

INTRODUCED: September 27, 2021

AN ORDINANCE No. 2021-282

To rezone the property known as 925 East 4th Street from the M-2 Heavy Industrial District to the B-7 Mixed-Use Business District.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: NOV 8 2021 AT 6 P.M

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the plat entitled “Plat Showing 0.987 Acre of Land Lying on the West Line of 4th Street, City of Richmond, VA,” prepared by JenningStephenson, P.C., and dated October 7, 2019, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 925 East 4th Street, with Tax Parcel No. S000-0385/007 as shown in the 2021 records of the City Assessor, is excluded from the M-2 Heavy Industrial District and shall no longer be subject to the provisions of sections 30-454.1 through 30-454.6 of the Code of the City of Richmond (2020), as amended, and that the same is included in the B-7 Mixed-Use Business District and shall be subject to the provisions of sections 30-446.1 through 30-446.8 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended.

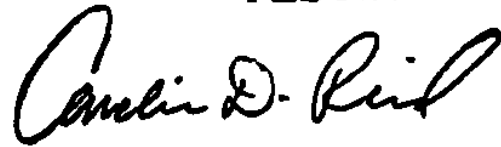
AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: NOV 8 2021 REJECTED: _____ STRICKEN: _____

§ 2. This ordinance shall be in force and effect upon adoption.

A TRUE COPY:

TESTE:

A handwritten signature in black ink, reading "Amelia D. Reed". The signature is written in a cursive style with a large initial 'A' and a distinct 'D'.

City Clerk



City of Richmond


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


Item Request File Number: PRE.2021.791


O & R Request


DATE: August 26, 2021 **EDITION:** 1

TO: The Honorable Members of City Council

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

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

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

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

RE: To rezone the property known as 925 East 4th Street from the M-2 Heavy Industrial District to the B-7 Mixed-Use Business District.

ORD. OR RES. No. __

PURPOSE: To rezone the property known as 925 East 4th Street from the M-2 Heavy Industrial District to the B-7 Mixed-Use Business District.

REASON: The applicant is requesting to rezone the property to the B-7 Mixed-Use Business District, which allows a greater range of uses than the current M-2 Heavy Industrial District.

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. This item will be scheduled for consideration by the Commission at its October 18, 2021 meeting.

BACKGROUND: The property consists of approximately 42,689 SF, or .98 acres, of land and is improved with a building constructed 1969, totaling 7,600 sq. ft. The property is located in the Old Town Manchester Neighborhood between Gordon and Dinwiddie Avenues.

The City's Richmond 300 Master Plan designates these parcels as Destination Mixed Use. Such areas are defined as "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."

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.
Secondary Uses: Institutional and government. (p. 64)

Currently, all nearby properties are zoned the same M 2 Heavy Industrial, as well as some B-6 Mixed-Use Business District, direct adjacent to South and West of the property.

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: \$1,500

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: September 27, 2021

CITY COUNCIL PUBLIC HEARING DATE: November 8, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
October 18, 2021

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**

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: 925 E. 4th Street Date: 3/3/2021
Tax Map #: S0000385007 Fee: \$1,500.00
Total area of affected site in acres: 0.98

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

Zoning

Current Zoning: M-2

Existing Use: Storage Warehouse

Proposed Zoning/Conditional Zoning

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

Rezoned to B-7 / Proposed Use: New Construction Multi-Family dwellings

Existing Use: Storage Warehouse

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Jennifer D. Mullen, Esq.

Company: Roth Jackson Gibbons Condlin, PLC

Mailing Address: 1519 Summit Ave, Suite 102

City: Richmond State: VA Zip Code: 23230

Telephone: (804) 977-3374 Fax: ()

Email: jmulen@rothjackson.com

Property Owner: RVA Commercial Consulting LLC

If Business Entity, name and title of authorized signer: Basim Mansour, Managing Member

(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: 5740 General Washington Dr.

City: Alexandria State: VA Zip Code: 22313

Telephone: (703) 658-1140 Fax: ()

Email: basim.mansour@michaelandson.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.

April 2, 2021

Jennifer D. Mullen, Esq.
Richmond Office
(804) 977-3374 (direct)
jmullen@rothjackson.com

VIA EMAIL

Mr. Matthew Ebinger, AICP
Planning and Development Review
900 East Broad Street, Room 511
Richmond, VA 23219

Re: Rezoning Request: Tax Map No's. S0000385007

Dear Mr. Ebinger:

This letter shall serve as the applicant's report accompanying the application for a rezoning of 925 E. 4th Street (the "Property"). The Property is generally located southeast of the intersection of E. 4th Street and Dinwiddie Ave. Our firm represents RVA Consulting LLC (the "Applicant"), the owner of the Property, in their request to rezone the Property from the M-2 Heavy Industrial District to the B-7 Mixed-Use Business District.

