



MEMORANDUM

TO: Chairman Rodriguez and Planning Commissioners
FROM: Mike Craig, Senior Planner
DATE: February 5, 2021 for the February 10, 2021 meeting
RE: Creative Maker District – Area 7 Downtown

BACKGROUND

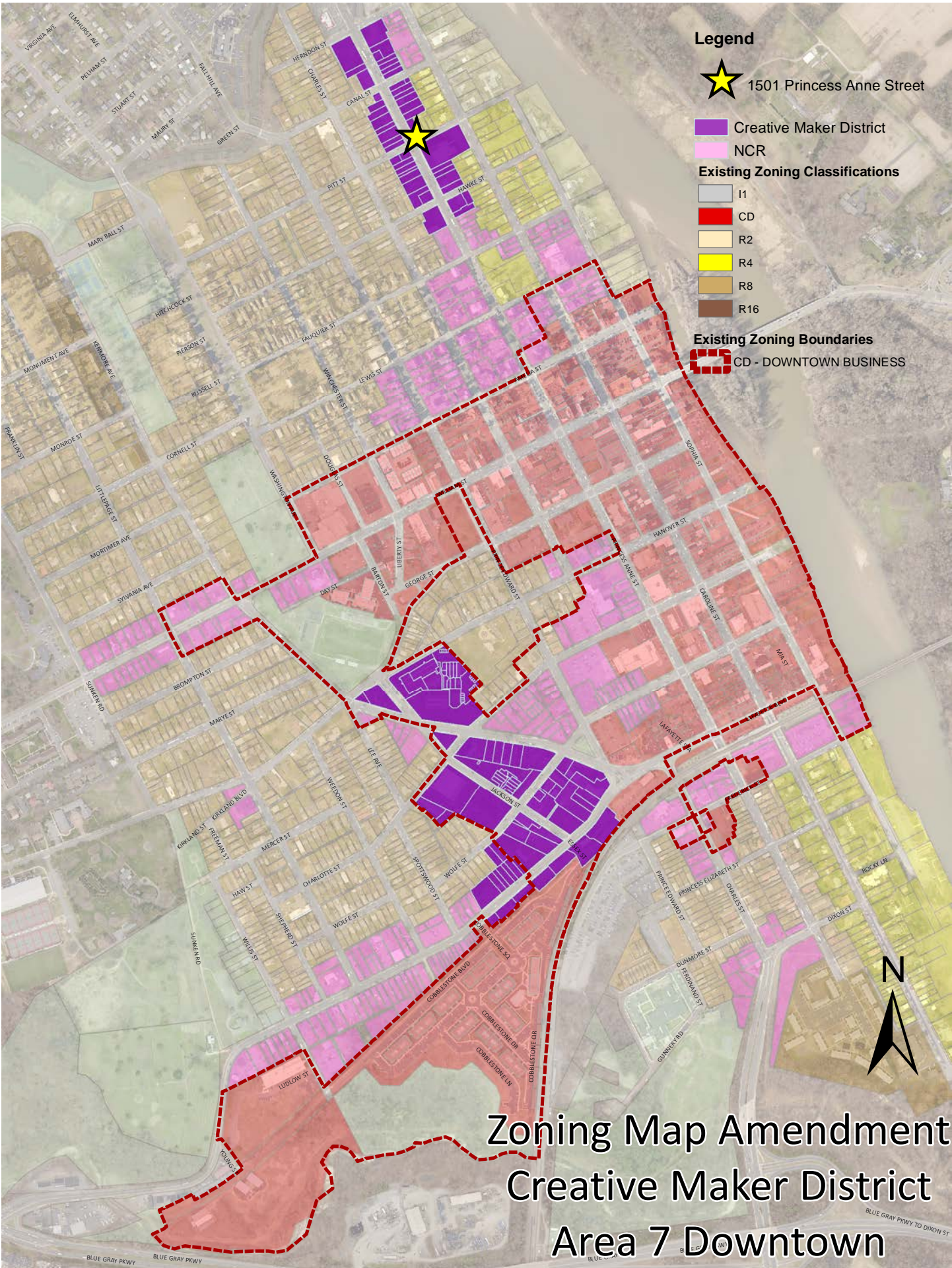
The Area 7 Downtown Plan identified two areas suitable for rezoning to the Creative Maker Zoning District. The first is an extension of the Canal Quarter Creative Maker Zoning District from the Rappahannock Canal to the mid-1300 block (south of Hawke St) of Princess Anne Street. The other is the Wolfe Street Warehouse District between Lafayette Boulevard and Hanover Street. The proposed Creative Maker Districts are shown in purple on the attached map.

Sprelly is expanding its operations and would like to open in April a production facility at 1501 Princess Anne Street, an 800 square foot building across Pitt Street from Red Dragon Brewery. 1501 Princess Anne Street is located with a star on the attached map. Sprelly would make its signature peanut butters, jellies, and jams at the facility for distribution on-line and to retailers. The space would also be open for tours of the production process and for purchase in-store. The current CT zoning of the property does not permit the 'making' part of this use. It is beginning the process to rezone the property to Creative Maker District in accordance with the Area 7 Downtown Small Area Plan. To achieve its schedule, Sprelly is requesting this change for this site. The Planning Commission will hold a public hearing on this item at its March meeting.

The Planning Division and City Attorney are readying the ordinances to rezone the remainder of the two areas identified in the Area 7 Plan for Creative Maker Districts. At the February 23, Council Work Session, initiation of the remaining areas designated for Creative Maker District in the Area 7 Plan will be discussed. The zoning map amendments could be initiated by the City Council at its first meeting in March and proceed to public hearing at the Planning Commission in April.

ATTACHMENTS

1. Proposed Zoning Map



Zoning Map Amendment
 Creative Maker District
 Area 7 Downtown