

AN ORDINANCE No. 86-189-201

(As Amended)

ADOPTED SEP 8 1986

To exclude the properties containing [2.493 acres located on the east side of 9th Street south of Byrd Street identified as "Parcel 1", "Parcel 2" and "Parcel 3" on survey, being more completely described as follows: Parcel 1 -- Beginning at a point on the east right of way line of 9th Street, said point being 163 feet, more or less, south of the south right of way line of Byrd Street; thence extending in an easterly direction 260.84 feet along the south right of way line of a 13-foot alley to the west right of way line of 10th Street; thence extending in a southerly direction 595.85 feet along the right of way line of 10th Street and 10th Street Extension to the east right of way line of 9th Street; thence extending in a northerly direction 433.65 feet to the point of beginning] 3.388 acres located on the east side of 9th Street south of Byrd Street identified as "Parcel 1", "Parcel 2", "Parcel 3" and "Parcel 4" on survey, being more completely described as follows: Parcels 1 and 4 - lying within the area bounded by 9th Street, Byrd Street, 10th Street and 10th Street Extension; Parcels 2 and 3 - Beginning at the point of intersection of the south right of way line of 10th Street Extension and the east right of way line of the Manchester Bridge; thence extending S 52° 54' 15" E 97.29 feet along the south right of way line of 10th Street Extension to a point; thence extending along a curve in the south right of way line of 10th Street Extension with a radius of 147.50 feet and a length of 87.95 feet to a point; thence extending S 87° 04' 00" E 18.02 feet along the south right of way line of 10th Street Extension to a point; thence extending S 37° 21' 30" W 21.21 feet along a property line to a point; thence extending N 87° 04' 00" W 57.31 feet along a property line to a point; thence extending along a curve in a property line with a radius of 228.98 feet and a length of 80.22 feet to a point; thence extending N 66° 59' 30" W 77.31 feet along a property line to a point; thence extending N 37° 21' 30" E 69.27 feet along the east right of way line of the Manchester Bridge to the point of beginning, from the M-1 Light Industrial District established by Chapter 32 of the Code of the City of Richmond, 1985, concerning the division of the City of Richmond into zones or districts and regulating the use of lands and buildings, and to include the properties in the B-4 Central Business District established by said Chapter.

Patron - City Manager (By Request)

Approved as to form by City Attorney

1. THE CITY OF RICHMOND HEREBY ORDAINS:

2. § 1. That the properties containing [~~2.493~~ acres
3. ~~located on the east side of 9th Street south of Byrd Street~~
4. ~~identified as "Parcel 1", "Parcel 2" and "Parcel 3" as shown~~
5. ~~on survey attached to the draft of this ordinance, being~~
6. ~~more completely described as follows: "Parcel 1" -- Beginning~~
7. ~~at a point on the east right-of-way line of 9th Street, said~~
8. ~~point being 163 feet, more or less, south of the south right~~
9. ~~of-way line of Byrd Street, thence extending in an easterly~~
10. ~~direction 260.84 feet along the south right-of-way line of a~~
11. ~~13-foot alley to the west right-of-way line of 10th Street, --~~
12. ~~thence extending in a southerly direction 595.85 feet along~~
13. ~~the right-of-way line of 10th Street and 10th Street~~
14. ~~Extension to the east right-of-way line of 9th Street,~~
15. ~~thence extending in a northerly direction 433.65 feet to the~~
16. ~~point of beginning]~~ 3.388 acres located on the east side of
17. 9th Street south of Byrd Street identified as "Parcel 1",
18. "Parcel 2", "Parcel 3" and "Parcel 4" on survey, attached to
19. the draft of this ordinance, being more completely described
20. as follows: Parcels 1 and 4 - lying within the area bounded
21. by 9th Street, Byrd Street, 10th Street and 10th Street
22. Extension; Parcels 2 and 3 - Beginning at the point of