The Property

The Property consists of a single parcel that includes approximately 0.98 acres per the records of the City Assessor. The Property is bounded by E. 4th Street to the northeast and southeast, a paved parking lot to the northwest, a multi-family residential community to the southwest and to a parcel with light industrial use to the southeast.

Land Use Context

The properties in the immediate vicinity to the northwest, southwest and southeast are zoned B-6 Mixed-Use Business District. The large parcel to the southwest is used for multi-family residential while two of the parcels to the northwest are associated common areas. The third parcel to the northwest is paved parking. The parcel zoned B-6 to the southeast is undeveloped.

The property adjacent to the Property to the southeast and the properties to the northeast and southeast located across E. 4th Street are zoned M-2 Heavy Industrial District. The property adjacent to the Property to the southeast is light industrial in use. The large parcel of property across E. 4th Street to the northeast is owned by the City Of Richmond Public Works and is undeveloped. The parcel across E. 4th Street to the southeast is used as a professional office building and adjacent to that parcel to the south is another undeveloped parcel owned by the City of Richmond Public Works.

Zoning Context

The Property lies within the M-2 Heavy Industrial zoning district. The M-2 district is an industrial classification that permits a range of intense uses related to manufacturing, production, and warehousing, as well as certain vehicle-oriented uses. As discussed above, this zoning classification generally extends northeast and southeast of the Property. The other properties in the immediate vicinity to the northwest, southwest and southeast are zoned B-6 Mixed-Use, which permits a variety of uses such as multifamily residential, commercial, office, and entertainment uses.

{01199466:v2}

RICHMOND

1519 Summit Avenue, Suite 102, Richmond, VA 23230
P: 804-441-8440 F: 804-441-8438

TYSONS CORNER

8200 Greensboro Drive, Suite 820, McLean, VA 22102
P: 703-485-3535 F: 703-485-3525

Richmond 300 Future Land Use Designation

On December 14th, City Council approved the Richmond 300 Master Plan (the "Master Plan"). The Master Plan's future land use designation contemplates a supportive recommendation of "Destination Mixed-Use" for the Property. The Destination Mixed-Use designation is generally described as having a development style that engages the public realm. New development should help create a sense of place, and may be of greater scale than the existing context. This designation anticipates multi-family residential as being an appropriate primary use of new development. In encouraging additional residential density, this designation is also selectively applied to areas that have frequent transit service and/or proximity to Downtown. Lastly, the Property lies between the Downtown and Manchester Priority Growth Nodes. This is additional geography-based guidance offered by the Master Plan to suggest that the Property is particularly critical to satisfy the Master Plan's goals and objectives. This Node suggests primary next steps to rezone properties that currently do not allow for residential uses (such as the Property) to districts that allow for residential uses.

This request would rezone the Property to the B-7 Mixed-Use Business District. In doing so, the existing warehouse building would be razed and a new construction multi-family building constructed. Furthermore, as the need arises, the vacant portions of the Property can be redeveloped for a variety of uses that are more consistent with the guidance offered by the Master Plan.

Should you have any further questions about this request, please do not hesitate to contact me.

Sincerely,



Jennifer D. Mullen, Esq.

101199466-v21
RICHMOND

1519 Summit Avenue, Suite 102, Richmond, VA 23230

P: 804-441-8440 F: 804-441-8438

TYSONS CORNER

8200 Greensboro Drive, Suite 820, McLean, VA 22102

P: 703-485-3535 F: 703-485-3525

NOTES:

- 1.) THIS PROPERTY IS LOCATED IN ZONE 'X' AND ZONE 'AE' OF THE FEMA DEFINED FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #5101290043E, EFFECTIVE DATE JULY 16, 2014.
- 2.) THIS IS TO CERTIFY THAT ON 10/7/19 TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF; I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON, THAT ALL IMPROVEMENTS KNOWN OR VISIBLE ARE SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES OTHER THAN AS SHOWN HEREON.
3. DURING THE PROCESS OF OUR PHYSICAL PERIMETER SURVEY, NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
- 4.) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED OCTOBER 2, 2019, COMMITMENT NUMBER (HF)-RVA.4TH

