

INTRODUCED: September 8, 2025

AN ORDINANCE No. 2025-212

To rezone the property known as 526 Maury Street from the M-2 Heavy Industrial District to the TOD-1 Transit Oriented Nodal District.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: OCT 14 2025 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “Survey of 6 Parcels of Land Located on the North Line of Albany Avenue, the East Line of E. 6th Street, the South Line of Maury Street, and the West Line of E. 5th Street Containing a Total of 1.839 Acres. Richmond, Virginia,” prepared by A.G. Harocopos & Associates, P.C., and dated January 10, 2022, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 526 Maury Street, with Tax Parcel No. S000-0220/001 as shown in the 2025 records of the City Assessor, is excluded from the M-2 Heavy Industrial District and shall no longer be subject to the provisions of sections 30-454.1 through 30-454.6 of the Code of the City of Richmond (2020), as amended, and that the same is included in the TOD-1 Transit-Oriented Nodal District and shall be subject to the

AYES: 9 NOES: 0 ABSTAIN: _____

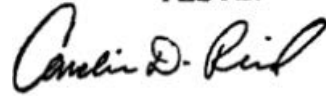
ADOPTED: OCT 14 2025 REJECTED: _____ STRICKEN: _____

provisions of sections 30-457.1 through 30-457.11 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended.

§ 2. This ordinance shall be in force and effect upon adoption.

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Carlin D. Rind". The signature is written in a cursive, flowing style.

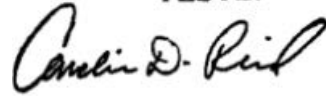
City Clerk

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City Clerk

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: July 1, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)

(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Odie Donald II, Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO for Economic Development and Planning

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To rezone the property known as 526 Maury Street, from the M-2 Heavy Industrial District to the TOD-1 Transit Oriented Nodal District.

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ORD. OR RES. No. _____

PURPOSE: The applicant is requesting to rezone the property known as 526 Maury Street from the M-2 Heavy Industrial District to the TOD-1 Transit Oriented Nodal District in order to facilitate future redevelopment that will include residential uses.

BACKGROUND: The property is located on the south east corner of Maury Street and East 6th Street. The property is 64 feet wide and contains 10,087 square feet. The City's Richmond 300 Master Plan designates a future land use for the subject property as Destination Mixed Use, Key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements.

Intensity: Buildings heights are typically a minimum height of five stories. (p. 90)

The properties to the west, across E. 6th Street, and adjacent to the east, are located in the TOD-1 Transit Oriented Nodal District. Properties to the north, across Maury Street, are located in the B-7 Mixed-Use Business District. Properties to the south, across an alley, are zoned M-2 Heavy Industrial.

COMMUNITY ENGAGEMENT: The Manchester Alliance was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$1,500 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: September 8, 2025

CITY COUNCIL PUBLIC HEARING DATE: October 14, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission October 7, 2025

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

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

STAFF:

David Watson, Senior Planner, Land Use Administration (Room 511) 646-1036

Application for **REZONING/CONDITIONAL REZONING**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

Project Name/Location

Property Address: 526 Maury Street Date: 3/31/25
Tax Map #: S0000220001 Fee: \$1,500
Total area of affected site in acres: 0.23

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: M-2

Existing Use: TOD-1

Proposed Zoning/Conditional Zoning

(Please include a detailed description of the proposed use and proffers in the required applicant's report)

Single-family Residential

Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes
☐

No
☒

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Lory Markham

Company: Markham Planning

Mailing Address: 208 E Grace St

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 248-2561 Fax: ()

Email: lory@markhamplanning.com

Property Owner: Maury Street Properties LLC

If Business Entity, name and title of authorized signee: Tom Papa, Managing Partner

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 7 E 2ND ST

City: RICHMOND State: VA Zip Code: 23224

Telephone: () Fax: ()

Email: tpapa@fountainheadrva.com

Property Owner Signature:

Authentisign
Thomas Papa

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.



April 7, 2025

Mr. Kevin Vonck, Acting Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
kevin.vonck@richmondgov.com

RE: Applicant's Report for Rezoning of 526 Maury St

Dear Mr. Vonck

Please accept this letter as the Applicant's Report for the request to rezone the following property from the M-2 Heavy Industrial district to the TOD-1 Transit-Oriented Nodal district:

Address	Tax Parcel ID	Acreage	Existing Zoning	Ownership
526 Maury St	S0000220001	0.23	M-2	Maury Street Properties LLC

With this application, the property owner is petitioning the City Council for a rezoning to the TOD-1 in order to permit a future single-family residential development that would be consistent with district regulations.

Property

The property is one parcel located in the City's Old Town Manchester neighborhood on the block bounded by Maury St and Albany Ave to the north and south, and E 5th and E 6th Streets to the east and west. The parcel is zoned M-2 Heavy Industrial and consists of 0.23 acres of land area and is currently vacant.