1. intersection of the south right of way line of 10th Street
2. Extension and the east right of way line of the Manchester
3. Bridge; thence extending S 52° 54' 15" E 97.29 feet along
4. the south right of way line of 10th Street Extension to a
5. point; thence extending along a curve in the south right of
6. way line of 10th Street Extension with a radius of 147.50
7. feet and a length of 87.95 feet to a point; thence extending
8. S 87° 04' 00" E 18.02 feet along the south right of way line
9. of 10th Street Extension to a point; thence extending S 37°
10. 21' 30" W 21.21 feet along a property line to a point;
11. thence extending N 87° 04' 00" W 57.31 feet along a property
12. line to a point; thence extending along a curve in a prop-
13. erty line with a radius of 228.98 feet and a length of 80.22
14. feet to a point; thence extending N 66° 59' 30" W 77.31 feet
15. along a property line to a point; thence extending N 37° 21'
16. 30" E 69.27 feet along the east right of way line of the
17. Manchester Bridge to the point of beginning, as shown on
18. plan of the respective properties prepared by LaPrade Bros.,
19. Civil Engineers and Surveyors, dated March 5, 1984, and
20. revised March 24, March 27 and April 18, 1986, to which plan
21. reference is hereby made and a copy of which is attached to
22. the draft of this ordinance, are hereby excluded from the
23. M-1 Light Industrial District established by Chapter 32 of
24. the Code of the City of Richmond, 1985, and included in the

1. B-4 Central Business District established by said Chapter
2. and the boundaries of said districts are hereby changed
3. accordingly.

4. § 2. That such property after the effective date of
5. this ordinance shall no longer be subject to the provisions
6. of Sections 32-452.1 through 32-452.4 of Division 27 of
7. Article 4 of said Chapter and shall be subject to all of
8. the regulations of Sections 32-440.1 through 32-440.6 of
9. Division 21 of said Article 4 of said Chapter and all of the
10. other applicable provisions of Chapter 32 of the Code of the
11. City of Richmond, 1985.

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

REZONING APPLICATION
CITY OF RICHMOND, VIRGINIA

Date April 24, 1986

To: The Honorable Council of the City of Richmond
C/O Department of Planning & Community Development
900 East Broad Street, Room 511
Richmond, Virginia 23219

The undersigned respectfully requests that you amend the ordinance of the City of Richmond to change the zoning classification of the property located at:

Tenth (10th) Street, Tenth (10th) Street Extension and
Manchester Bridge [Ninth (9th) Street] consisting of
three (3) parcels which contain 108,590 square feet or
approximately 2.493 acres. Sixteen (16) copies of a survey
(also include survey plats or legal description including metes and
bounds) plat showing the property and including the metes
and bounds are attached. **

Existing zoning: M-1

Requested zoning: B-4

Respectfully,

Applicant Signature: *Michael D. Fuller*

Mailing Address: Vice President, Development

Daniel Realty Corporation
10 Inverness Parkway, Suite 530
Birmingham, Alabama

Zip Code: 35243

Phone: (205) 991-4500

Owner (if other than applicant): *SOJIN TENTH PARKING COMPANY*

By: Thomas Cardwell

PRESIDENT

Staff Note: Affects Master Plan YES NO

Description Checked By _____ Date: _____

Rev. 4-83

** July 31, 1986 LaPrade Brothers, Civil Engineering and Surveyors will have these to you by 8/1/86



July 31, 1986

The Honorable Council of the City of Richmond
c/o Department of Planning and Community Development
900 East Broad Street, Room 511
Richmond, Virginia 23219

RE: 3.388 Acres at Byrd Street, 9th Street, 10th Street, 10th Street
Extension and Manchester Bridge, in the City of Richmond, Virginia
(Subject Property)

Gentlemen:

We ask your concurrence in the request to reconsider Ordinance No. 86-189, which we have amended to include the adjacent property. Both owners have authorized this; we enclose a signed Rezoning Application from from each.

