



## Legislation Text

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**File #:** ORD. 2016-312, **Version:** 1

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To conditionally rezone the properties known as 1207 School Street and 1207 A School Street from the M-2 Heavy Industrial District to the B-7 Mixed-Use Business District (Conditional), upon certain proffered conditions.

### O&R REQUEST

**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:** Selena Cuffee-Glen, Chief Administrative Officer

**THROUGH:** Peter L. Downey, Deputy Chief Administrative Officer

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

**RE:** Rezoning of 1207 School Street and 1207A School Street from the M-2 zoning district to the B-7C zoning district, upon certain proffered conditions.

**ORD. OR RES. No.**

**PURPOSE:** To conditionally rezone the properties known as 1207 School Street and 1207A School Street from the M-2 (Heavy Industrial District) zoning district to the B-7 (conditional) (Mixed-Use Business District) zoning district, upon certain proffered conditions

**REASON:** Current M-2 zoning does not allow for residential units by-right. The applicant is proposing to construct a residential development of not more than 200 units and is therefore requesting a conditional rezoning to B-7 (conditional), which would allow residential units.

**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 January 3, 2017 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject properties are located in the Chamberlayne Industrial Center neighborhood and consists of two parcels of land which are currently used as a scrap metal recycling facility. The total property is approximately 4.99 acres, and is bounded by: (i) to the north: by a parcel comprised of industrial uses fronting

on School Street (split-zoned M-2 and M-1), (ii) to the east: by two parcels comprised of an office building and a restaurant, each fronting on Brook Road (zoned M-1), (iii) to the south: by Sledd Street, and (iv) to the west: by Interstate I-95.

The *VUU/Chamberlayne Neighborhood Plan*, adopted in February 2016, designates these parcels as part of an “Industrial Innovation Area,” which is described in part as an area that “could be branded as a unique business center close to the downtown area for small companies and as an incubator location for startups,” and that, “Light industrial businesses should be encouraged to stay in the area, but screening along high-visibility corridors such as I-64/I-95 may be required or encouraged” (p. 37). B-7 is a recommended zoning district for this type of land use, and with these requirements met, the proposed development could comply with B-7 zoning. Allowed uses in the B-7 zoning district include a wide mix of businesses, some manufacturing uses, and residential units.

The subject property, as well as those properties to the southeast, are located in the M-2 Heavy Industrial District, while other surrounding properties are located in the M-1 Light Industrial District. Allowed uses in the M-2 zoning district include those associated with heavy and light manufacturing.

**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:** N/A

**REVENUE TO CITY:** \$1,900 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** December 12, 2016

**CITY COUNCIL PUBLIC HEARING DATE:** January 9, 2017

**REQUESTED AGENDA:** Regular

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, January 3, 2017

**AFFECTED AGENCIES:** Office of the Deputy Chief Administrative Officer, Office of the City Attorney (review of draft ordinance), Office of the Assessor (preparation of mailing labels for public notice)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None.

**REQUIRED CHANGES TO WORK PROGRAM(S):** N/A

**ATTACHMENTS:** Draft Ordinance & Proffers, Application Form, Applicant’s Report, Conceptual Plan

**STAFF:** William Palmquist, Planner II  
Department of Planning and Development Review (Room 510)  
646-6307

Lory Markham, Planner III  
Department of Planning and Development Review (Room 511)  
646-6309

*PDR O&R No. 16-34*