




**City Of Richmond, Virginia
Office of the City Clerk**

Request to Withdraw Legislation

Paper Number: Ord. 2015-246

Chief Patron: Mayor Jones (By Request)

Introduction Date: November 9, 2015

Chief Patron Signature: 

For Office Use Only

Attestation: 

Effective Date: Jan 6, 2017

INTRODUCED: November 9, 2015

AN ORDINANCE No. 2015-246

As Amended

To conditionally rezone the property known as 2825 East Main Street from the [~~M-1 Light~~] M-2 Heavy Industrial District to the B-5 Central Business District, upon certain proffered conditions.

Patron – Mayor Jones (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: DEC 14 2015 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the plat entitled “A 0.765 Acre Parcel of Land Lying at the Southwest Corner of the Intersection of East Main Street and Peach Street as Located in the City of Richmond, Virginia, “prepared by Gene Watson & Associates, P.C., and dated October 18, 2013, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 2825 East Main Street, with Tax Parcel No. E000-0586/001 as shown in the 2015 records of the City Assessor, is excluded from the [~~M-1 Light~~] M-2 Heavy Industrial District and shall no longer be subject to the provisions of sections [~~114-452.1~~] 30.452.1 through [~~114-452.4~~] 30-452.4 of the Code of the City of Richmond [~~(2004)~~] (2015), as amended, and that

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: FEB 8 2016 REJECTED: _____ STRICKEN: _____

the same is included in the [~~B-5 Central Business~~] M-2 Heavy Industrial District and shall be subject to the provisions of sections [~~114-442.1~~] 30-454.1 through [~~114-442.7~~] 30-454.6 and all other applicable provisions of Chapter [~~114~~] 30 of the Code of the City of Richmond [~~(2004)~~, (2015)] as amended.

§ 2. That this rezoning shall be conditioned upon the compliance by the owner or owners with all of the proffered conditions contained in the letter from H. Louis Salomonsky to Daniel Thompson and dated June 12, 2015, a copy of which is attached to, incorporated into, and made a part of this ordinance. These conditions, having been proffered by the owner or owners and accepted by the City, shall continue in full force and effect until a subsequent amendment to the City's zoning ordinance changes the zoning of the parcels rezoned by this ordinance and specifically repeals such conditions.

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

O & R REQUEST



City of Richmond

OCT 22 2015

4-4322

Chief Administration Office
City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.richmondgov.com

Intracity Correspondence

Ordinance: a2015 - 507

File Number: a2015 - 507

To conditionally rezone the property known as 2825 East Main Street from the M-1 Light Industrial District to the B-5C Central Business District (Conditional), upon certain proffered conditions.

O & R Request

RECEIVED

DATE: October 14, 2015

EDITION: 1

NOV 04 2015

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-Glenn, Chief Administrative Officer

THROUGH: Peter L. Downey, Interim Deputy Chief Administrative Officer for Economic Development and Planning

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

RE: To conditionally rezone the property known as 2825 East Main Street from the M-1 Light Industrial District to the B-5C Central Business District (Conditional), upon certain proffered conditions.

ORD. OR RES. No.

PURPOSE: To conditionally rezone the properties known as 2825 East Main Street from the M-1 Light Industrial District to the B-5C Central Business District (Conditional), upon certain proffered conditions.

REASON: The subject property is zoned M-1 Light Industrial District, which does not permit multi-family dwellings in newly constructed building. A rezoning to B-5 Central Business District is required to permit the proposed multi-family use.

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 December 7, 2015, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The request is to rezone the property and construct a multi-family development. This proposed use is not permitted in the M-1 District. The proposed use is permitted in the B-5 District.

The applicant has submitted proffers, which would require at least one parking space per dwelling

unit and that each dwelling unit would contain at least one window. In addition, the proffers limit the height of the building, and require that the exterior materials be predominately glass and brick.

The subject property is currently in the M-1 District and is undeveloped. It is located on the block bounded by East Main Street to the north and east, railroad tracks to the south, and Peach Street to the west.

The subject property was inadvertently omitted from the October 2008 version of the Richmond Downtown Plan, but was subsequently included in the Urban Center Area of the Downtown Character Map as part of the July 2009 amendment to the Richmond Downtown Plan. As such, the foundational elements of the Downtown Plan apply to the subject property, as do the guiding principles of the Urban Center character area. The Urban Center character area is characterized by higher density, mixed-use development.

FISCAL IMPACT: The Department Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

COST TO CITY: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

REVENUE TO CITY: \$1,200 application fee

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: November 9, 2015

CITY COUNCIL PUBLIC HEARING DATE: December 14, 2015

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, November 7, 2015

AFFECTED AGENCIES: Office of Chief Administrative Officer; Law Department (for review of draft ordinance); and City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORDINANCES: None.

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

STAFF: Willy Thompson, Senior Planner
Land Use Administration (Room 511)
646-5734

DCD O&R No.15-13



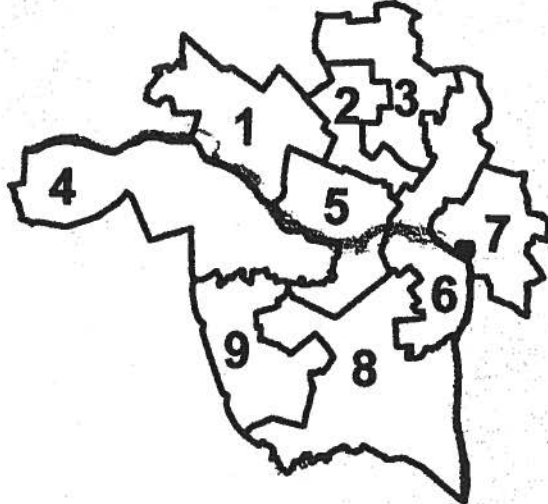
**City of Richmond
Department of Planning
& Development Review**

Special Use Permit

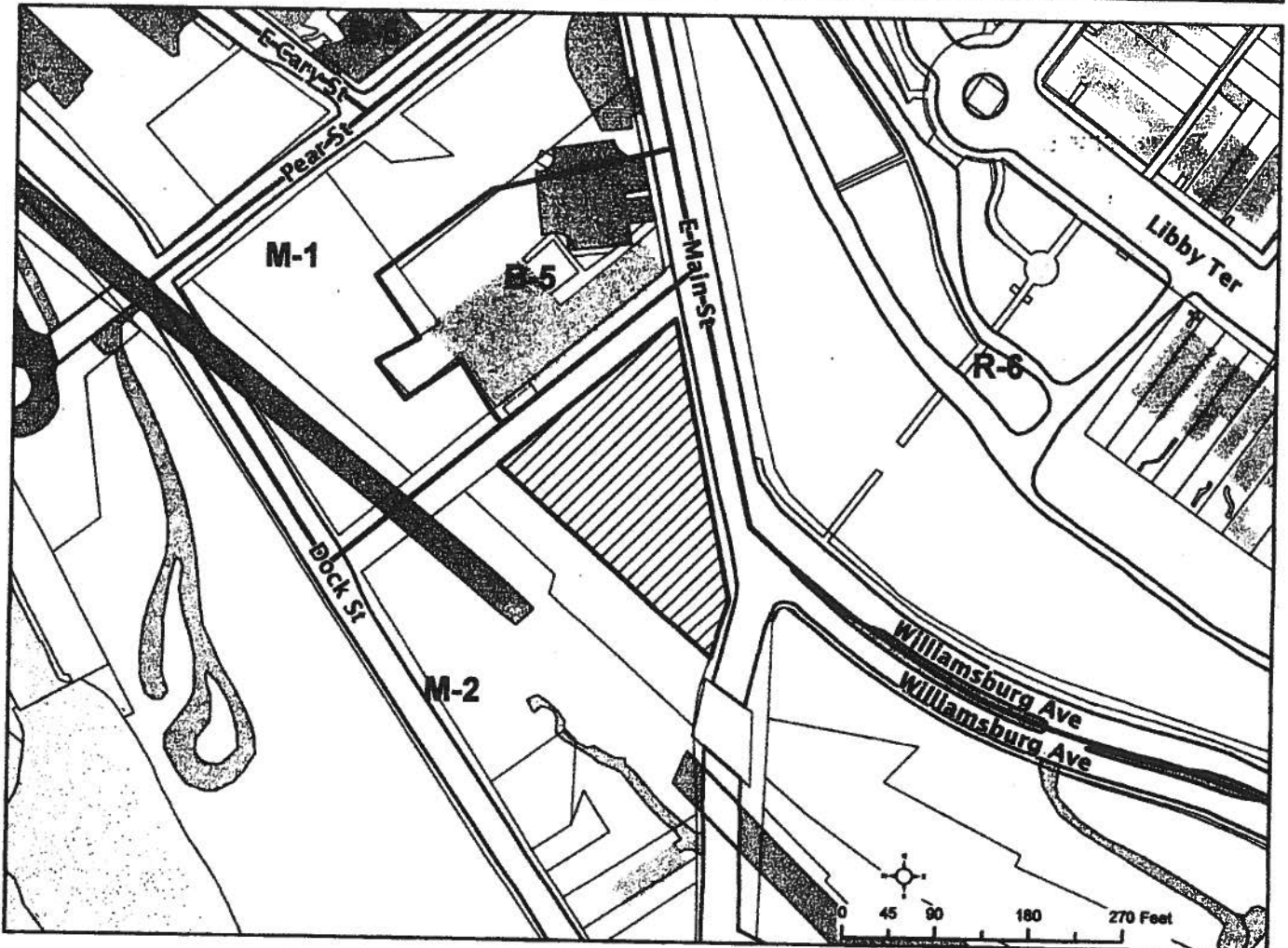
LOCATION: 2825 East Main Street

COUNCIL DISTRICT: 7

PROPOSAL: To conditionally rezone the property known as 2825 East Main Street from the M-1 Light Industrial District to the B-5C Central Business District (Conditional), upon certain proffered conditions.



*For questions, please contact Lory Markham
at 646-6309 or Lory.Markham@richmondgov.com*





RECEIVED Application for REZONING

DEC 15 2014

The Department of Community Development
Land Use Administration Division
900 E. Broad Street Room 511
Richmond, Virginia 23219
http://www.richmondgov.com/

LAND USE ADMINISTRATION

Name/Location

Project Name: PEACH STREET Date: 12/15/2014

Property Address: 2825 E. MAIN ST Tax Map #

Fee: Total Area of Site in Acres: .765 E 000-0586/001
(Please make check payable to the "City of Richmond")

Zoning

Current Zoning: M-1

Proposed Zoning: B-5

Proposed Use

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

USE ALLOWED BY ZONING

Existing Use: VACANT LOT

Is this property subject to any previous land use case(s)? Yes No

If Yes, please list the Ordinance Number.

Applicant/Contact Person: H.L. SALOMONSKY

Mailing Address: 1553 E. MAIN STREET

City: RICHMOND State: VA Zip Code: 23219

