



# 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. 2021-149, **Version:** 1

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To rezone the properties known as 2116 East Main Street, 2126 East Main Street, and 16 North 22<sup>nd</sup> Street from the M-1 Light 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 “Plat Showing Improvements on Three Parcels Situated on the North Line of East Main Street and the West Line of North 22<sup>nd</sup> Street, in the City of Richmond, Virginia.,” prepared by McKnight & Associates, P.C., and dated November 10, 2015, 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-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:

2116 East Main Street	Tax Parcel No. E000-0226/023
2126 East Main Street	Tax Parcel No. E000-0226/021
16 North 22 <sup>nd</sup> Street	Tax Parcel No. E000-0226/012

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

### O & R Request

**DATE:** April 23, 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 properties known as 2116 East Main Street, 2126 East Main Street and 16 North 22nd Street from the M-1 Light Industrial District to the B-5 Central Business District.

**ORD. OR RES. No.**

**PURPOSE:** To rezone the properties known as 2116 East Main Street, 2126 East Main Street and 16 North 22nd Street from the M-1 Light Industrial District to the B-5 Central Business District.

**REASON:** The applicant is requesting to rezone the properties to B 5 Central Business District, which allows dwelling units and supports a more urban form of development whereas the current M-1 Light Industrial District does not permit dwelling uses and permits a variety of light industrial and auto-oriented uses not permitted under the B 5 regulations.

**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 June 21, 2021, meeting.

**BACKGROUND:** The proposed rezoning would include a three parcels of land located at the northwest corner of East Main Street and North 22nd Street. The total land area of the parcels is 27,500 square feet, or 0.63 acres. The property is improved with a multi-family building along N 22nd Street and a commercial building and surfacing parking area along East Main Street.

The Richmond 300 Master Plan 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 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 17th 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 properties are currently located in the M-1 Light Industrial District. The M-1 district permits a variety of light industrial uses that generate truck traffic. Auto oriented uses including auto repair and sales, drive up facilities, and fuel dispensing are permitted under the M-1 Light Industrial. Dwelling uses are not permitted in

the M 1 Heavy Industrial District, and the existing multi-family use was authorized by a special use permit.

Properties to the north and south are located in the B-5 Central Business District. The property located directly to the west is also located in the M-1 Light Industrial District, with the remaining properties on the block being located in the B-5 Central Business District. Retail, personal service, office and restaurant uses are located within the same block to the west, in some cases with dwelling units on the upper floors. Additional commercial uses are located to the south, east and north, with multiple multi-family buildings located within a couple blocks.

**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:** May 24, 2021

**CITY COUNCIL PUBLIC HEARING DATE:** June 28, 2021

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
June 21, 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

**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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