

**CITY COUNCIL PUBLIC HEARING DATE:** October 8, 2018

**REQUESTED AGENDA:** Consent.

**RECOMMENDED COUNCIL COMMITTEE:** None.

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, October 1, 2018.

**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.:** Amend Ord No. 2005-347-2006-13

**REQUIRED CHANGES TO WORK PROGRAM(S):** None.

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

**STAFF:** Jonathan Brown, Senior Planner  
Land Use Administration (Room 511) 646-5734

*PDR O&R No. 18-51*

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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