File #: ORD. 2021-281, **Version:** 2

To rezone the properties known as 1903 Chamberlayne Parkway and 1900 Roane Street from the M-1 Light Industrial District to the B-7 Mixed-Use Business District. (3rd District)
THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the plat entitled "ALTA/NSPS Land Title Survey of Two Parcels Containing 3.713 Acres of Land Known as #1903 Chamberlayne Parkway and #1900 Roane Street, Being Parcels: N000-0444/001 & N000-0444/003, City of Richmond, Virginia," prepared by Balzer & Associates, and dated February 22, 2021, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2021 records of the City Assessor, are 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 are 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:

1903 Chamberlayne Parkway	Tax Parcel No. N000-0444/001
1900 Roane Street	Tax Parcel No. N000-0444/003

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

O & R Request

DATE: August 31, 2021 **EDITION:** 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)
(This in 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 properties known as 1903 Chamberlayne Parkway and 1900 Roane Street from the M-1 Light Industrial District to the B-7 Mixed-Use Business District

ORD. OR RES. No.

PURPOSE: To rezone the properties known as 1903 Chamberlayne Parkway and 1900 Roane Street from the M-1 Light Industrial District to the B-7 Mixed-Use Business District

REASON: The applicant is requesting to rezone the combined 3.713 acres from the M-1 Light Industrial District to the B-7 Mixed-Use District in order to redevelop the property in a manner consistent 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. This item will be scheduled for consideration by the Commission at its October 18, 2021 meeting.

BACKGROUND: The combined 3.713 acres are located at the intersection of Chamberlayne Avenue and Tazewell Street. The properties are improved with an 11,866 square foot structure and paved parking. The subject properties and most surrounding properties are located in the M-1 Light Industrial District. Recent land use cases in the area have authorized mixed uses.

The Richmond 300 Master Plan recommends Industrial Mixed-Uses for the property which are described as 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.

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.

Secondary Uses: Institutional and government.

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: $1,800 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: September 27, 2021

CITY COUNCIL PUBLIC HEARING DATE: November 8, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: None

AFFECTED AGENCIES: Office of Chief Administration 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

STAFF: David Watson, Senior Planner, Land Use Administration, 804-646-1036
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Key Issues:
Retain on Consent Agenda
Move to Regular Agenda
Refer Back to Committee
Remove from Council Agenda
Strike Withdrawn Continue to: