

INTRODUCED: September 27, 2021

AN ORDINANCE No. 2021-281

To rezone the properties known as 1903 Chamberlayne Parkway and 1900 Roane Street from the M-1 Light Industrial District to the B-7 Mixed-Use Business District.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: NOV 8 2021 AT 6 P.M

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the plat entitled “ALTA/NSPS Land Title Survey of Two Parcels Containing 3.713 Acres of Land Known as #1903 Chamberlayne Parkway and #1900 Roane Street, Being Parcels: N000-0444/001 & N000-0444/003, City of Richmond, Virginia,” prepared by Balzer & Associates, and dated February 22, 2021, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2021 records of the City Assessor, are excluded from the M-1 Light Industrial District and shall no longer be subject to the provisions of sections 30-452.1 through 30-452.4 of the Code of the City of Richmond (2020), as amended, and that the same are included in the B-7 Mixed-Use Business District and shall be subject to the provisions of

AYES:            9            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:    NOV 8 2021    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_

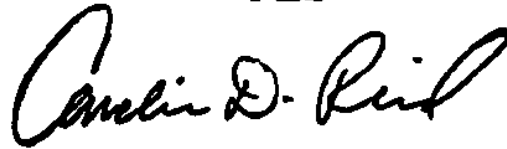
sections 30-446.1 through 30-446.8 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

1903 Chamberlayne Parkway  
1900 Roane Street

Tax Parcel No. N000-0444/001  
Tax Parcel No. N000-0444/003

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

**A TRUE COPY:  
TESTE:**

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

**City Clerk**



# City of Richmond

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

## Item Request

File Number: PRE.2021.806

### O & R Request

**DATE:** August 31, 2021

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)  
(This in no way reflects a recommendation on behalf of the Mayor.)

**THROUGH:** J.E. Lincoln Saunders, Acting Chief Administrative Officer

**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

**FROM:** Kevin J. Vonck, Acting Director, Department of Planning and Development Review

**RE:** To rezone the properties known as 1903 Chamberlayne Parkway and 1900 Roane Street from the M-1 Light Industrial District to the B-7 Mixed-Use Business District

**ORD. OR RES. No.** \_\_\_\_\_

**PURPOSE:** To rezone the properties known as 1903 Chamberlayne Parkway and 1900 Roane Street from the M-1 Light Industrial District to the B-7 Mixed-Use Business District

**REASON:** The applicant is requesting to rezone the combined 3.713 acres from the M-1 Light Industrial District to the B-7 Mixed-Use District in order to redevelop the property in a manner consistent with the Richmond 300 master plan.

**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 October 18, 2021 meeting.

**BACKGROUND:** The combined 3.713 acres are located at the intersection of Chamberlayne Avenue and Tazewell Street. The properties are improved with an 11,866 square foot structure and paved parking. The subject properties and most surrounding properties are located in the M-1 Light Industrial District. Recent land use cases in the area have authorized mixed uses.

The Richmond 300 Master Plan recommends Industrial Mixed-Uses for the property which are described as formerly traditional industrial areas that are transitioning to mixed-use because of their proximity to growing neighborhoods and changes in market conditions. These areas may still retain some light industrial uses.

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.

Secondary Uses: Institutional and government.

**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:** No

**REVENUE TO CITY:** \$1,800 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** September 27, 2021

**CITY COUNCIL PUBLIC HEARING DATE:** November 8, 2021

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** None

**AFFECTED AGENCIES:** Office of Chief Administration Officer  
Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

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

**STAFF:** David Watson, Senior Planner, Land Use Administration, 804-646-1036  
[David.Watson@Richmondgov.com](mailto:David.Watson@Richmondgov.com)



## 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: \_\_\_\_\_ Date: \_\_\_\_\_

Tax Map #: \_\_\_\_\_ Fee: \_\_\_\_\_

Total area of affected site in acres: \_\_\_\_\_

Tap Map # N0000444001 & N0000444003

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

### Zoning

Current Zoning: \_\_\_\_\_

Existing Use: \_\_\_\_\_

### Proposed Zoning/Conditional Zoning

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

Existing Use: \_\_\_\_\_

Is this property subject to any previous land use cases?

Yes

No

☐☐

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** \_\_\_\_\_

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_(\_\_\_\_\_) \_\_\_\_\_ Fax: \_(\_\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

**Property Owner:** \_\_\_\_\_

If Business Entity, name and title of authorized signee: \_\_\_\_\_

(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: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_(\_\_\_\_\_) \_\_\_\_\_ Fax: \_(\_\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

**Property Owner Signature:** Matthew Raggi

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.

June 24, 2021

Jennifer D. Mullen, Esq.

Richmond Office

(804) 977-3374 (direct)

[jmullen@rothjackson.com](mailto:jmullen@rothjackson.com)

VIA EMAIL

Mr. Matthew Ebinger, AICP  
Planning and Development Review  
900 East Broad Street, Room 511  
Richmond, VA 23219

Re: Rezoning Request: 1903 Chamberlayne Avenue, Tax Map No. N0000444001  
1900 Roanne Street, Tax Map No. N0000444003

Dear Mr. Ebinger:

This letter shall serve as the applicant's report accompanying the application for a rezoning of 1903 Chamberlayne Avenue (Tax Map ID N0000444001) and 1900 Roanne Street (Tax Map ID N0000444003 (collectively the "Property") from the M-1 Light Industrial zoning district to the B-7 Mixed-Use Business zoning district (the "Rezoning").

**The Property**

The Property is generally located at the intersection of Chamberlayne Avenue and Tazewell Street. The Property consists of two parcels that total approximately 3.61 acres of land area per records of the City Assessor. The Property is a through-lot that has frontages on Chamberlayne Avenue and Tazewell Street to the west, Roane Street to the east and Quicksall Lane to the south. The property is improved with an 11,866 square foot automotive service building and vehicle storage lots.

**Land Use Context**

The properties in the immediate vicinity have historically been occupied by a mix of commercial and industrial uses. However, recent redevelopment has trended toward mixed-use, including multi-family dwelling development. Nearby similarly-situated parcels in the in the 1400 and 1700 blocks of Chamberlayne have been or are being redeveloped with multi-family development projects. Similarly, there have been recent multi-family development projects completed at 2017 Brook Road and 1207 School Street.

**Zoning Context**

The Property lies within the M-1 Light Industrial zoning district. This district is an industrial classification that permits a range of industrial uses related to manufacturing, production, and warehousing, as well as vehicle-oriented uses. This zoning classification generally extends throughout the immediate vicinity. However, recent rezonings and special use permits have reflected a change in the zoning context toward mixed-use zoning classifications and associated uses, including multi-family dwellings. Recent rezoning requests at 711 Dawn Street (B-7 Mixed-Use Business), 1207 School Street (B-7), 1705-07 Chamberlayne Ave (B-6 Mixed-Use Business), as well as special use permits at 2017 Brook Road and 1415 Chamberlayne Parkway, are consistent with this trend.

{01259130;v1}

**RICHMOND**

1519 Summit Avenue, Suite 102, Richmond, VA 23230

P: 804-441-8440 F: 804-441-8438

**TYSONS CORNER**

8200 Greensboro Drive, Suite 820, McLean, VA 22102

P: 703-485-3535 F: 703-485-3525

## **Richmond 300 Future Land Use Designation**

On December 14<sup>th</sup>, City Council approved the Richmond 300 Master Plan (the "Master Plan"). The Master Plan's future land use designation recommends "Industrial Mixed-Use" for the Property. The Rezoning is supported by this recommendation, which is intended to support traditionally industrial areas that are transitioning into other land uses due to their proximity to residential and commercial neighborhoods and shifting market conditions. The Master Plan envisions Industrial Mixed-Use areas to feature taller residential buildings of three to eight stories with building massing that is respectful the street frontages and bolsters the preexisting urban grid pattern, thereby enhancing the pedestrian experience.

Chamberlayne Avenue is designated as a "Great Street" and an "Enhanced Transit Corridor" according to the Master Plan. The request is consistent with Objective 6.1, to "[i]ncrease the number of residents...along enhanced transit corridors." It is also consistent with Objective 8.4, to "[i]ncrease transit service," as the request will enable more housing to be located immediately adjacent to high-frequency transit. The GRTC bus system operates its 1A, 1B, and 1C routes along Chamberlayne Avenue at a fifteen-minute frequency. These routes connect the Property to greater Northside, including grocery and shopping opportunities at Brookhill Azalea shopping center. These routes connect the Property to Downtown, Shockoe Bottom, Manchester, and greater Southside along Midlothian Turnpike and Hull Street.

### **Purpose of Request**

The Rezoning request is consistent with the Master Plan recommendation and would provide an opportunity for the redevelopment of an underutilized property with appropriate and productive land uses that are of high quality, thereby enhancing commercial and economic development opportunities in the City. The B-7 district includes "form-based" requirements, such as building façade fenestration, maximum setbacks, minimum heights and restrictions on the location of parking areas, which are intended to insure appropriate building design and character. These additional design control requirements along with the likely requirement for a Plan of Development would ensure a development that is of an appropriate character and compatible with other development in the vicinity.

I have enclosed a copy of the survey as well as a check in the amount of \$1,800 to begin your review of the application. Thank you for your attention to this matter, please let me know if you have any questions.

Sincerely,

Jennifer D. Mullen

Enclosure

01259130-v11  
**RICHMOND**

1519 Summit Avenue, Suite 102, Richmond, VA 23230  
P: 804-441-8440 F: 804-441-8438

**TYSONS CORNER**

8200 Greensboro Drive, Suite 820, McLean, VA 22102  
P: 703-485-3535 F: 703-485-3525



NOTES CORRESPONDING TO "SCHEDULE B, PART II"

COMMITMENT NUMBER: SHNC-167

EXCEPTIONS 1 THROUGH 6 CONTAIN NO SURVEY INFORMATION TO BE PLOTTED HEREON.

EXCEPTION 7 - RIGHTS OF OTHERS IN AND TO THE USE OF ALLEY. CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.

EXCEPTION 8 - PLAT BY CHAS. H. FLEET DATED JANUARY 25, 1945, RECORDED FEBRUARY 20, 1945 IN DEED BOOK 447D, PAGE 378 SHOWS THE FOLLOWING:  
AS TO N0000444001:

- a) FENCES DO NOT CONFORM TO PROPERTY LINES. SEE SURVEY FOR CURRENT FENCE CONFIGURAIONS.
- b) FENCES ENCROACH ONTO ADJACENT PARCELS. CURRENT FENCE CONFIGURATIONS ARE PLOTTED HEREON.

GENERAL NOTES

- CURRENT OWNER: TBC, LLC  
#1903 CHAMBERLAYNE PARKWAY #1900 ROANE STREET  
PARCEL: N000-0444/001 PARCEL: N000-0444/003  
INST. No. 0300-12007 INSTR. No. 0300-02767
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT No. SHNC-167, DATED FEBRUARY 5, 2021.
- CIRCLED NUMBERS CORRESPOND TO EXCEPTIONS AS LISTED IN SCHEDULE B, PART II THEREIN.
- THE SUBJECT PARCELS ARE WITHIN F.E.M.A. DEFINED FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP No. 5101290037D, DATED APRIL 2, 2009.
- TABULATION OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTIES:  
4 REGULAR SPACES  
0 HANDICAP SPACES  
4 TOTAL SPACES
- THERE WAS NO APPARENT VISIBLE EVIDENCE OF A GRAVE SITE OR CEMETERY ON THE SUBJECT PROPERTIES AT TIME OF SURVEY.
- THE SITE HAS DIRECT ACCESS TO CHAMBERLAYNE PARKWAY AND ROANE STREET, BOTH PUBLIC RIGHTS-OF-WAY.
- THE SUBJECT PARCELS ARE ZONED "M-1" (LIGHT INDUSTRIAL DISTRICT) PER CITY OF RICHMOND ONLINE ASSESSOR INFORMATION AND GIS - NO ZONING REPORT PROVIDED BY INSURER.

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

AS TO N0000444001:

ALL THOSE CERTAIN LOTS OR PARCELS OF LAND WITH IMPROVEMENTS THEREON AND APPURTENANCES THEREUNTO, BEING IN THE CITY OF RICHMOND, VIRGINIA, KNOWN AS 1903 AND 1905 CHAMBERLAYNE PARKWAY, CONTAINING 3.543 ACRES, MORE OR LESS, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERN LINE OF CHAMBERLAYNE PARKWAY (FORMERLY KNOWN AS TAZEWELL STREET, AND PRIOR TO THAT KNOWN AS GODDING STREET) DISTANT THEREON 54 FEET NORTH OF THE NORTHERN LINE OF QUICKSALL LANE; THENCE EXTENDING ALONG SAID EASTERN LINE OF CHAMBERLAYNE PARKWAY IN A NORTHERLY DIRECTION AND FRONTING THEREON 355.58 FEET TO A PIPE; THENCE IN AN EASTERLY DIRECTION 413.24 FEET TO A PIPE SET IN THE WESTERN LINE OF ROANE STREET AND WHICH PIPE IS DISTANT ALONG SAID WESTERN LINE OF ROANE STREET 453 FEET NORTH OF THE NORTHERN LINE OF QUICKSALL LANE; THENCE EXTENDING SOUTHWARDLY ALONG SAID WESTERN LINE OF ROANE STREET AND FRONTING THEREON 399 FEET TO A PIPE; AND THENCE IN A WESTERLY DIRECTION 407.4 FEET TO THE POINT OF BEGINNING, AS SHOWN ON A PLAT MADE BY CHARLES H. FLEET, CERTIFIED CIVIL ENGINEER, DATED JANUARY 25, 1945 AND RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, DIVISION ONE, IN DEED BOOK 447D, AT PAGE 378.