Telephone: (804) 237 8247 Fax: (804) 782 6810

E-mail: HLSALOMONSKY@SWA-CO.COM

Company: SHIP LOCK EAST LLC

Property Owner: SHIP LOCK EAST LLC

If Business Entity, title and individual who can sign for the company: MANAGER

Mailing Address: SAME

City: State: Zip Code:

Telephone: Fax:

E-mail:

Property Owner Signature: [Signature]

(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.)

NOTE: Please attach the required plans, checklist, and a check for the application fee. (See Filing Procedures for Rezonings)

Revised: 9/1/2007

SHIPLOCK EAST LLC
1553 East Main Street
Richmond, Virginia 23219
(804) 237-8247

June 12, 2015

Mr. Daniel Thompson
City of Richmond Planning Department
900 East Broad Street, Room 110
Richmond, Virginia 23219

Reference: 2825 E. Main Street
AKA IDE000-0586/001

RECEIVED
JUN 15 2015
BY: _____

Dear Mr. Thompson:

With respect to the above referenced property for which we have submitted a request for rezoning to B-5 we would like to submit the following proffers:

1. There shall be a minimum of one parking space per apartment.
2. The height above the street elevation of Peach Street of elevation 62.0 per the survey by Gene Watson and Associates PC dated May 20, 2004 shall not exceed 38.0 additional feet except for roof projections allowed by the zoning code for stair towers and elevator towers and various mechanical appurtenances.
3. The predominate exterior of the building shall be glass and brick.
4. There shall be a minimum of one window per apartment.
5. Mechanical equipment on the roof shall be screened.

Respectfully,

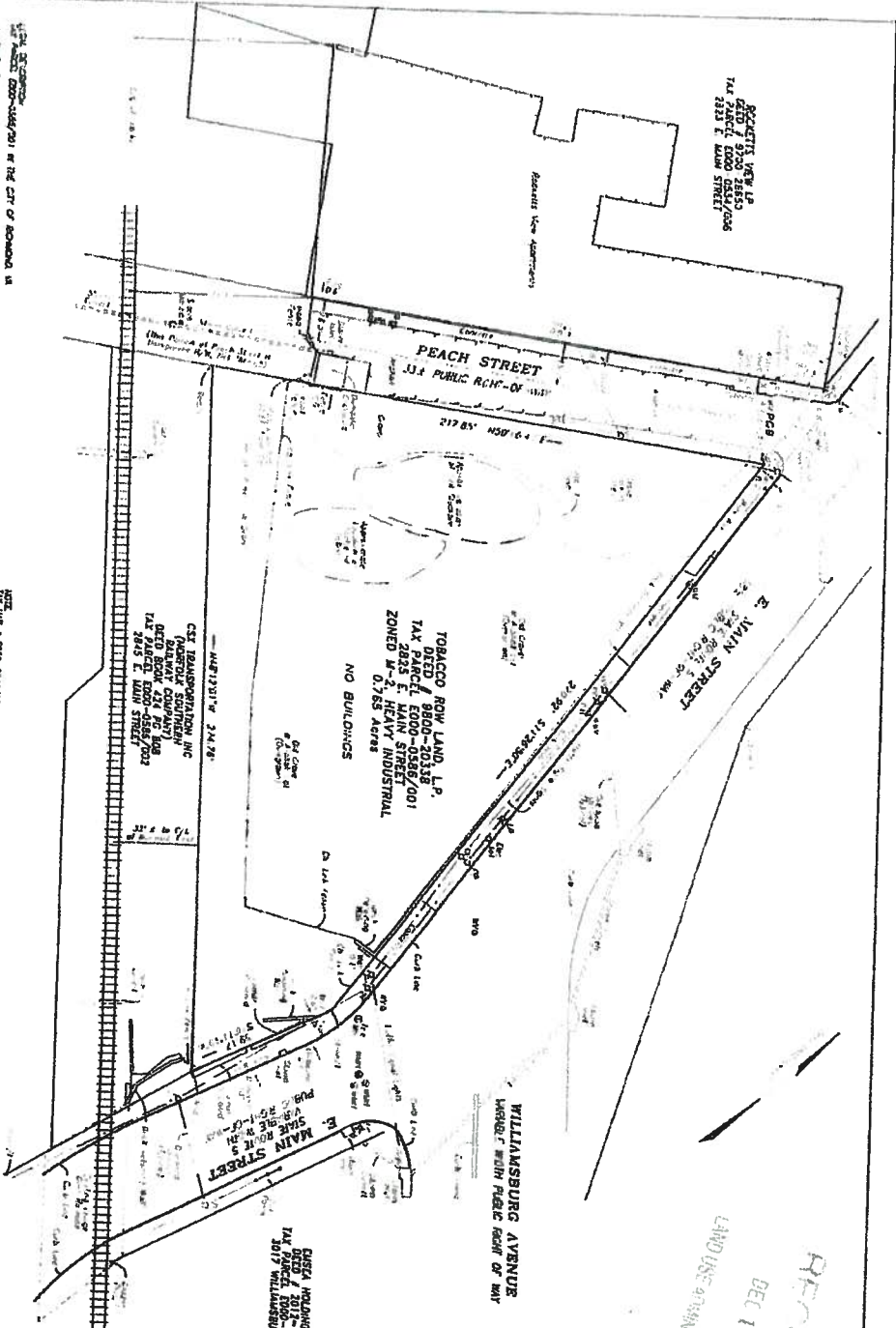


H. Louis Salomonsky, Member of Member of Member of its GP

LS/bh



PROPERTY MAPS
 2010 133000
 TAX PARCEL 0000 0004/0006
 2003 E MAIN STREET



LEGAL DESCRIPTION:
 A certain parcel of land in the City of Richmond, VA, bounded by Peach Street to the north, Main Street to the east, Williamsburg Avenue to the south, and an alley to the west, containing 0.765 acres, more or less, as shown on the attached plat.

OWNER:
 CHESA HOLDINGS LLC
 2017-1835
 2017 WILLIAMSBURG AVENUE
 RICHMOND, VA 23220

REQUIREMENTS:
 1. This plat is prepared in accordance with the provisions of the Virginia Land Title Act, Chapter 13.1 of the Code of Virginia, and the rules and regulations of the State Board of Land Surveyors.
 2. The survey was conducted by Gene Watson & Associates, P.C., a professional land surveying firm.
 3. The survey was conducted on or about the date of the survey, and the results are shown on this plat.
 4. The survey was conducted in accordance with the standards of practice for land surveying in the State of Virginia.
 5. The survey was conducted in accordance with the standards of practice for land surveying in the State of Virginia.

RECEIVED
 DEC 16 11
 LAND USE ADMINISTRATION

Legend

- Easement
- Right of Way
- Boundary Line
- Proposed Easement
- Utility Line
- Survey Line
- Proposed Easement
- Utility Line
- Survey Line

	ALTA/ACSM LAND TITLE SURVEY A 0.765 ACRE PARCEL OF LAND LYING AT THE SOUTHWEST CORNER OF THE INTERSECTION OF EAST MAIN STREET AND PEACH STREET AS LOCATED IN THE CITY OF RICHMOND, VIRGINIA		GENE WATSON & ASSOCIATES, P.C. Land Surveyors 4271 BOAN LEASEY ROAD RICHMOND, VIRGINIA 23236 PH 804-271-8008 FX 804-271-8004 WWW.GENEWATSON.COM		2010 133000 0000 0004/0006 2003 E MAIN STREET
	1/1 NOTED	1/1 NOTED	1/1 NOTED	1/1 NOTED	