



May 3, 2022

Mr. Kevin Vonck, Acting Director
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 500 Maury St

Dear Mr. Vonck

Please accept this letter as the Applicant's Report for the request to rezone the following property from the M-2 Heavy Industrial district to the TOD-1 Transit-Oriented Nodal district:

Address	Tax Parcel ID	Acreage	Existing Zoning	Ownership
500 Maury St	S0000220003	0.62	M-2	Richard H. Westbrook

With this application, the property owner is petitioning the City Council for a rezoning to the TOD-1 to accommodate future mixed-use development of these properties that would be consistent with district regulations.

Property

The property is one parcel located in the City's Old Town Manchester neighborhood on the block bounded by Maury St and Albany Ave to the north and south, and E 5th and E 6th Streets to the east and west. The parcel is zoned M-2 Heavy Industrial and consists of 0.62 acres of land area. The property is currently improved with a one-story industrial building constructed in 1955.

Surrounding properties to the north, south, and west are also located in the M-2 district and are used for various industrial purposes such as warehousing and storage. The properties to the east across E 5th Street were rezoned to the TOD-1 in 2020 to permit mixed-use developments.

Zoning Regulations & Proposal

The subject property is located in the M-2 Heavy Industrial district which permits a variety of commercial and industrial uses. However, residential uses are not permitted. No setbacks are required, and building heights are generally limited to 45 feet.

The property owner is proposing a rezoning to the TOD-1 district to facilitate future development that would be a mix of commercial and residential uses. This district permits a combination of commercial uses and residential uses. When a develop features commercial uses at ground level, no yard setbacks are required. Building heights must be between two and twelve stories.

Similar to the rezoning of the nearby properties in 2020, the TOD-1 district regulations would permit active, mixed-use, and pedestrian-friendly development to on properties that have been underutilized for many years. While development plans have not yet been finalized, a rezoning of the properties would put regulations in place that would promote the type of future development envisioned by property owners, residents, and City officials as outlined in the Richmond 300 Master Plan.

Richmond 300 Master Plan

The properties are designated for future land use as Destination Mixed Use by Richmond 300. These areas are key gateways featuring prominent destinations such as retail, sports venues, and large employers, as well as housing and open space. These areas are also located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements.

In Destination Mixed Use areas, higher-density, transit-oriented developments are encouraged on vacant or underutilized sites. New development should be urban in form, may be of larger scale than existing context, and, where relevant, should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place. Many buildings are vertically mixed-use. Developments continue or introduce a gridded street pattern to increase connectivity.

The proposed rezoning of the currently underutilized parcels to TOD-1 fully supports Richmond 300's vision of future development for the properties. With these regulations in place, future development will help to transform this portion of Old Town Manchester into a destination and key gateway to the City. Potential future development under TOD-1 will bring active and vibrant uses to the properties and benefit the entire neighborhood and surrounding area.

City Charter Conditions

For this reason, 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 properties 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', with a stylized flourish at the end.

Lory Markham

Enclosures

cc: The Honorable Ellen F. Robertson, 6th District Council Representative
Richard Saunders, Secretary to the City Planning Commission