



# City of Richmond

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

## Legislation Text

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**File #:** ORD. 2021-085, **Version:** 2

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To conditionally rezone the property known as 1801 East Main Street from the M-1 Light Industrial District to the TOD-1C Transit-Oriented Nodal District (Conditional), upon certain proffered conditions. (7<sup>th</sup> District)  
THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “ALTA/NSPS Land Title Survey Showing Existing Improvements to # 1801 East Main Street, City of Richmond, Virginia,” prepared by Shadrach & Associates LLC, dated April 9, 2020, and last revised October 22, 2020, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 1801 East Main Street, with Tax Parcel No. E000-0133/001 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 TOD-1C Transit-Oriented Nodal District (Conditional) 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 the rezoning set forth in section 1 of this ordinance shall be conditioned upon the compliance by the owner or owners with all of the proffered conditions contained in the agreement entitled “Case No. RZON-084798-2021, Proffered Conditions,” and dated [~~February 8~~] May 17, 2021, 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 parcel rezoned by this ordinance and specifically repeals such conditions.

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

### O & R Request

**DATE:** February 22, 2021

**EDITION:** 1

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

**THROUGH:** The Honorable Levar M. Stoney, Mayor (Patron: 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 conditionally rezone the property known as 1801 East Main Street from the M-1 Light Industrial District to the TOD-1C Transit-Oriented Nodal District (Conditional), upon certain proffered conditions.

**ORD. OR RES. No.** 2021-\_\_

**PURPOSE:** To conditionally rezone the property known as 1801 East Main Street from the M-1 Light Industrial District to the TOD-1C Transit-Oriented Nodal District (Conditional), upon certain proffered conditions.

**REASON:** The applicant is requesting to conditionally rezone the property to TOD-1C Transit-Oriented Nodal District (Conditional), which allows for dense, walkable transit-oriented mixed-use development whereas the current M-1 Light Industrial District does not permit dwelling uses and permits industrial uses not permitted under the TOD-1 regulations and a form of development not respectful of the urban environment. The “Proffered Conditions” being offered as a condition of the rezoning require that new buildings be stepped back above four stories and also requires that a horizontal design element be incorporated on the building wall facing East Main Street at the location of the initial step-back.

**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 April 19, 2021, meeting.

**BACKGROUND:** The proposed rezoning would include a single parcel of land located at the southeast corner of East Main Street and South 18<sup>th</sup> Street, in the Shockoe Bottom neighborhood. The total land area of the parcel is 24,308 square feet, or 0.558 acres. The property is improved with a surface parking area and also contains a 1-story frame temporary trailer positioned on cinderblocks.

Richmond 300 recommends a future land use of “Destination Mixed-Use” for the property. The primary uses envisioned for Destination Mixed-Use are retail/office/personal service, multi-family residential, cultural, and open space. Secondary uses are institutional and government. The development style envisioned is higher-density, transit-oriented on vacant or underutilized sites. New development should be urban in form, may be of larger scale than the existing context, and should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place, with many vertically mixed-use buildings. A gridded street pattern should be continued or introduced to increase connectivity. Ground floor uses are envisioned to engage with and enliven the street through windows, doors, storefronts and other features that allow transparency and interaction between building and street. The recommended intensity is

high with new buildings typically a minimum of five stories. Pedestrian, bicycle and transit access must be prioritized.

The property is also located within the “Downtown - Shockoe” primary growth node, which envisions the area as a national destination for historic tourism, education and interpretation as well as a regional and neighborhood destination. New development should complement historic sites and support public space amenities such as the 17<sup>th</sup> Street Farmer’s Market Plaza, the Low Line, and a new park. Uses around Main Street Station support the bustle of a train station with amenities that serve commuters, visitors, residents and employment base. A “primary next step” is creating the Shockoe Small Area Plan, which is currently under development. The portions of both S 18<sup>th</sup> Street and E Main Street that abut the property are both designated as “Major Mixed-Use Streets” on the Street Typologies Map.

The property is currently located in the M-1 Light Industrial District, which permits a variety of commercial and light industrial uses. Auto-oriented uses including auto repair and sales, drive-up facilities, and fuel dispensing are permitted under the current M-1 Light Industrial District. Dwelling uses are not permitted in the current M-1 Light Industrial District. The portion of East Main Street that abuts the property is designated as street-oriented commercial.

Properties to the west and north are located within the B-5 Central Business District. Properties to the east and south are also located within the M-1 Light Industrial District. Commercial and mixed-use buildings occupy properties along the East Main Street frontage to the east, west and north of the subject property. Multifamily buildings are located on two adjacent parcels- one fronting on South 18<sup>th</sup> Street and the other fronting on South 19<sup>th</sup> Street.

**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:** March 22, 2021

**CITY COUNCIL PUBLIC HEARING DATE:** April 26, 2021

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, April 19, 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:** Application Form, Applicant's Report, Draft Ordinance, Survey, Map, Proffered Conditions

**STAFF:** Richard Saunders, Senior Planner  
Land Use Administration (Room 511) 646-5648

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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