



Legislation Text

File #: ORD. 2018-046, **Version:** 1

To conditionally rezone the property known as 1125 Commerce Road from the M-2 Heavy Industrial District to the B-6 Mixed-Use Business District (Conditional), upon certain proffered conditions.

O & R Request

DATE: February 26, 2018

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Levar M. Stoney, Mayor (Patron: 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, Deputy Chief Administrative Officer for Economic Development and Planning

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

RE: To rezone the property known as 1125 Commerce Road from the M-2 Heavy Industrial District to the B-6 Mixed-Use Business District.

ORD. OR RES. No.

PURPOSE: To rezone the property known as 1125 Commerce Road from the M-2 Heavy Industrial District to the B-6 Mixed-Use Business District.

REASON: The applicant is requesting to rezone the property at the corner of Commerce Road and Ingram Avenue from the existing industrial zoning regulations in the M-2 Heavy Industrial District to the B-6 Mixed-Use Business District to develop with residential uses, which are not permitted in the existing M-2 Heavy Industrial District

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 5, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The property is located at the intersection of Ingram Avenue and Commerce Road. It is

comprised of 3.27 acres (142,441 square feet). The existing building, constructed in 1954, has been historically used for manufacturing and warehousing. The most recent use of the property has been the Caritas Furniture Bank. There are currently 55 improved parking spaces on site, several loading docks and area for additional on-site parking. The property was recently identified as being eligible for National and State Historic Designation.

The existing building on the property will be revitalized using the historic tax credits into a residential community under the proposed B-6 Mixed-Use regulations. The current zoning is M-2 Heavy Industrial, which does not permit a mix of residential and commercial uses. The B-6 district permits uses from multi-family dwellings to retail, office, and restaurant uses.

The B-6 Mixed-Use Business district is intended to promote the enhancement of the character of development along principal corridors and adaptive reuse of underutilized buildings. The district provides for alternative economic use of existing structures and encourages appropriate adaptive reuse of underutilized buildings where the continuation of current uses or adaptive reuse is not feasible.

The City's 2001 Master Plan recommends Industrial land uses for the property. "Primary uses include a wide variety of manufacturing, processing, research and development, warehousing, distribution, office warehouse and service uses. Office, retail and other uses that complement industrial areas are often secondary support uses. The mix of industrial uses and character of such areas may vary depending on the location and available highway access. Typical zoning classifications that may accommodate this land use category: OS, M-1, and M-2." (City of Richmond, 2001 Master Plan., p. 135)

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: None

REVENUE TO CITY: \$1,800 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: February 12, 2018

CITY COUNCIL PUBLIC HEARING DATE: March 12, 2018

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, March 5, 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.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

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: