

INTRODUCED: December 12, 2022

AN ORDINANCE No. 2022-364

To rezone the properties known as 2017 Roane Street and 2021 Roane Street from the M-1 Light 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: JAN 9 2023      AT 6 P.M

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “Boundary and Topographic Survey on Lots 1, 2, and 3 Block ‘A,’ Chamberlayne Industrial Park, City of Richmond, Virginia,” prepared by HGP, Inc., and dated March 12, 2020, 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 2022 records of the City Assessor, are excluded from the M-1 Light Industrial District and shall no longer be subject to the provisions of sections 30-452.1 through 30-452.4 of the Code of the City of Richmond (2020), as amended, and that the same are 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

AYES:            8            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:    JAN 9 2023    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_

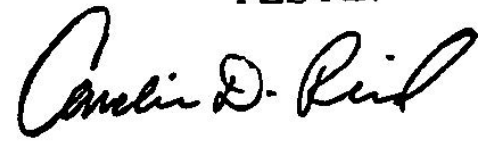
and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

2017 Roane Street  
2021 Roane Street

Tax Parcel No. N000-0399/004  
Tax Parcel No. N000-0399/001

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

**A TRUE COPY:  
TESTE:**

A handwritten signature in black ink, appearing to read "Camille D. Reed". The signature is written in a cursive, flowing style.

**City Clerk**



# City of Richmond

## Item Request File Number: PRE.2022.0473

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

### O & R Request

**DATE:** November 14, 2022

**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, 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 2017 and 2021 Roane Street from the M-1 Light Industrial District to the B-7 Mixed-Use Business District.

**ORD. OR RES. No.** \_\_\_\_

**PURPOSE:** To rezone the properties known as 2017 and 2021 Roane Street from the M-1 Light Industrial District to the B-7 Mixed-Use Business District.

**REASON:** The applicant is requesting to rezone from the M-1 Light Industrial District to the B-7 Mixed-Use Business zoning district in order to facilitate redevelopment that is more in harmony with the Richmond 300 Master Plan.

**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 total 1.36 acres of land. The properties are located in the Chamberlayne Industrial Center east of the intersection of Dawn and Roane Streets.

The City's Richmond 300 Master Plan designates these parcels as Residential Uses. Such areas are primarily neighborhoods consisting of single-family houses. Intensity of development calls for buildings up to three stories and two to ten housing units per acre. Small multi-family buildings are a secondary use.

**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:** \$1,600 Application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** December 12, 2022

**CITY COUNCIL PUBLIC HEARING DATE:** January 9, 2023

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
January 3, 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:** David Watson AICP, Senior Planner, Land Use Administration (Room 510) 646-1036



# 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: 2017-2021 Roane Street Date: August 25, 2022  
Tax Map #: N0000399001, 04 Fee: \$1,600.00  
Total area of affected site in acres: 1.36

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

## Zoning

Current Zoning: M-1

Existing Use: B-7

## Proposed Zoning/Conditional Zoning

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

Multifamily Residential

Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes

☐

No

☒

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Lory Markham

Company: Markham Planning

Mailing Address: 208 E Grace Street

City: Richmond State: VA Zip Code: 23219

Telephone: ( 804 ) 248-2561 Fax: ( )

Email: lory@markhamplanning.com

**Property Owner:** Roane Street LLC

If Business Entity, name and title of authorized signee: \_\_\_\_\_

(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: 10411 Hall Industrial Drive

City: Fredricksburg State: VA Zip Code: 22408

Telephone: ( 540 ) 903-0262 Fax: ( 540 ) 898 0193

Email: Jpayne@paynetrucking.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 22, 2022

Mr. Kevin Vonck  
Department of Planning & Development Review  
900 East Broad Street, Suite 511  
Richmond, VA 23219  
[kevin.vonck@richmondgov.com](mailto:kevin.vonck@richmondgov.com)

RE: Applicant's Report for Rezoning of 2017, 2021 Roane Street

Dear Mr. Vonck

Please accept this letter as the Applicant's Report for the request to rezone the following property from the M-1 Light Industrial district to the B-7 Mixed Use Business district:

Address	Tax Parcel ID	Acreage	Existing Zoning	Ownership
2017 Roane St	N0000399004	0.27	M-1	Roane Street LLC
2021 Roane St	N0000399001	1.09	M-1	Roane Street LLC

With this application, the property owner and contract purchaser is petitioning the City Council for a rezoning to the B-7 district to accommodate future mixed-use development of these properties that would be consistent with district regulations.

### ***Property***

The properties are two parcels located in the City's Chamberlayne Industrial Center on Roane Street south of Wickham Street. The parcels are currently zoned M-1 Light Industrial and contain a total of 1.36 acres of land area. Both parcels are currently vacant and unimproved.

Immediately surrounding properties are also located in the M-1 district and are used for various commercial and light industrial purposes including a brewery, hair salon, and storage. The First Tee of Greater Richmond golf facility is adjacent to the parcels to the east. Nearby properties to the south were recently rezoned to the B-7 district in 2021.

### ***Zoning Regulations & Proposal***

The subject property is located in the M-1 Light 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 B-7 district to facilitate future development that would be either be residential or a mix of commercial and residential uses. This district permits a combination of these uses to promote enhancement of the character of mixed-use areas that are undergoing revitalization and adaptive reuse by providing for alternative economic use of existing structures, while enabling continuation of existing industrial and service uses. In general, front, side, and rear yards are not required. In addition, buildings generally cannot exceed five stories in height.

Similar to the rezoning of the nearby properties in 2021, the B-7 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***

On the east side of Roane Street in this area, the properties are designated for future land use as Residential Use by Richmond 300. These areas are neighborhoods consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings. Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Across Roane Street, Richmond 300 recommends Industrial Mixed-Use for these properties. These areas are formerly traditional industrial areas that are transitioning to mixed-use because of their proximity to growing neighborhoods and changes in market conditions. These areas may still retain some light industrial uses. Buildings are three to eight stories in height, and primary recommended uses are commercial, multifamily residential, cultural, and open space.

The proposed rezoning of the currently underutilized parcels to B-7 fully supports Richmond 300's vision of future development for the properties either for Residential or Industrial Mixed Use. With these regulations in place, future development will help to transform and revitalize this portion of Richmond. Potential future development under B-7 will bring new residents to the area and support active and vibrant uses to benefit the entire neighborhood.

### ***City Charter Conditions***

For this reason, we trust that you will agree with us that the potential development of the site under B-7 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](mailto: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, cursive script.

