



Application for **REZONING/CONDITIONAL REZONING**

Site # 2318  
538-2999-74180  
GL  
Jan 24, 2023

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: 1000 and 1100 Semmes Ave., 411 W 12th St., 1100 McDonough St. Date: January 20, 2023  
Tax Map #: S0000045009, S0000065001 Fee: \$2,000.00  
Total area of affected site in acres: 5.5 AC

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

**Zoning**

Current Zoning: RF-2, B-6 and R-63  
Existing Use: Office Building and Surface Parking Lots

**Proposed Zoning/Conditional Zoning**

(Please include a detailed description of the proposed use and prefers in the required applicant's report)  
TOD-1

Existing Use: Office Building and Surface Parking Lots

Is this property subject to any previous land use cases?

Yes  No   
If Yes, please list the Ordinance Number: 2006-257-261

**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:** TForce Freight Inc.

If Business Entity, name and title of authorized signee: Didier Le Manach

(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: 8801 Trans-Canada Highway, Suite 500  
City: Saint-Laurent State: Quebec Zip Code: H4S 1Z6  
Telephone: (514) 331-4850 Fax: ( )  
Email:

**Property Owner 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.



January 30, 2023

Mr. Kevin Vonck  
Department of Planning & Development Review  
900 East Broad Street, Suite 511  
Richmond, VA 23219  
[kevin.vonck@richmondgov.com](mailto:kevin.vonck@richmondgov.com)

RE: Applicant's Report for Rezoning of 1000, 1100 Semmes Ave, 411 W 12<sup>th</sup> St, and  
1100 McDonough St

Dear Mr. Vonck:

Please accept this letter as the Applicant's Report for the request to rezone the following properties from the RF-2 Riverfront, B-6 Mixed Use, and R-63 Multifamily Urban Districts to the TOD-1 Transit Oriented District:

Address	Tax Parcel ID	Acreage	Existing Zoning	Ownership
1000 Semmes Ave	S0000045009	1.80	RF-2	Overnite Transportation
1100 Semmes Ave	S0000065001	1.70	B-6	Overnite Transportation
411 W 12 <sup>th</sup> St	S0000065024	0.08	B-6	Overnite Transportation
1100 McDonough St	S0000064008	1.93	R-63	Overnite Transportation

With this application, the property owner is petitioning the City Council for a rezoning to facilitate future development that would be permitted under the regulations of the TOD-1 district. This requested rezoning is consistent with and in support of the development goals for these properties as detailed in the Richmond 300 Master Plan.

### ***Property***

The properties are four parcels located south of Semmes Ave between W 10<sup>th</sup> and W 12<sup>th</sup> Streets in the City's Old South neighborhood. Containing a total 5.51 acres of land area and comprising three city

blocks, one of the parcels, 1000 Semmes is improved with a 9-story building constructed in 1974 that contain offices for TForce Freight while the other three parcels are improved with surface parking areas serving the office building.

Surrounding properties north of Semmes Ave are office uses in the RF-2 District. Other surrounding properties to the south, east, and west are primarily multifamily and other residential uses in the B-6, R-63, and R-8 Districts.

### ***Zoning Regulations & Proposal***

1000 Semmes Ave is currently located in RF-2 Riverfront District which permits a wide variety of commercial and residential uses. The intent of the RF-2 riverfront district is to provide for medium scale planned mixed-use development on relatively large sites in close proximity to the riverfront in a manner that will protect prominent views of the James River from public spaces and will encourage public and private use of and access to the riverfront. The maximum height of buildings is limited to 13 stories.

1100 Semmes Ave and 411 W 12<sup>th</sup> St are located in the B-6 Mixed Use District which also permits a variety of commercial and residential uses. The regulations of this district encourage development of mixed land uses consistent with the objectives of the master plan and the downtown plan, and to promote enhancement of the character of development along principal corridors and in other areas. The maximum building height, in general, in the B-6 District is four stories.

1100 McDonough St is currently located in the R-63 Multifamily Urban Residential District. The intent of the R-63 district is to encourage development of medium density neighborhoods comprised of a mix of residential uses and to promote a pedestrian oriented urban environment that is primarily residential in character, but that includes limited nonresidential uses that serve many of the day-to-day convenience needs of neighborhood residents and provide opportunities for residents to live and work within the neighborhood. The maximum building height in the R-63 District is three stories, with four stories permitted on corner lots and special circumstances.

The parcel at 1000 Semmes Ave is also authorized by Special Use Permit which was last amended by Ord. No. 2006-257-261. This SUP authorizes additional signage on the property and requires a total of 475 parking spaces to be provided for the office building. The ordinance specifies that 120 spaces are required to be provided at 1000 Semmes Ave, 165 spaces at 1100 Semmes Ave, and 181 spaces at 1100 McDonough St.

