



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: 600MaurySt.,610MaurySt.,601AlbanyAve.,and603AlbanyAve. Date: August 26, 2021
Tax Map #: Please see Applicant's Report Fee: \$1,600
Total area of affected site in acres: 1.906

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

Zoning

Current Zoning: M-2HeavyIndustrialDistrict

Existing Use: LogisticsFacility

Proposed Zoning/Conditional Zoning

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

TOD-1Transit-OrientedNodalDistrict

Existing Use: _____

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Daniel Slone

Company: Vertical Vision, PLC

Mailing Address: 6210 Shelter Cove Circle

City: Midlothian State: VA Zip Code: 23112

Telephone: (804) c: 363-8465 Fax: ()

Email: dan@verticalvision.legal

Property Owner: Merben Properties, LLC

If Business Entity, name and title of authorized signee: William Dennis Rapp

(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: 608 Marx Street

City: Richmond State: VA Zip Code: 23224

Telephone: (804) 231-4201(office) Fax: ()

Email: drapp@wjrappp.com

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.



September 10, 2021

Mr. Matthew Ebinger, Secretary
Richmond /City Planning Commission
900 E. Broad St., Rm. 511
Richmond, VA 23219

Re: Applicant's Report for Rezoning 600 Maury St., 610 Maury St., 601 Albany Ave., and 603 Albany Ave. in the Manchester Priority Growth Node

Dear Mr. Ebinger:

Please accept this letter as the applicant's report for the Rezoning application for the above referenced properties (collectively the "Property"), totaling 1.906 acres, more or less, from the M-2 Heavy Industrial District to the TOD-1 Transit-Oriented Nodal District. Again, the properties are:

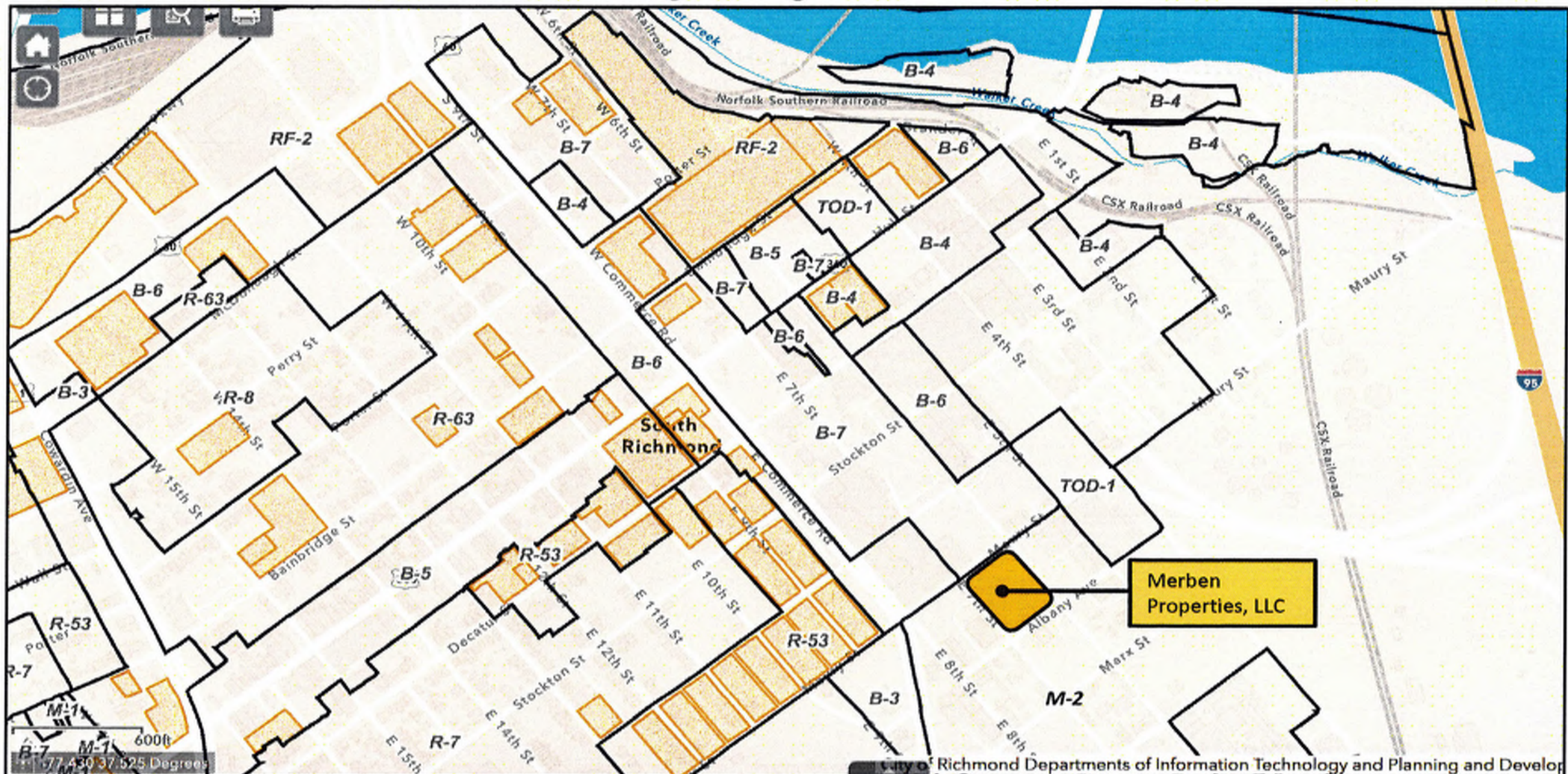
Address	Tax Parcel ID	Acreage	Existing Zoning	Ownership
600 Maury St	S0000221003	.0541	M-2	Merben Properties, LLC
610 Maury St	S0000221011	.8980	M-2	Merben Properties, LLC
601 Albany Ave.	S0000221002	.0541	M-2	Merben Properties, LLC
603 Albany Ave.	S0000221001	.8996	M-2	Merben Properties, LLC
Total Acreage		1.9058		

