City of Richmond

900 East Broad Street
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Richmond, VA 23219
www.rva.gov

Legislation Details (With Text)

File #:	ORD. 2024-013	**Version:**	1	**Name:**	
Type:	Ordinance			**Status:**	Adopted
File created:	12/13/2023			**In control:**	City Council
On agenda:	2/12/2024			**Final action:**	2/12/2024
Title:	To rezone the property known as 809 Oliver Hill Way from the M-1 Light Industrial District to the TOD-1 Transit-Oriented Nodal District. (6th District)				
Sponsors:	Mayor Stoney (By Request)				
Indexes:					
Code sections:					
Attachments:	1. Ord. No. 2024-013, 2. Staff Report, 3. Application Documents				

Date	Ver.	Action By	Action	Result
2/12/2024	1	City Council		
2/6/2024	1	Planning Commission	recommended for approval	
1/8/2024	1	City Council	introduced and referred	

To rezone the property known as 809 Oliver Hill Way from the M-1 Light Industrial District to the TOD-1 Transit-Oriented Nodal District. (6th District)

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled "ALTA/NSPS Land Title Survey, 809 Oliver Hill Way, City of Richmond, Richmond VA," prepared by Titan USA Commercial Real Estate Services, dated April 3, 2019, and last revised June 22, 2019, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 809 Oliver Hill Way, with Tax Parcel No. E000-0318/003 as shown in the 2024 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 TOD-1 Transit-Oriented Nodal District and shall be subject to the provisions of sections 30-457.1 through 30-457.10 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.

City of Richmond
Intracity Correspondence

O&R Transmittal
DATE: December 4, 2023

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (by request)
(This is no way reflects a recommendation on behalf of the Mayor)

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

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To rezone the property known as 809 Oliver Hill Way from the M-1 Light Industrial District to the TOD-1 Transit-Oriented Nodal District.

ORD. OR RES. No.

PURPOSE: The applicant is requesting to rezone the property known as 809 Oliver Hill Way from the M-1 Light Industrial District to the TOD-1 Transit-Oriented Nodal District. The proposed TOD-1 Transit-Oriented Nodal District will allow for mixed-use development including but not limited to residential and commercial uses on the properties. The TOD-1 encourages dense, walkable, transit-oriented development, enhancing the character of development along principal corridors, at key gateways, and at nodes of high activity located near transit service, bicycle infrastructure, and pedestrian friendly streetscapes. For this reason, the TOD-1 Transit-Oriented Nodal District classification is desired as an alternative to M-1 designation.

BACKGROUND:

The property consists of one parcel totaling 1.955 acres. The property is situated in the Upper Shockoe Valley neighborhood and fronts O Street to the north, N 18th Street to the east, and Oliver Hill Way to the west. The project is immediately adjacent to the Leigh St Viaduct which above O Street to the north.

The City's Richmond 300 Master Plan designates these parcels as Destination Mixed-Use. Primary uses of this designation include retail/office/ personal service, multi-family residential, cultural, and open space.

COMMUNITY ENGAGEMENT: The Shockoe Partnership and Union Hill neighborhood associations were notified of the application; additional community notification will take place after introduction.

STRATEGIC INITATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan; Ordinance to

be considered by the Planning Commission on February 5, 2024 (tentative)

FISCAL IMPACT: $1,600 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: January 8, 2024

CITY COUNCIL PUBLIC HEARING DATE: February 12, 2024

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Survey, Map

STAFF:

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