Please rezone the Subject property from M-1 to B-4 for the following reasons:

- A. In order to justify the construction and development of an office building in Richmond's central business district at the present time, or in the near future, a major portion of that building would have to be pre-leased prior to breaking ground. In such an instance, major users require the right to have significant influence on the character and design of the building, since it becomes the "Corporate Image" associated with the user. We cannot design a building, and then just hope it will conform to the major user desires; we must be able to supply them with the ability to influence the design from the beginning. We strongly feel it is not realistic to expect a potential major user to comment to a site that is not properly zoned for its intended use, when they have the option of selecting a site in another city offering a site already zoned for such use. Therefore a site properly zoned and ready to go is one of the essential parts of our plan to effectively market this site to users seeking a Corporate or Regional Headquarters in Richmond, Virginia.
- B. The contractual agreements we have with the Sellers require that we apply for B-4 zoning, with a good faith, best efforts commitment to obtain such by September 8, 1986. This action was made part of the agreements in order to assure the Sellers of our intent to go forward as rapidly as possible with the purchase and development of their sites.



The Honorable Council of the City of Richmond
July 31, 1986
Page 2

- C. Daniel Realty Corporation has already established a relationship with the staff, and has agreed to work with them, consulting them and seeking their advice concerning our development plan, in order to best meet the economic dictates of the development and the requirements of a major user.

We plan to develop the property with a multi-story high-rise office building, with provision for retail shops on the ground and/or plaza levels; also to provide a reasonable amount of on-site parking for the building.

We fully realize and appreciate the fact that the character and design of a building on this site will affect the image of downtown Richmond for future generations. We do not want to be a party to something that will not enhance this image. You can be assured we will give our best effort to create a building which is in balance and harmony with the Federal Reserve Bank Building across the bridge, which Daniel built, as you may know.

Enclosed for your review are two recent aerial photographs showing the site from different angles.

Yours very truly,

Paul Hunter
Development Associate

PH/db

Enclosures

ORDINANCE OR RESOLUTION SUMMARY
CITY OF RICHMOND, VIRGINIA

Resolution Ordinance No. 86-189 Requested by By Request Acting City Manager, Received City Manager's Office -- Summarized 7/21/86	Subject To Re-zone Property from M-1 to B-4/Old Mansion Property.
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SUMMARY

This Ordinance would re-zone properties located on the East side of 9th Street south of Byrd Street (Old Mansion Property) from M-1, Light Industrial, to B-4, Central Business.

The petitioner requests the re-zoning in order to ultimately develop the property with a High-Rise Office/Multi-use building with provision for Retail shops on the ground or plaza levels and to provide for on-site parking. The current M-1 zoning of the property would allow the proposed use but would not allow a High-Rise building because of the height restrictions of the district.

The Downtown Plan recommends this as a mixed-use development site for a High-Rise residential and/or office tower. Properties to the West and further to the North are currently zoned B-4.

COUNCIL ACTION

	On Docket 8/11/86
	Amended
	Adopted
	Rejected

AN ORDINANCE No 86-189

To exclude the properties containing 2.493 acres located on the east side of 9th Street south of Byrd Street identified as "Parcel 1", "Parcel 2" and "Parcel 3" on survey, being more completely described as follows: Parcel 1 - Beginning at a point on the east right of way line of 9th Street, said point being 163 feet, more or less, south of the south right of way line of Byrd Street; thence extending in an easterly direction 260.84 feet along the south right of way line of a 13-foot alley to the west right of way line of 10th Street; thence extending in a southerly direction 595.85 feet along the right of way line of 10th Street and 10th Street Extension to the east right of way line of 9th Street; thence extending in a northerly direction 433.65 feet to the point of beginning; Parcels 2 and 3 - Beginning at the point of intersection of the south right of way line of 10th Street Extension and the east right of way line of the Manchester Bridge; thence extending S 52° 54' 15" E 97.29 feet along the south right of way line of 10th Street Extension to a point; thence extending along a curve in the south right of way line of 10th Street Extension with a radius of 147.50 feet and a length of 87.95 feet to a point; thence extending S 87° 04' 00" E 18.02 feet along the south right of way line of 10th Street Extension to a point; thence extending S 37° 21' 30" W 21.21 feet along a property line to a point; thence extending N 87° 04' 00" W 57.31 feet along a property line to a point; thence extending along a curve in a property line with a radius of 228.98 feet and a length of 80.22 feet to a point; thence extending N 66° 59' 30" W 77.31 feet along a property line to a point; thence extending N 37° 21' 30" E 69.27 feet along the east right of way line of the Manchester Bridge to the point of beginning, from the M-1 Light Industrial District established by Chapter 32 of the Code of the City of Richmond, 1985, concerning the division of the City of Richmond into zones or districts and regulating the use of lands and buildings, and to include the properties in the B-4 Central Business District established by said Chapter.