Current Use & Zoning District Regulations

The Property is zoned M-2 Heavy Industrial according to the City of Richmond Zoning Map (please see Figure 1) and is currently leased to United Parcel Service, which operates a logistics facility on the Property. As Figure 1 indicates, the majority of the area immediately surrounding the Property (to the north, south, and east of the Property) is zoned M-2. West of the Property, the properties are zoned B-7 Mixed Use Business District.

It is worth noting that two blocks to the north of the Property, 400 Maury Street and 418 Maury Street were rezoned from the M-2 Heavy Industrial District to the TOD-1 Transit-Oriented Nodal District and the property known as 401 Maury Street was rezoned from the B-7 Mixed-Use Business District to the TOD-1 Transit-Oriented Nodal District. The rezoning was unanimously adopted by City Council on June 8, 2020.

Figure 1
Existing Zoning Districts



Conformance with the *Richmond 300* Master Plan

The Property is included within the Manchester Node of Downtown, as identified in *Richmond 300*. Both the 2009 Downtown Plan and the subsequent Richmond Riverfront Plan portrayed the Manchester Industrial District as a primary area for transitioning from an industrial district of varying intensity to a mixed-use area containing residential uses, commercial uses, offices, cultural venues, etc., in addition to new zoning districts that would permit existing industrial uses to remain. Nonetheless, the area on the east side of Maury Street and moving east was still identified as “industrial” in the Master Plan and the City’s Zoning Code.