While plans have not yet been established, the property owner wishes to rezone these properties to allow for mixed-use developments that would comply with the TOD-1 zoning district regulations. The proposed TOD-1 district regulations would allow for a mix of uses, including residential and commercial uses. The TOD-1 district includes form-based requirements that are not found in the existing zoning district which will ensure that any development of the site is urban in character, provide life and activity on the street and promote walking and biking. These requirements include a maximum height of 12 stories, and regulations on the location and screening of parking decks and lots, fenestration and setbacks minimums and maximums.

While an official determination from the Zoning Administrator is pending, we believe that a rezoning of the properties to the TOD-1 district would also remove the current requirement of the SUP that effectively restricts the use of 1100 Semmes, 411 W 12<sup>th</sup> St, and 1100 McDonough as surface parking areas. Surface parking areas contribute very little to creation of vibrant neighborhoods and is especially detrimental in areas such as Manchester where revitalization is occurring. Development of the properties according to the regulations of the TOD-1 district would provide an active mix of land uses, improve the streetscape, and enhance pedestrian and multimodal circulation to the benefit of residents and businesses in this neighborhood.

### ***Richmond 300 Master Plan***

1000, 1100 Semmes Ave, and 411 W 12<sup>th</sup> St are recommended by the Future Land Use Plan for Destination Mixed Use. This area is a key gateway featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space and located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements. Higher density, transit-oriented developments are encouraged on vacant or underutilized sites. New development should be urban in form and may be of larger scale than existing context. Buildings typically have a minimum height of five stories.

1100 McDonough St is designated by the Future Land Use Plan for Neighborhood Mixed Use. This area is an existing or new highly-walkable urban neighborhood that is predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses. The building size, density, and zoning districts for this area vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Building heights are generally two to four stories with buildings taller than four stories found along major streets.

The subject properties are also designated in the Richmond 300 Plan as being located in the Manchester Priority Growth Node which is prioritized for growth in residents, jobs, and commercial activity over the next 20 years. The plan specifically recommends a Bus Rapid Transit line running through Manchester along nearby Cowardin Ave. The Plan also recommends that properties in Manchester be rezoned in alignment recommendations of the Future Land Use Plan.

In order to achieve these goals, new development in the area must be encouraged provide sufficient density and mix of high quality commercial and residential uses. Accordingly, this requested rezoning of the properties to TOD-1 regulations is consistent with the growth of the area as envisioned by the Richmond 300 Master Plan.

### ***Community Outreach***

We presented the potential rezoning and development of the properties to the Manchester Alliance at the group's January 2023 general meeting. The members were generally supportive of the rezoning and especially that the new regulations may bring new businesses such as a grocery store to the neighborhood.

***City Charter Conditions***

Given the recommendations in the City's Richmond 300 Master Plan, 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 property in a manner consistent with the 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](mailto: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', written in a cursive style.

Lory Markham  
Markham Planning

Enclosures

cc: The Honorable Ellen F. Robertson, 6<sup>th</sup> District Council Representative



# City of Richmond Department of Planning & Development Review

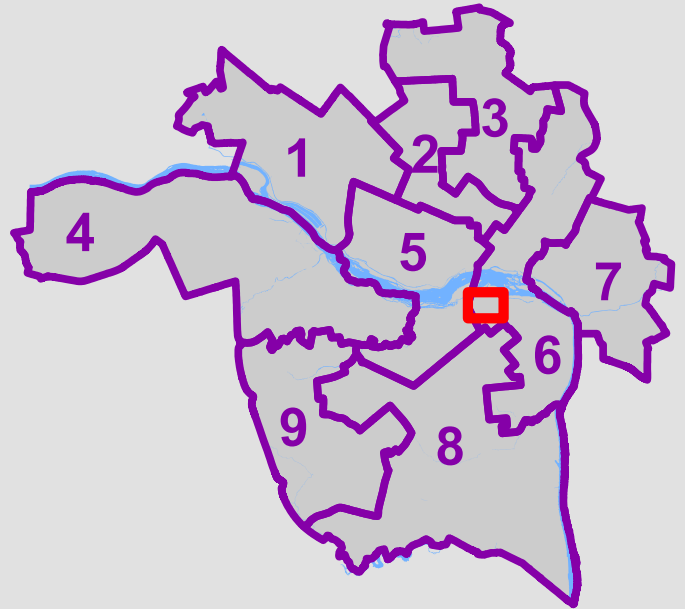
## Rezoning

**LOCATION:** 1000 Semmes Avenue, 1100 Semmes Avenue, 411 West 12th Street, and 1100 McDonough Street

**APPLICANT:** Markham Planning

**COUNCIL DISTRICT:** 6

**PROPOSAL:** To rezone the properties known as 1000 Semmes Avenue, 1100 Semmes Avenue, 411 West 12th Street, and 1100 McDonough Street from the RF-1 Riverfront, B-6 Mixed-Use Business, and the R-63 Multifamily Urban Residential Districts, respectively, to the TOD-1 Transit Oriented Nodal District.



*For questions, please contact Matthew Ebinger at 804-646-5789 or [matthew.ebinger@rva.gov](mailto:matthew.ebinger@rva.gov)*

