



## GLPC AGENDA ITEM # 7

MARCH 28, 2022

### Rezoning Request by Integrity Development Partners File #: VA-2022-06

The applicant is requesting to Rezone 11.64 acres from C-H to C-C. The subject property is located at 401 Griffin Avenue, which is at the SE corner of Griffin Avenue and South Troup Street. The property is currently vacant and the applicant is proposing to develop the property as a Tax Credit multi-family residential complex, with an initial construction phase of 80 dwelling units on the western 6 acres of the property. The development will contain a mixture of 1-BR, 2-BR, and 3-BR family units (80 dwelling units total), in both 2-story and 3-story buildings, with lots of onsite amenities. This development is planned to be similar in design as one of the applicant's other such developments in the community -- "Freedom Heights" located on Bemiss Road. The remaining 5.6 acres will be reserved for future phases of the residential development, or perhaps one of the wide range of other uses allowed in C-C zoning.

The subject property is located within a **Community Activity Center (CAC)** Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of C-C zoning.

The subject property has a very long history of being developed with very large tobacco warehouses, and surrounded by other similarly intensive uses. The warehouses were demolished about 5 years ago and many of the surrounding uses ceased to operate, while some of the properties struggled to redevelop. The subject property itself has been vacant for several years and has only contributed to an overall blighted condition of the surrounding area.

In an effort to start a revitalization trend of new development in the area, the applicant is proposing to down-zone and convert two of these large vacant tracts to multi-family residential usage with 80 dwellings (at least as a phase 1), which is a land use not previously seen in this immediately area. By introducing this as a quality form of dense new development located near the center of this overall empty/blighted area, and inserting this level of onsite population that will start to attract other supportive uses, it is believed that this will serve as a catalyst for even more growth and redevelopment of the area in the near future.

**Staff Recommendation:** Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval of O-P zoning to the City Council.