Patron - City Manager (By Request)

Approved as to form by City Attorney

1. THE CITY OF RICHMOND HEREBY ORDAINS:

2. § 1. That the properties containing 2.493 acres
3. located on the east side of 9th Street south of Byrd Street
4. identified as "Parcel 1", "Parcel 2" and "Parcel 3" as shown
5. on survey attached to the draft of this ordinance, being
6. more completely described as follows: Parcel 1 - Beginning
7. at a point on the east right of way line of 9th Street, said
8. point being 163 feet, more or less, south of the south right
9. of way line of Byrd Street; thence extending in an easterly
10. direction 260.84 feet along the south right of way line of a
11. 13-foot alley to the west right of way line of 10th Street;
12. thence extending in a southerly direction 595.85 feet along
13. the right of way line of 10th Street and 10th Street
14. Extension to the east right of way line of 9th Street;
15. thence extending in a northerly direction 433.65 feet to the
16. point of beginning; Parcels 2 and 3 - Beginning at the
17. point of intersection of the south right of way line of 10th
18. Street Extension and the east right of way line of the
19. Manchester Bridge; thence extending S 52° 54' 15" E 97.29
20. feet along the south right of way line of 10th Street
21. Extension to a point; thence extending along a curve in the
22. south right of way line of 10th Street Extension with a
23. radius of 147.50 feet and a length of 87.95 feet to a point;
24. thence extending S 87° 04' 00" E 18.02 feet along the south

1. right of way line of 10th Street Extension to a point;
2. thence extending S 37° 21' 30" W 21.21 feet along a property
3. line to a point; thence extending N 87° 04' 00" W 57.31 feet
4. along a property line to a point; thence extending along a
5. curve in a property line with a radius of 228.98 feet and a
6. length of 80.22 feet to a point; thence extending N 66° 59'
7. 30" W 77.31 feet along a property line to a point; thence
8. extending N 37° 21' 30" E 69.27 feet along the east right of
9. way line of the Manchester Bridge to the point of beginning,
10. as shown on plan of the respective properties prepared by
11. LaPrade Bros., Civil Engineers and Surveyors, dated March 5,
12. 1984, and revised March 24, March 27 and April 18, 1986, to
13. which plan reference is hereby made and a copy of which is
14. attached to the draft of this ordinance, are hereby excluded
15. from the M-1 Light Industrial District established by
16. Chapter 32 of the Code of the City of Richmond, 1985, and
17. included in the B-4 Central Business District established by
18. said Chapter and the boundaries of said districts are hereby
19. changed accordingly.

20. § 2. That such property after the effective date of
21. this ordinance shall no longer be subject to the provisions
22. of Sections 32-452.1 through 32-452.4 of Division 27 of
23. Article 4 of said Chapter and shall be subject to all of
24. the regulations of Sections 32-440.1 through 32-440.6 of

1. Division 21 of said Article 4 of said Chapter and all of the
2. other applicable provisions of Chapter 32 of the Code of the
3. City of Richmond, 1985.
4. § 3. This ordinance shall be in force and effect
5. upon adoption.

REZONING APPLICATION
CITY OF RICHMOND, VIRGINIA

Date April 24, 1986

To: The Honorable Council of the City of Richmond
C/O Department of Planning & Community Development
900 East Broad Street, Room 511
Richmond, Virginia 23219

The undersigned respectfully requests that you amend the ordinance of the City of Richmond to change the zoning classification of the property located at:

Tenth (10th) Street, Tenth (10th) Street Extension and
Manchester Bridge [Ninth (9th) Street] consisting of

three (3) parcels which contain 108,590 square feet or
approximately 2.493 acres. Sixteen (16) copies of a survey
(also include survey plats or legal description including metes and
bounds) plat showing the property and including the metes
and bounds are attached.

Existing zoning: M-1

Requested zoning: B-4

Respectfully,

Applicant Signature: *Michael D. Full*

Mailing Address: Vice President, Development

Daniel Realty Corporation
10 Inverness Parkway, Suite 530
Birmingham, Alabama

Zip Code: 35243

Phone: (205) 991-4500

Owner (if other than applicant): *Thomas Cardwell*

SOJIA TENTH PARKING COMPANY
BY *Thomas Cardwell*
PRESIDENT

Staff Note: Affects Master Plan YES NO

Description Checked By Date:

June 12, 1986

The Honorable Council of the City of Richmond
c/o Department of Planning and Community Development
900 East Broad Street, Room 511
Richmond, Virginia 23219

Re: 2.493 Acres at 10th Street, 10th Street Extension and Manchester
Bridge, in the City of Richmond, Virginia (Subject Property)

Gentlemen:

We respectfully request your concurrence in this application to rezone
the Subject Property from M-1 to B-4 for the following reasons:

- A. In order to justify the construction and development of an office building in Richmond's central business district at the present time, or in the near future, a major portion of that building would have to be pre-leased prior to breaking ground. In such an instance, major users require the right to have significant influence on the character and design of the building, since it becomes the "Corporate Image" associated with the user. We cannot design a building and then just hope it will conform to the major users desires; we must be able to supply them with the ability to influence the design from the beginning. We strongly feel it is not realistic to expect a potential major user to commit to a site that is not properly zoned for its intended use, when they have the option of selecting a site in another city offering a site already zoned for such use. Therefore a site properly zoned and ready to go is one of the essential parts of our plan to effectively market this site to users seeking a Corporate or Regional Headquarters in Richmond, Virginia.
- B. The contractual agreement we have with the Seller requires that we apply for B-4 zoning by April 25, 1986, and that we exercise our best efforts to obtain same no later than July 31, 1986. This requirement was made part of the agreement in order to assure the Seller of our intent to go forward as rapidly as possible with the purchase and development of his site.
- C. Daniel Realty Corporation has already established a relationship with the staff, and has agreed to work with them, consulting them and seeking their advice concerning our development plan, in order to best meet the economic dictates of the development and the requirements of a major user.

The Honorable Council of the City of Richmond

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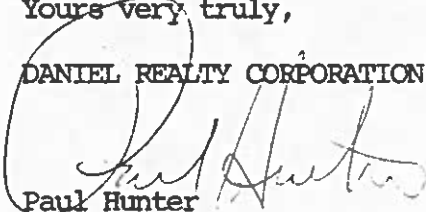
June 12, 1986

We plan to develop the property with a multi-story high-rise office building, with provision for retail shops on the ground and/or plaza levels; also to provide a reasonable amount of on-site parking for the building.

We fully realize and appreciate the fact that the character and design of a building on this site will affect the image of downtown Richmond for future generations. We do not want to be a party to something that will not enhance this image. You can be assured we will give our best effort to create a building which is in balance and harmony with the Federal Reserve Bank Building across the bridge, which Daniel built, as you may know.

Yours very truly,

DANIEL REALTY CORPORATION


Paul Hunter
Development Associate

PH/pa

Enclosures

ORDINANCE OR RESOLUTION SUMMARY
CITY OF RICHMOND, VIRGINIA

Resolution Ordinance No. 86-189 Acting City Manager,	Subject To Re-zone Property from M-1 to B-4/Old Mansion Property.
Requested by By...Request.....	
Received City Manager's Office --.....	
Summarized 7/21/86.....	

SUMMARY

This Ordinance would re-zone properties located on the East side of 9th Street south of Byrd Street (Old Mansion Property) from M-1, Light Industrial, to B-4, Central Business.

The petitioner requests the re-zoning in order to ultimately develop the property with a High-Rise Office/Multi-use building with provision for Retail shops on the ground or plaza levels and to provide for on-set parking. The current M-1 zoning of the property would allow the proposed use but would not allow a High-Rise building because of the height restrictions of the district.

