



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2025-212 To rezone the property known as 526 Maury Street from the M-2 Heavy Industrial District to the TOD-1 Transit Oriented Nodal District. (6th District)

To: City Planning Commission
From: Land Use Administration
Date: October 7, 2025

PETITIONER

Markham Planning

LOCATION

526 Maury Street

PURPOSE

The applicant is requesting to rezone the property known as 526 Maury Street from the M-2 Heavy Industrial District to the TOD-1 Transit Oriented Nodal District to facilitate future redevelopment that will include residential uses.

RECOMMENDATION

Staff finds that the requested use is consistent with the City's Master Plan future land use designation of Destination Mixed-Use, where multi-family dwellings are a primary use.

Staff also finds that the rezoning to the TOD-1 district align with the Richmond 300 Plan's goals for creating Major Mixed-Use Streets. A large portion of the property fronts Maury Street, which is a designated Major Mixed-Use Street. The proposed TOD-1 zone includes uses and design elements that recognize the characteristics of Major Mixed-Use Streets such as orienting houses to face new and existing streets, rear parking, and connectivity among streets enhancing walkability and "eyes on the street."

Staff concludes that the proposed ordinance conditions substantially satisfy the safeguards established in the City Charter concerning the granting of Special Use Permits. Specifically, staff finds that the proposed use would not be detrimental to the general welfare of the community involved and would not create congestion in the streets in the area involved.

Therefore, staff recommends approval of the rezoning request.

FINDINGS OF FACT

Site Description

The property is located on the southeast corner of Maury Street and East 6th Street. The property is 64 feet wide and contains 10,087 square feet.

Proposed Use of the Property

Those uses permitted in the TOD-1 Transit Oriented Nodal District.

Master Plan

The City's Richmond 300 Master Plan designates the subject area as Destination Mixed-Use which 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.

Development Style: : Higher-density, transit-oriented development 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.

Ground Floor: Ground floor uses engage with, and enliven, the street. Monolithic walls are discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged. Active commercial ground floor uses are required on street-oriented commercial frontages.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. Driveway entrances are required to be off alleys whenever possible; new driveways are prohibited on priority and principal street frontages. Surface parking is prohibited as a principal use; when surface parking is provided as an accessory use, it should be located to the rear of buildings and screened. Parking requirements are reduced to allow more market-based parking strategies, including shared parking.

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.

Surrounding Area

The properties to the west, across E. 6th Street, and adjacent to the east, are in the TOD-1 Transit Oriented Nodal District. Properties to the north, across Maury Street, are in the B-7 Mixed-Use Business District. Properties to the south, across an alley, are zoned M-2 Heavy Industrial.

Neighborhood Participation

The subject property is not located within the boundaries of a civic association. Area residents and property owners have been notified. Staff has received no letters to date regarding the proposal.

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