



## Legislation Details (With Text)

**File #:** ORD. 2021-103    **Version:** 1    **Name:**

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

**File created:** 2/22/2021    **In control:** City Council

**On agenda:** 5/3/2021    **Final action:** 5/10/2021

**Title:** To rezone the property known as 711 Dawn Street from the M-1 Light Industrial District to the B-7 Mixed-Use Business District. (3rd District)

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

**Indexes:**

**Code sections:**

**Attachments:** 1. Ord. No. 2021-103, 2. Staff Report, 3. Application Form & Applicant's Report, 4. Survey, 5. Map

Date	Ver.	Action By	Action	Result
5/10/2021	1	City Council	adopted	Pass
5/3/2021	1	Planning Commission	recommended for approval	
4/12/2021	1	City Council	introduced and referred	

To rezone the property known as 711 Dawn Street from the M-1 Light Industrial District to the B-7 Mixed-Use Business District. (3<sup>rd</sup> District)

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “Dawn Street Apartments, 711 Dawn Street, Richmond, Virginia,” prepared by vhb, and dated November 17, 2020, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 711 Dawn Street, with Tax Parcel No. N000-0442/005 as shown in the 2021 records of the City Assessor, is 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 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:** March 15, 2021

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (Mayor, by Request)

(This is 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 711 Dawn Street from the M-1 Light Industrial District to the B-7 Mixed-Use Business District.

**ORD. OR RES. No.**

**PURPOSE:** To rezone the property known as 711 Dawn Street from the M-1 Light Industrial District to the B-7 Mixed-Use Business District.

**REASON:** The applicant is requesting a rezoning for future infill development that follows the requirements of the B-7 Mixed-Use Business 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 May 3, 2021, meeting.

**BACKGROUND:** The property is located in the Chamberlayne Industrial Center neighborhood at the corner of Dawn Street and Tazwell Street. The property is currently improved with a 4,597 sq. ft. building and a 2,346 sq. ft. building, both of which are situated on a 24,000 sq. ft. (.55 acre) parcel of land. The applicant is intending to construct a new mixed-use building to be used as affordable, multi-family housing with commercial uses on the ground level.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Industrial Mixed-Use. Such 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." A mix of building types with low-scale, post-industrial buildings that are adapted for a new use are adjacent to new taller residential and/or office buildings. These areas allow "maker uses" to continue while encouraging more individuals to live, work, and play in the area. Buildings should have street-oriented façades with windows and door openings along street frontages. New light industrial uses are compatible with residential and office uses, and are attractively buffered. New developments continue or introduce a gridded street pattern to increase connectivity. 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. Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveway entrances are prohibited on priority and principal street frontages and minimal driveway entrances are allowed on secondary streets. Vehicular access to parcels should use alleys where possible. Loading for trucks must be provided off-street. Parking lots and parking areas should be located to the rear of street-facing buildings. Medium- to high density, three to eight stories.

**Primary Uses:** Retail/office/personal service, multi-family residential, cultural, and open space.  
**Secondary Uses:** Institutional and government. (p. 62)

The current zoning for this property is M-1 Light Industrial. All adjacent properties are located within the same M-1 Zone.

**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:** April 12, 2021

**CITY COUNCIL PUBLIC HEARING DATE:** May 10, 2021

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
May 3, 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

**Key Issues:**

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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