The Downtown Plan recommends this as a mixed-use development site for a High-Rise residential and/or office tower. Properties to the West and further to the North are currently zoned B-4.

COUNCIL ACTION

On Docket 7/28/86.....
Amended
Adopted
Rejected

City of Richmond
City Planning Commission



900 East Broad Street, Richmond, Virginia 23219
804 • 780-4347

July 22, 1986

To the Honorable Council of the
City of Richmond, Virginia

Reference is made to:

Ordinance No. 86-189

To exclude the properties containing 2.493 acres located on the east side of 9th Street south of Byrd Street,***from the M-1 Light Industrial District established by Chapter 32 of the Code of the City of Richmond, 1985, concerning the division of the City of Richmond into zones or districts and regulating the use of lands and buildings, and to include the properties in the B-4 Central Business District established by said Chapter.

This paper would rezone from M-1 Light Industrial to B-4 Central Business the "Old Mansion" property south of Byrd Street between 9th and 10th Streets. The petitioners have requested that City Council continue the paper to its August 11, 1986, meeting at which time an amendment to include adjacent property will be submitted. The petitioners are completing negotiations to acquire the adjacent property and intend to request that it also be rezoned to B-4 Central Business. By amending the current paper, both properties would be included in the same paper. Therefore, the City Planning Commission took no action on the paper at its July 21, 1986, meeting.

Very truly yours, .

Jon P. Weersing
Secretary

JPW:lk

cc: Mr. Paul Hunter - Applicant

Item 2

M O T I O N

To Amend Ordinance No. 86-189

Title

Lines 1 through 14

Delete the following:

"2.493 acres located on the east side of 9th Street south of Byrd Street identified as 'Parcel 1', 'Parcel 2' and 'Parcel 3' on survey, being more completely described as follows: Parcel 1 - Beginning at a point on the east right of way line of 9th Street, said point being 163 feet, more or less, south of the south right of way line of Byrd Street; thence extending in an easterly direction 260.84 feet along the south right of way line of a 13-foot alley to the west right of way line of 10th Street; thence extending in a southerly direction 595.85 feet along the right of way line of 10th Street and 10th Street Extension to the east right of way line of 9th Street; thence extending in a northerly direction 433.65 feet to the point of beginning"

And insert in lieu thereof the following:

"3.388 acres located on the east side of 9th Street south of Byrd Street identified as 'Parcel 1', 'Parcel 2', 'Parcel 3' and 'Parcel 4' on survey, being more completely described as follows: Parcels 1 and 4 - lying within the area bounded by 9th Street, Byrd Street, 10th Street and 10th Street Extension"

Page 2

Lines 2 through 16

Delete the following:

"2.493 acres located on the east side of 9th Street south of Byrd Street identified as 'Parcel 1',

ORDINANCE OR RESOLUTION SUMMARY
CITY OF RICHMOND, VIRGINIA

Resolution Ordinance No. <u>86-189</u> Requested by <u>City Manager</u> (By Request) Received City Manager's Office <u>--</u> Summarized <u>7/21/86</u>	Subject To Re-zone Property from M-1 to B-4/Old Mansion Property
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SUMMARY

This Ordinance would re-zone properties located on the East side of 9th Street south of Byrd Street. (Old Mansion property) from M-1, Light Industrial, to B-4, Central Business.

The petitioner requests the re-zoning in order to ultimately develop the property with a High-Rise Office/ Multi-use building with provision for Retail shops on the ground or plaza levels and to provide for on-site parking. The current M-1 zoning of the property would allow the proposed use but would not allow a High-Rise building because of the height restrictions of the district.

The Downtown Plan recommends this as a mixed-use development site for a High-Rise residential and/or office tower. Properties to the West and further to the North are currently zoned B-4

PLANNING COMMISSION APPROVED (8-0) SEPTEMBER 2, 1986

COUNCIL ACTION

	On Docket <u>9/8/86</u>
	Amended
	Adopted
	Rejected