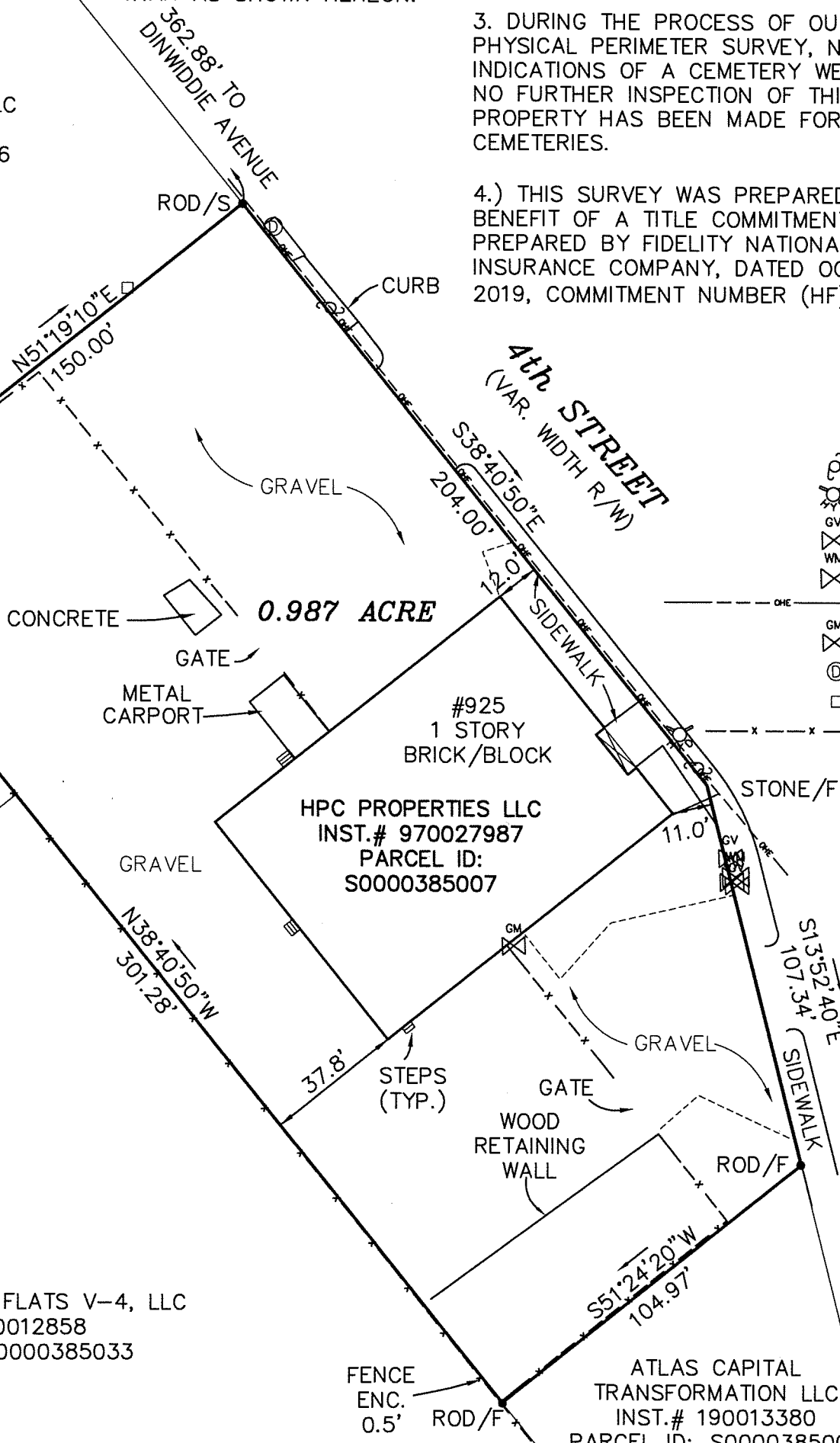
400 COMMERCE ROAD, LLC
 INST.# 130016829
 PARCEL ID: S0000385006

NEW MANCHESTER
 FLATS IV, LLC
 INST.# 100011175
 PARCEL ID: S0000385029

NEW MANCHESTER FLATS V-4, LLC
 INST.# 190012858
 PARCEL ID: S0000385033

ATLAS CAPITAL
 TRANSFORMATION LLC
 INST.# 190013380
 PARCEL ID: S0000385002

HPC PROPERTIES LLC
 INST.# 970027987
 PARCEL ID:
 S0000385007



LEGEND

- ⊕ UTILITY POLE
- ⊕ FIRE HYDRANT
- ⊕ GAS VALVE
- ⊕ WM WATER METER
- OHL OVERHEAD LINES
- ⊕ GM GAS METER
- ⊕ STORM MANHOLE
- GRATE INLET
- - - - - FENCE



GRAPHIC SCALE



(IN FEET)
 1 inch = 40 ft.

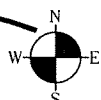
**PLAT SHOWING 0.987
 ACRE OF LAND LYING
 ON THE WEST LINE OF
 4TH STREET**

CITY OF RICHMOND, VA

JENNINGSTEPHENSON, P.C.

10160 STAPLES MILL ROAD
 SUITE 103
 GLEN ALLEN, VA 23060
 PHONE - 804-545-6235
 FAX - 804-545-6259

**LAND SURVEYORS
 & PLANNERS**



DATE: OCTOBER 7, 2019

SCALE: 1" = 40'

DRAWN BY: KJ

J.N.: 19-667

CHECK BY: KJ

D.B. 505 PG. 30