

INTRODUCED: April 24, 2023

AN ORDINANCE No. 2023-139

To rezone the properties known as 1100 Semmes Avenue and 411 West 12th Street from the B-6 Mixed-Use Business District to the TOD-1 Transit-Oriented Nodal District, the property known as 1100 McDonough Street from the R-63 Multifamily Urban Residential District to the TOD-1 Transit-Oriented Nodal District, and the property known as 1000 Semmes Avenue from the RF-2 Riverfront District to the TOD-1 Transit-Oriented Nodal District.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAY 22 2023 AT 6 P.M

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “Plat of Three Blocks Bound by Streets as Shown Containing 5.5271 Acres, City of Richmond, Virginia,” prepared by William J. Schmidt & Assoc., and dated April 15, 1989, 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 2023 records of the City Assessor, are excluded from the B-6 Mixed-Use Business District and shall no longer be subject to the provisions of sections 30-444.1 through 30-444.8 of the Code of the

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: MAY 22 2023 REJECTED: _____ STRICKEN: _____

City of Richmond (2020), as amended, and that the same are included in the TOD-1 Transit-Oriented Nodal District and shall be subject to the provisions of sections 30-457.1 through 30-457.10 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

1100 Semmes Avenue	Tax Parcel No. S000-0065/001
411 West 12 th Street	Tax Parcel No. S000-0065/024

§ 2. That, as shown on the survey entitled “Plat of Three Blocks Bound by Streets as Shown Containing 5.5271 Acres, City of Richmond, Virginia,” prepared by William J. Schmidt & Assoc., and dated April 15, 1989, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 1100 McDonough Street, with Tax Parcel No. S000-0064/008 as shown in the 2023 records of the City Assessor, is excluded from the R-63 Multifamily Urban Residential District and shall no longer be subject to the provisions of sections 30-419.1 through 30-419.11 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 provisions of sections 30-457.1 through 30-457.10 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended.

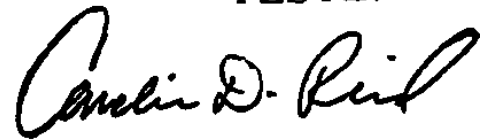
§ 3. That, as shown on the survey entitled “Plat of Three Blocks Bound by Streets as Shown Containing 5.5271 Acres, City of Richmond, Virginia,” prepared by William J. Schmidt & Assoc., and dated April 15, 1989, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 1000 Semmes Avenue, with Tax Parcel No. S000-0045/009 as shown in the 2023 records of the City Assessor, is excluded from the RF-2 Riverfront District and shall no longer be subject to the provisions of sections 30-447.10 through 30-447.19 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 provisions of

sections 30-457.1 through 30-457.10 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended.

§ 4. 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. Rind". The signature is written in a cursive style with a large initial 'C'.

City Clerk



City of Richmond

RECEIVED
By City Attorney at 3:35 pm, Apr 18, 2023

RECEIVED
By CAO Office at 11:38 am, Apr 03, 2023

2023-116

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

Item Request File Number: PRE.2022.1264

O & R Request

DATE: March 28, 2023

EDITION: 1

TO: The Honorable Members of City Council

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

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

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

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

RE: 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.

ORD. OR RES. No. ____

PURPOSE: 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, re-spectively, to the TOD-1 Transit Oriented Nodal District.

REASON: The applicant is requesting a Rezoning for Tax Parcel Numbers S0000045/009, S0000065/001, S0000065/024, and S0000064/008, as shown in the 2022 records of the City Assessor, and exclude them from the RF-1 Riverfront, B-6 Mixed-Use Business, and the R-63 Multifamily Urban Residential Districts, respectively, and no longer make them subject to the provisions of sections 30-447.1 through 30-447.9, 30-434.1 through 30-434.5, and 30-444.1 through 30-444.8, respectively, of the Code of the City of Richmond (2020), as amended, and include each of them in the TOD-1 Transit Oriented Nodal District, subject to the provisions of sections 30-457.1 through 30-457.10.

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.

BACKGROUND: The properties are located in the Manchester neighborhood between Perry and Semmes Streets. The properties together are a total of 239,529 sq. ft. (5.5 acres) improved with a nine-story, 225,918 sq. ft. office building at 1000 Semmes Avenue, constructed in 1974.

The City's Richmond 300 Master Plan designates a future land use for 1000 and 1100 Semmes Avenue, and 411 West 12th Street, as Destination Mixed Use. This designation is defined 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 typically a minimum height of five stories.

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

Secondary Uses: Institutional and government. (p. 64)

The City's Richmond 300 Master Plan designates a future land use for 1100 McDonough Street as Neighborhood Mixed Use. This designation is defined as "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses."

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.

The current zoning for the properties is RF-1 Riverfront, B-6 Mixed-Use Business, and the R-63 Multifamily Urban Residential District. The surrounding land uses include primarily residential and commercial uses.

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: \$2,000 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: April 24, 2023

CITY COUNCIL PUBLIC HEARING DATE: May 22, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

✓ Planning Commission May 15, 2023

AFFECTED AGENCIES: Office of Chief Administrative 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, Map

STAFF: Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734



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

RE: Applicant's Report for Rezoning of 1000, 1100 Semmes Ave, 411 W 12th 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 th 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 10th and W 12th 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 12th 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 12th 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 12th 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 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, 6th District Council Representative