LESS AND EXCEPT A 5 FOOT WIDE STRIP AS DESCRIBED BY METES AND BOUNDS IN THE DEED TO C. PORTER VAUGHAN, C. PORTER VAUGHAN, JR. AND T. PRESTON TURNER, DATED MARCH 17, 1954, RECORDED MARCH 23, 1954 IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 554C, PAGE 535.

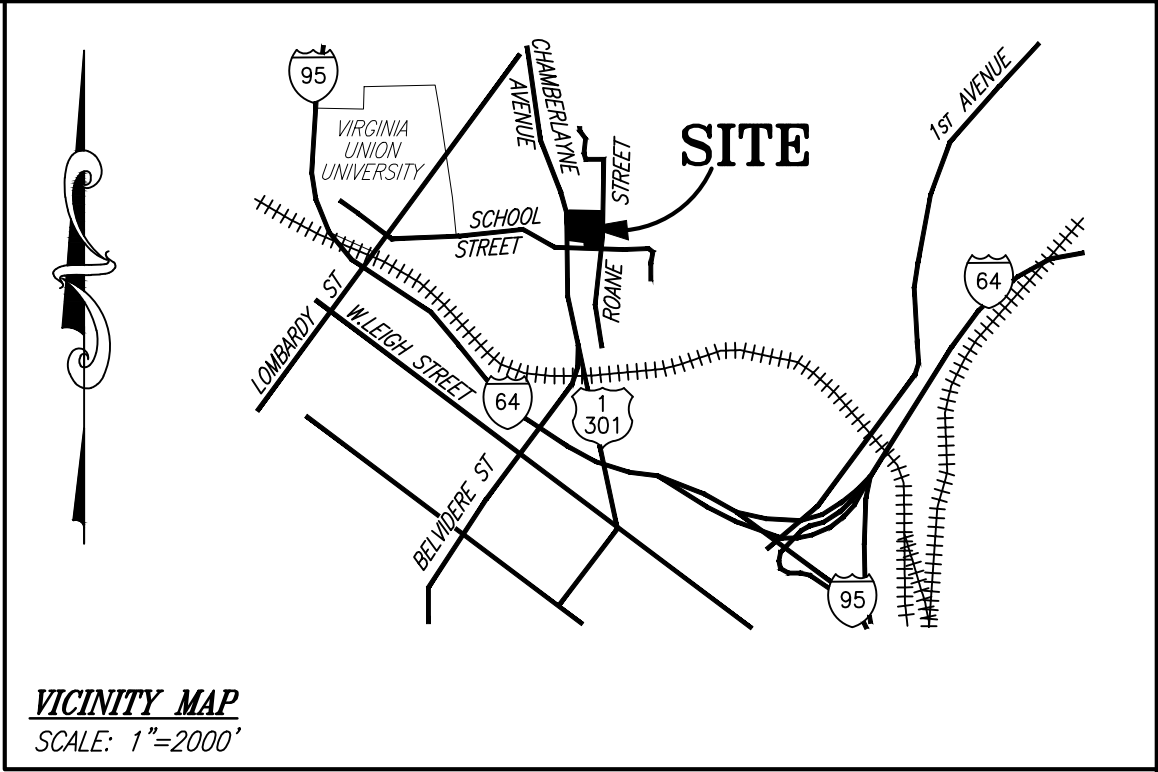
BEING A PORTION OF THE SAME REAL ESTATE CONVEYED TO TBC, LLC BY DEED FROM BARBARA N. UNGER AND JULIA N. BAUGHAN DATED MARCH 28, 2003, RECORDED APRIL 7, 2003 IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA AS INSTRUMENT NO. 030012007.

AS TO N0000444003:

ALL THAT LOT OF LAND WITH IMPROVEMENTS THEREON, IN THE CITY OF RICHMOND, FORMERLY COUNTY OF HENRICO, FRONTING FIFTY-FOUR (54) FEET ON A STREET THIRTY-THREE (33) FEET WIDE, SOMETIMES CALLED ROANE STREET, AND RUNNING BACK BETWEEN PARALLEL LINES ONE HUNDRED AND EIGHTY ONE (181) FEET TO AN ALLEY SIXTEEN (16) FEET WIDE, THE SAID LAND LYING IN DUVAL'S PLAN.