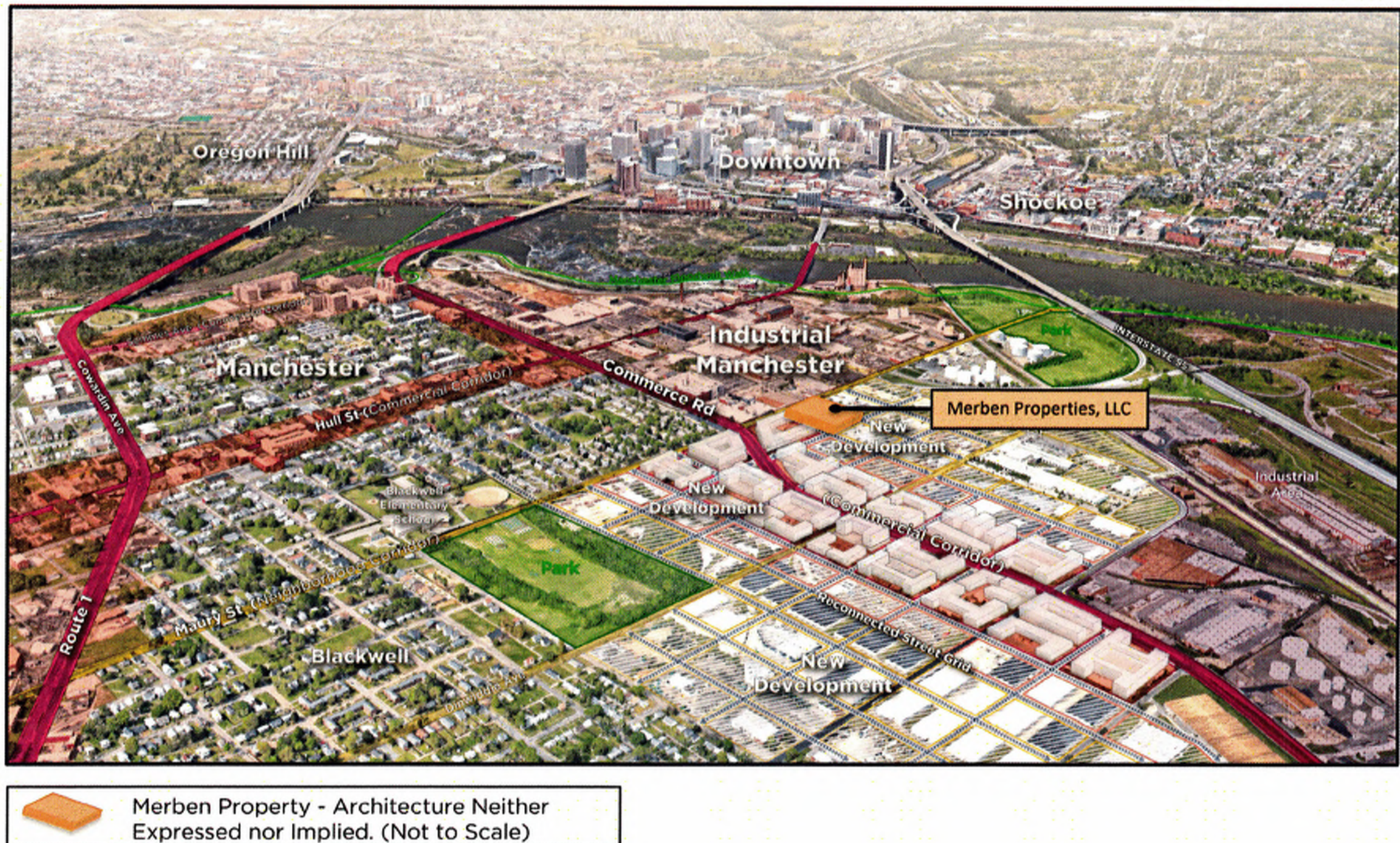
As time has passed, the efforts to support redevelopment efforts within the Manchester Industrial District have continued. Industrial Manchester is now home to an amazing mix of residential, commercial, and other uses, in addition to the remaining existing (mostly) light industrial uses that continue to exist—and thrive—in the area.

However, with very few exceptions, all of that activity has occurred west of Maury St. With the adoption of *Richmond 300*, the Property moves from its former land use designation as “industrial” into the Destination Mixed-Use designation. As you can see from Figure 2, the Property is within 1/4-1/2 mi. of a number of key amenities identified in *Richmond 300*:

- 4 blocks from the Hull St. Corridor (with enhanced transit service);

- Within 2 blocks of the future Fall Line Trail along Commerce Rd.;
- Within a 5-10 min. walk of the Manchester Canal/TTPMB;
- On the emerging human-scale multi-modal E. 6th St. Corridor that links all of Industrial Manchester with a mix of residential, commercial, and retail/office uses, and
- Within 2 blocks of the soon-to-be completed Maury St. Roundabout at the I-95 exit, improving access to the entire region.

Figure 2
Merben Property Location Context:
Manchester Node per *Richmond 300* Master Plan



Additionally, the Property is located in the area on Figure 2 that calls for “New Development.” The Property is presently a logistics facility, and given the long-term designation of Destination Mixed-Use, the present use is not the highest and best use of the Property.

Rezoning the Property from M-2 to TOD-1 will facilitate the mix of uses and density that *Richmond 300* envisions for this area.

Conclusion

The proposed rezoning will catalyze significant growth and revitalization in an area that had historically suffered from a lack of vision and investment (both public and private) in an area that is close to Downtown and the balance of the emerging South Side of Richmond. The rezoning will provide the means to generate the kinds of investment envisioned in *Richmond 300*. As part of the eastward expansion of Industrial Manchester, this Property sits on a street that is poised to change dramatically over the coming years. The new zoning—and its potential urban character—will build upon that in the surrounding area, will improve the value of land, buildings, and structures, and further a development pattern that will encourage the most appropriate use of the Property as required by Section 17.2 of the Charter of the City.

Thank you for your consideration of this request. Please confirm receipt of the application and that it is deemed complete by your office. Please contact me directly if you have any questions or require additional information.

Sincerely,



Daniel Slone

Vertical Vision, PLC

C: The Hon. Ellen Robertson, Councilperson for the 6th District
Sharon Ebert, DCAO for Community and Economic Development
Kevin J. Vonck, Acting Director, Department of Planning and Development
Review