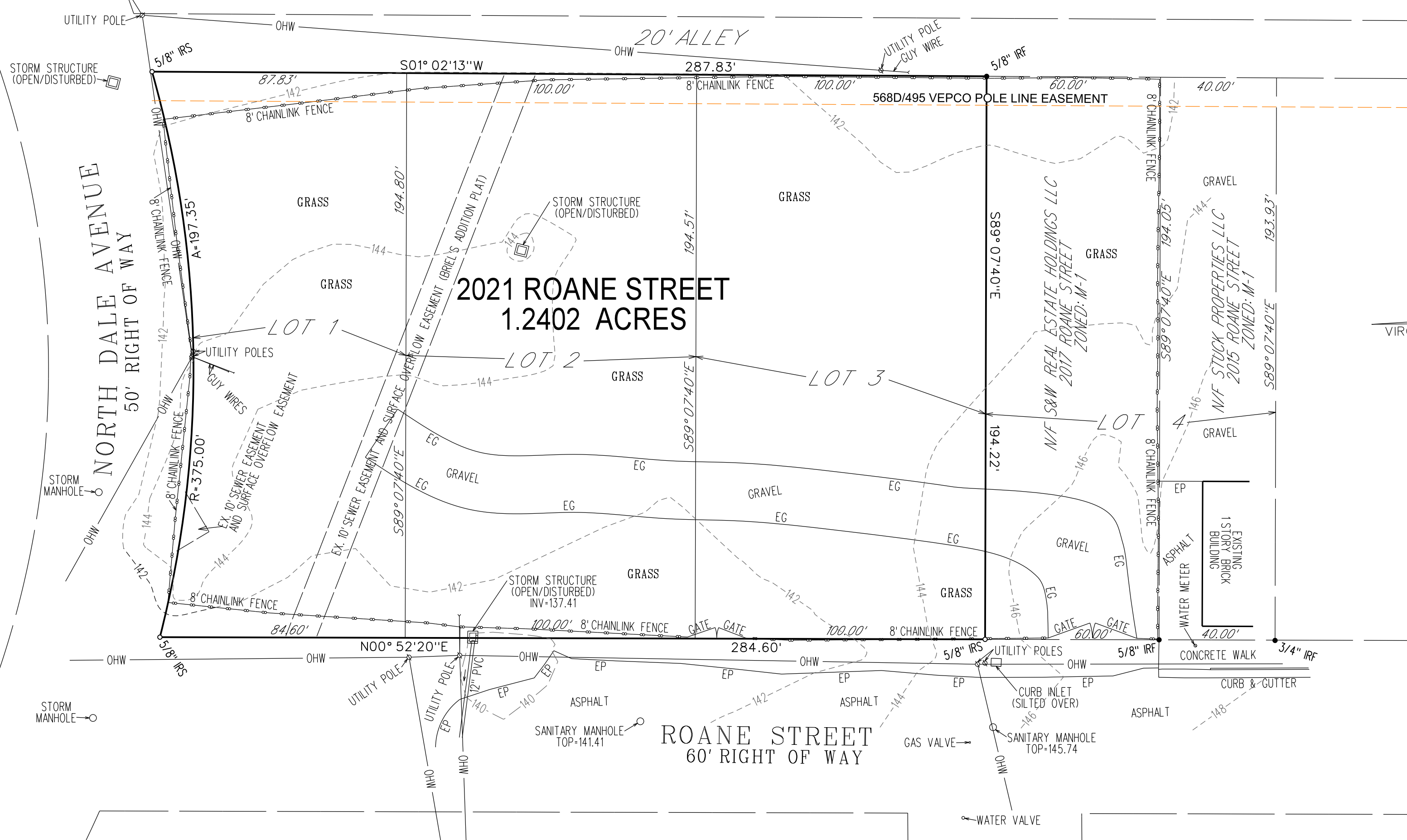
Lory Markham

Enclosures

cc: The Honorable Ann-Frances Lambert, 3<sup>rd</sup> District Council Representative  
Matthew Ebinger, Secretary to the City Planning Commission

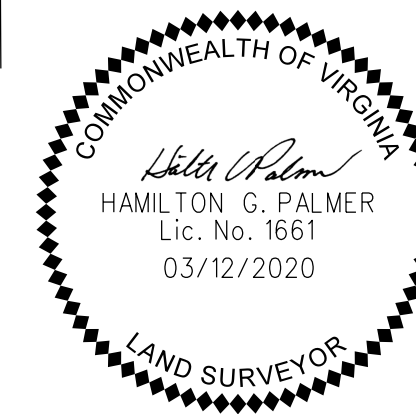
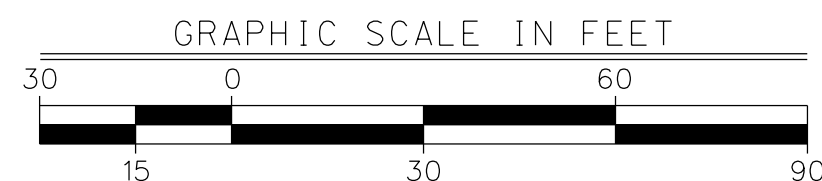


N/F CITY OF RICHMOND SCHOOL BOARD  
ZONED: R-5



#### NOTES

1. TITLE REPORT FURNISHED, EASEMENTS NOT SHOWN MAY EXIST.
2. BOUNDARY AND TOPOGRAPHIC SURVEY BY THIS FIRM MARCH, 2020
3. THIS SITE APPEARS TO BE IN CURRENT USE AS A STAGING AREA FOR LOADING, UNLOADING AND PARKING/STORAGE OF VEHICLES AND CONSTRUCTION EQUIPMENT.
4. MERIDIAN BASED ON VIRGINIA GRID NORTH, NORTH AMERICAN DATUM 1983.
5. PROPERTY SHOWN HEREON IS LOTS 1, 2, AND 3 CHAMBERLAYNE INDUSTRIAL PARK AS SHOWN IN CITY OF RICHMOND, VIRGINIA LAND RECORDS.
6. "PLAN SHOWING RELOCATION OF SURFACE EASEMENTS IN BRIEL'S ADDITION" AND AS REFERENCED IN DB 561D AT PAGE 412 NOT FURNISHED.



BOUNDARY AND TOPOGRAPHIC SURVEY  
ON  
**LOTS 1, 2, AND 3 BLOCK 'A'**  
**CHAMBERLAYNE INDUSTRIAL PARK**  
CITY OF RICHMOND, VIRGINIA

<b>HGP, INC.</b> PURINA TOWER SUITE 100 401 CHARLES STREET FREDERICKSBURG, VIRGINIA 22401 PH (540)371-5171 Email: HPALMER@HGP.BIZ LAND SURVEYING -- CONSULTING -- PLANNING -- SUBDIVISIONS BOUNDARIES -- TOPOGRAPHY -- BASE MAPPING -- GEODETIC CONTROL	© SCALE : 1" = 30' DATE: 03/12/2020
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**City of Richmond  
Department of Planning  
& Development Review**

**Special Use Permit**

**LOCATION:** 2017 and 2021 Roane Street

**APPLICANT:** Dodson Development

**COUNCIL DISTRICT:** 3

**PROPOSAL:** To rezone the properties known as 2017 and 2021 Roane Street from the M-1 Light Industrial District to the B 7 Mixed Use Business District.

*For questions, please contact David Watson  
at 804-646-1036 or [David.Watson@rva.gov](mailto:David.Watson@rva.gov)*

