



## Legislation Text

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**File #:** ORD. 2024-012, **Version:** 1

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To conditionally rezone the properties known as 4400 East Main Street and 4500 Old Main Street from the M-2 Heavy Industrial District to the TOD-1 Transit-Oriented Nodal District, upon certain proffered conditions. (7<sup>th</sup> District)

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “ALTA/ACSM Land Title Survey Showing Existing Improvements to Three Tracts of Land Situated at the Northeast, Southeast and Southwest Corners of the Intersection of Nicholson and East Main Streets, City of Richmond, Virginia,” prepared by Shadrach & Neal, inc., and dated January 24, 2008, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 4400 East Main Street, with Tax Parcel Number E000-0996/001 as shown in the 2024 records of the City Assessor, is excluded from the M-2 Heavy Industrial District and shall no longer be subject to the provisions of sections 30-454.1 through 30-454.6 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. That, as shown on the survey entitled “Plat of Division Creating Two Parcels of Land Situated at the Northwest Corner of Orleans Street and East Main Street, City of Richmond, Virginia,” prepared by Shadrach & Neal, inc., and dated December 5, 2007, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 4500 Old Main Street, with Tax Parcel Number E000-0996/003 as shown in the 2024 records of the City Assessor, is excluded from the M-2 Heavy Industrial District and shall no longer be subject to the provisions of sections 30-454.1 through 30-454.6 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.

§ 3. That the rezonings set forth in sections 1 and 2 of this ordinance shall be conditioned upon the compliance by the owner or owners with all of the proffered conditions contained in the document entitled “Proffer Statement,” dated October 31, 2023, a copy of which is attached to, incorporated into, and made a part of this ordinance. These conditions, having been proffered by the owner or owners and accepted by the City, shall continue in full force and effect until a subsequent amendment to the City’s zoning ordinance changes the zoning of the parcels rezoned by this ordinance and specifically repeals such conditions.

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