Surrounding properties to the north, south, and west are also located in the M-2 district and are used for various industrial purposes such as warehousing and storage. The adjacent property to the east was rezoned to the TOD-1 district in 2022 to accommodate a mixed-use development. Additionally, the

properties farther to the east across E 5th Street were also rezoned to the TOD-1 in 2020 to permit mixed-use developments.

Zoning Regulations & Proposal

The subject property is located in the M-2 Heavy Industrial district which permits a variety of commercial and industrial uses. However, residential uses are not permitted. No setbacks are required, and building heights are generally limited to 45 feet.

The property owner is proposing a rezoning to the TOD-1 district to facilitate future single-family residential development. The TOD-1 district permits dwelling uses, including single-family residential, under certain design and setback criteria.

Similar to the rezoning of the nearby properties in 2020 and 2022, the TOD-1 district regulations would permit active, pedestrian-friendly development on properties that have been underutilized for many years. While development plans for the subject property have not yet been finalized, a rezoning of the property would put regulations in place that would promote the type of future development envisioned by property owners, residents, and City officials as outlined in the Richmond 300 Master Plan.

Richmond 300 Master Plan

The property is designated for future land use as Destination Mixed Use by Richmond 300. These areas are key gateways featuring prominent destinations such as retail, sports venues, and large employers, as well as housing and open space. These areas are also located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements.

In Destination Mixed Use areas, higher-density, transit-oriented developments are encouraged on vacant or underutilized sites. New development should be urban in form, may be of larger scale than existing context, and, where relevant, should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place. Many buildings are vertically mixed-use. Developments continue or introduce a gridded street pattern to increase connectivity.

The proposed rezoning of the currently underutilized parcels to TOD-1 fully supports Richmond 300's vision of future development for the properties. With these regulations in place, future development will help to transform this portion of Old Town Manchester into a destination and key gateway to the City. Potential future development under TOD-1 will bring active and vibrant uses to the properties and benefit the entire neighborhood and surrounding area.

City Charter Conditions

We trust that you will agree with us that the potential development of the site under TOD-1 regulations would support the efforts to develop the properties in a manner consistent with the Master Plan; and that the rezoning meets the City Charter considerations to be observed in the alteration of zoning regulations.

Thank you for your consideration of this application. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,

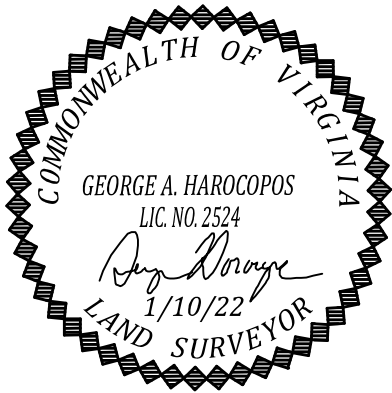
A handwritten signature in black ink, appearing to read 'Lory Markham', with a stylized, cursive script.

Lory Markham

Enclosures

cc: The Honorable Ellen F. Robertson, 6th District Council Representative
Alyson E. Oliver, Secretary to the City Planning Commission

This is to certify that on 1/10/22
I made an accurate field survey of the known premises
shown hereon; that all improvements known or visible
are shown hereon; that there are no encroachments by
improvements either from adjoining premises, or from
subject premises upon adjoining premises, other than
shown hereon.

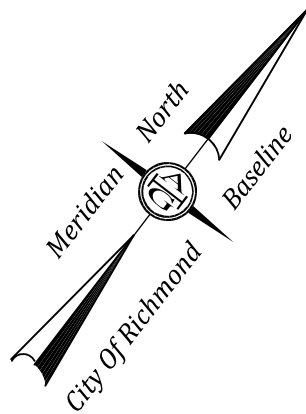


NOTE: THIS LOT APPEARS
TO BE IN FEMA FLOOD ZONE
X AS SHOWN ON HUD
COMMUNITY PANEL NUMBERS
5101290043E

NOTE:
This survey has been prepared without
the benefit of a title report and does
not therefore necessarily indicate all
encumbrances on the property.