BEING THE SAME REAL ESTATE CONVEYED TO TBC, LLC BY DEED FROM BARBARA N. UNGER AND JULIA N. BAUGHAN DATED MARCH 28, 2003, RECORDED APRIL 11, 2003 IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA AS INSTRUMENT NO. 030012767.

THE PARCEL SHOWN HEREON IS THE SAME AS DESCRIBED IN THE TITLE COMMITMENT.



VICINITY MAP  
SCALE: 1"=2000'

SURVEYOR'S CERTIFICATION

TO: TRP CHAMBERLAYNE LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 13, AND 14 OF TABLE "A" THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 17, 2021.

CHRISTOPHER M. FINLEY  
LIC. No.: 3375  
CFINLEY@BALZER.CC

02-22-2021  
DATE



ALTA/NSPS LAND TITLE SURVEY  
OF TWO PARCELS CONTAINING 3.713 ACRES OF LAND  
KNOWN AS #1903 CHAMBERLAYNE PARKWAY  
AND #1900 ROANE STREET  
BEING PARCELS: N000-0444/001 & N000-0444/003  
CITY OF RICHMOND, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS  
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG  
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.cc

DATE: 02-22-2021  
SCALE: AS NOTED  
JOB: 55210007.00  
DRAWN BY: WRL  
CHECKED BY: CMF  
SHEET 1 OF 2





SUBJECT PARCELS: N000-0444/001 AND  
N000-0444/003 OCCUPY THE ALLEY AND A  
PORTION OF PARCEL: N000-0444/002

# CHAMBERLAYNE PARKWAY (VARIABLE WIDTH PUBLIC R/W)

## TAZEWELL STREET (VARIABLE WIDTH PUBLIC R/W)

PROTRACTED FROM CITY OF RICHMOND  
BASELINE MAP SHEET No. 19-S.W.

### SYMBOL LEGEND

●	BOLLARD
⊙	CLEANOUT
□	COLUMN
⊠	COMMITMENT EXCEPTION No.
⌒	DOWNSPOUT
⊕	FIRE HYDRANT
⊞	GAS METER
⊞	GAS VALVE
←	GUY WIRE
⊞	HVAC
⊙	LIGHT POLE
⊠	No. OF PARKING SPACES
⊞	POWER METER
⊞	SEWER MANHOLE
⊞	SIGN POST
⊞	SPEAKER/INTERCOM
⊞	STORM MANHOLE
⊞	UTILITY POLE
⊞	VENT PIPES
⊞	WALL/GROUND LIGHT
⊞	WATER VALVE
⊞	WATER METER

### TEXT LEGEND

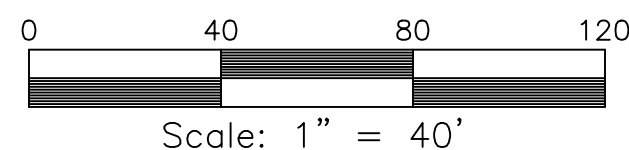
(SQ.FT.)	SQUARE FEET
(P.O.B.)	POINT OF BEGINNING
(BLDG.HT.)	BUILDING HEIGHT
(R/W)	RIGHT OF WAY
(MON)	MONUMENT
(D.B.)	DEED BOOK
(PG.)	PAGE
(E/P)	EDGE OF PAVEMENT
(SUB)	SUBJECT PARCEL
(ADJ)	ADJACENT PARCEL

### LINETYPE LEGEND

— OHUTIL —	OVERHEAD UTILITIES
— OHP —	OVERHEAD POWER
— OHT —	OVERHEAD TELEPHONE
— X — X —	FENCE



LINE	BEARING	DISTANCE
L1	S03°13'14"W	54.00'
L2	N03°13'14"E	54.00'
L3	S02°00'00"W	54.00'
L4	N02°00'00"E	54.00'
L5	S02°00'00"W	16.19'
L6	S02°53'29"W	15.92'
L7	S01°18'49"W	20.02'



**ALTA/NSPS LAND TITLE SURVEY**  
OF TWO PARCELS CONTAINING 3.713 ACRES OF LAND  
KNOWN AS #1903 CHAMBERLAYNE PARKWAY  
AND #1900 ROANE STREET  
BEING PARCELS: N000-0444/001 & N000-0444/003  
CITY OF RICHMOND, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS  
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG  
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.com

DATE: 02-22-2021  
SCALE: 1" = 40'  
JOB: 55210007.00  
DRAWN BY: WRL  
CHECKED BY: CMF  
SHEET 2 OF 2

