



Legislation Details (With Text)

**File #:** ORD. 2022-343    **Version:** 2    **Name:**

**Type:** Ordinance    **Status:** Adopted

**File created:** 8/25/2022    **In control:** City Council

**On agenda:** 12/5/2022    **Final action:** 12/12/2022

**Title:** To rezone the property known as 2100 Bainbridge Street from the R-7 Single- and Two-Family Urban Residential District to the B-7 Mixed-Use Business District. (5th District)

**Sponsors:** Mayor Stoney (By Request)

**Indexes:**

**Code sections:**

**Attachments:** 1. Ord. No. 2022-343, 2. Staff Report, 3. Application Form and Applicant's Report, 4. Survey, 5. Map, 6. Letter of Support

| Date       | Ver. | Action By           | Action                   | Result |
|------------|------|---------------------|--------------------------|--------|
| 12/12/2022 | 2    | City Council        | adopted                  | Pass   |
| 12/5/2022  | 2    | Planning Commission | recommended for approval |        |
| 11/14/2022 | 2    | City Council        | introduced and referred  |        |

To rezone the property known as 2100 Bainbridge Street from the R-7 Single- and Two-Family Urban Residential District to the B-7 Mixed-Use Business District. (5<sup>th</sup> District)

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “Map Showing the Improvements on No. 2100 Bainbridge Street in the City of Richmond, VA,” prepared by Virginia Surveys, dated April 2, 2022, and revised May 13, 2022, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 2100 Bainbridge Street, with Tax Parcel No. S000-0413/001 as shown in the 2022 records of the City Assessor, is excluded from the R-7 Single- and Two-Family Urban Residential District and shall no longer be subject to the provisions of sections 30-413.1 through 30-413.9 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.

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

**O & R Request**

**DATE:** October 17, 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 property known as 2100 Bainbridge Road from the R-7 Single and Two-Family Urban Residential District to the B-7 Mixed-Use Business District.

**ORD. OR RES. No.**

**PURPOSE:** To rezone the property known as 2100 Bainbridge Road from the R-7 Single and Two-Family Urban Residential District to the B-7 Mixed-Use Business District.

**REASON:** The applicant is requesting to rezone from the R-7 Single and Two-Family Urban Residential 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 property consists of .852 acres of land. The properties are located in the Swansboro Neighborhood at the corner of Bainbridge Street and West 21<sup>st</sup> Street.

The City’s Richmond 300 Master Plan designates these parcels as Industrial Mixed Use. Such areas are intended to include “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.”

**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 Application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** November 14, 2022

**CITY COUNCIL PUBLIC HEARING DATE:** December 12, 2022

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, December 5, 2022

**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 and Narrative, Survey, Map

**STAFF:** David Watson AICP, Senior Planner, Land Use Administration (Room 511) 646-1036

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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