LEGEND

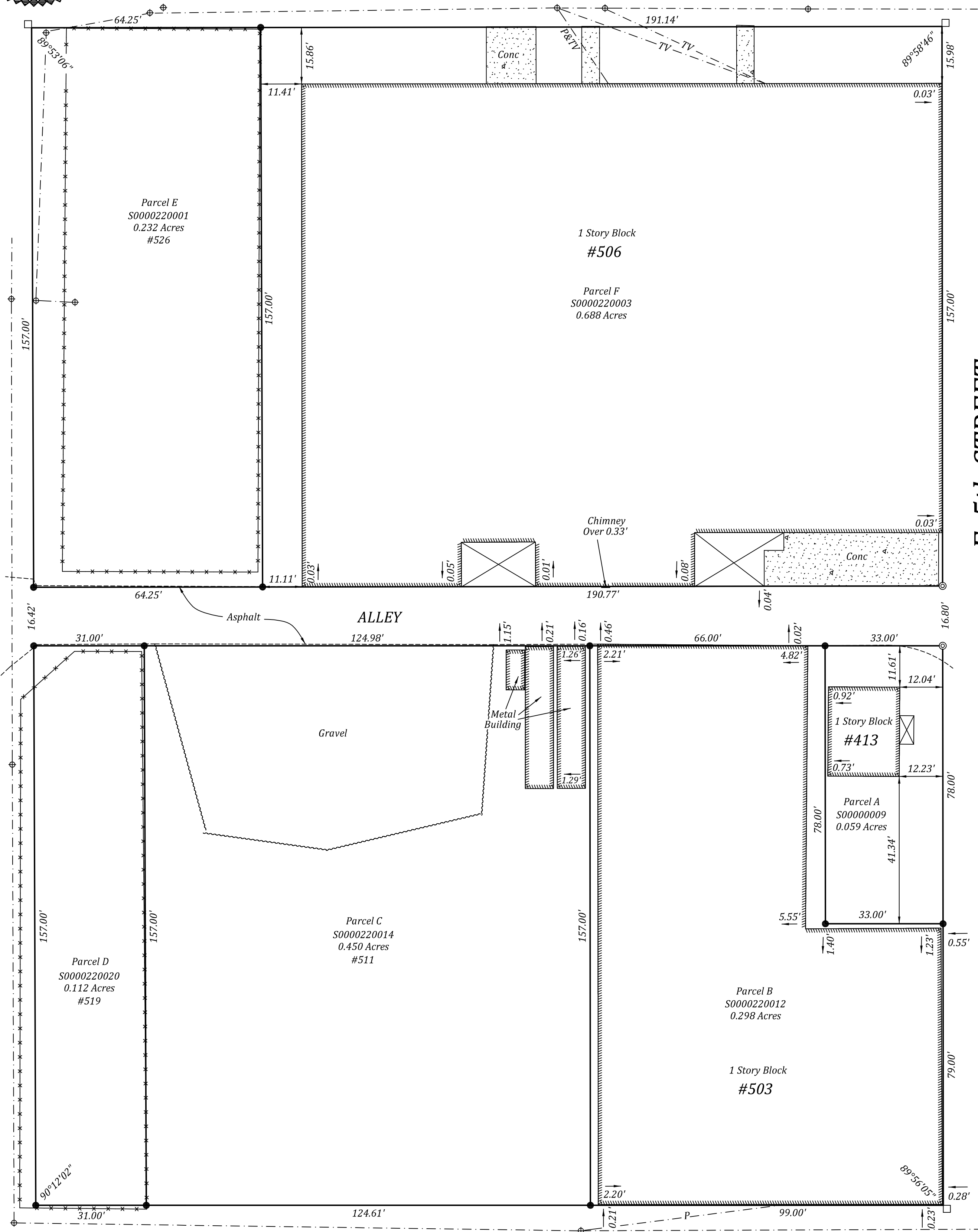
- Rod/S
- ⊙ Nail/S
- ⊕ Power Pole
- Rod/F
- Stone/F



MAURY STREET

E. 6th STREET

E. 5th STREET



ALBANY AVENUE

SURVEY OF
6 PARCELS OF LAND LOCATED ON THE NORTH LINE OF ALBANY AVENUE,
THE EAST LINE OF E. 6th STREET, THE SOUTH LINE OF MAURY STREET
AND THE WEST LINE OF E. 5th STREET CONTAINING A TOTAL OF 1.839 ACRES.
RICHMOND, VIRGINIA

NOTE: PLAT PREPARED FOR THE EXCLUSIVE
USE OF THE CONVEYANCE TO
XXXXXXX

IN 51391

A. G. HAROCOPOS & ASSOCIATES, P.C.

CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112
Office 804 744 2630 FAX 804 744 2632
E-MAIL AGHAROCOPOS72@GMAIL.COM

Scale 1"=20' Date 1/10/22 Drawn by GAH



**City of Richmond
Department of Planning
& Development Review**

Special Use Permit

LOCATION: 526 Maury Street

APPLICANT: Markham Planning

COUNCIL DISTRICT: 6

PROPOSAL: To rezone the property known as 526 Maury Street, from the M-2 Heavy Industrial District to the TOD-1 Transit Oriented Nodal District.

*For questions, please contact David Watson
at 804-646-1036 or David.Watson@RVA.gov*

