



# 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. 2021-283, **Version:** 1

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To rezone the property known as 2723 East Cary Street from the M-2 Heavy Industrial District to the B-5 Central Business District. (7<sup>th</sup> District)

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “Topographic Survey of 2723 E. Cary Street, Richmond, Virginia.,” prepared by McKnight & Associates, P.C., and dated December 15, 2015, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 2723 East Cary Street, with Tax Parcel No. E000-0443/001 as shown in the 2021 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 B-5 Central Business District and shall be subject to the provisions of sections 30-442.1 through 30-442.7 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:** August 25, 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 rezone the property known as 2723 East Cary Street from the M-2 Heavy Industrial District to the B-5 Central Business District.

**ORD. OR RES. No.**

**PURPOSE:** To rezone the property known as 2723 East Cary Street from the M-2 Heavy Industrial District to the B-5 Central Business District.

**REASON:** The applicant is requesting to rezone the property to B-5 Central Business District, which allows for walkable, mixed-use development with building heights of up to five stories. The current M-2 Heavy Industrial District does not permit residential uses and allows for heavy industrial uses.

**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 proposed rezoning would include a single parcel of land located at the southwest corner of East Cary Street and Pear Street, in the Shockoe Bottom neighborhood. The total land area of the parcel is 12,641 square feet, or 0.290 acres. The property is currently unimproved.

Richmond 300 recommends a future land use of “Corridor Mixed-Use” for the property. The primary uses envisioned for Corridor Mixed-Use are retail/office/personal service, multi-family residential, cultural, and open space. Secondary uses are single-family houses, institutional and government uses. The development style envisioned varies depending on historic densities and neighborhood characteristics. Future development should generally complement the existing context. New developments continue or introduce a gridded street pattern 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 generally two to ten stories, based on street widths and historic context and stepping down in height adjacent to residential areas. New buildings taller than the existing context should step back from the build-to line after matching the height of the predominant cornice line of the block. Pedestrian, bicycle and transit access must be prioritized.

The property is currently located in the M-2 Heavy Industrial District, which does not permit dwelling units, and permits a variety of heavy and light industrial uses and auto-oriented uses, including heavy manufacturing, warehousing, and drive-up uses. The proposed B-5 Central Business District permits a variety of uses, including dwelling units, and does not permit industrial uses or auto-oriented uses. The B-5 District has form based requirements to ensure that new developments are pedestrian-oriented.

Properties to the west and south are also located in the M-2 Heavy Industrial District. Properties to the north are located in the B-5 Central Business District. Properties to the east are located in both the B-5 Central Business District and the M-1 Light Industrial District. Multi-family developments are located to the north and a new multi-family building is currently under construction to the east. Surface parking areas are located to the west, and Great Shiplock Park is located to the south, across a CSX rail line and Dock 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:** September 27, 2021

**CITY COUNCIL PUBLIC HEARING DATE:** November 8, 2021

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
October 18, 2021

**AFFECTED AGENCIES:** Office of the 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

**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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