



# City of Richmond

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

## Legislation Text

**File #:** ORD. 2019-143, **Version:** 1

To rezone the properties known as 10, 14 and 18 East Canal Street and 108½, 110, 112, 112½, 114, 114½, 116, 118 and 120 South 1<sup>st</sup> Street from the M-1 Light Industrial District to the TOD-1 Transit-Oriented Nodal District, and the property known as 108 South 1<sup>st</sup> Street from the B-3 General Business District to the TOD-1 Transit-Oriented Nodal District.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “ALTA / NSPS Land Title Survey Showing Thirteen Parcels of Land Lying Between Canal Street and Cary Street on the West Line of First Street, City of Richmond, Virginia,” prepared by Jennings Stephenson P.C., dated February 8, 2019, and last revised March 5, 2019, 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 2019 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 (2015), as amended, and that the same are 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 (2015), as amended:

10 East Canal Street	Tax Parcel No. W000-0080/027
14 East Canal Street	Tax Parcel No. W000-0080/025
18 East Canal Street	Tax Parcel No. W000-0080/023
108½ South 1 <sup>st</sup> Street	Tax Parcel No. W000-0080/013
110 South 1 <sup>st</sup> Street	Tax Parcel No. W000-0080/014
112 South 1 <sup>st</sup> Street	Tax Parcel No. W000-0080/015
112½ South 1 <sup>st</sup> Street	Tax Parcel No. W000-0080/016
114 South 1 <sup>st</sup> Street	Tax Parcel No. W000-0080/017
114½ South 1 <sup>st</sup> Street	Tax Parcel No. W000-0080/018
116 South 1 <sup>st</sup> Street	Tax Parcel No. W000-0080/019
118 South 1 <sup>st</sup> Street	Tax Parcel No. W000-0080/020
120 South 1 <sup>st</sup> Street	Tax Parcel No. W000-0080/021

§ 2. That, as shown on the survey entitled “ALTA / NSPS Land Title Survey Showing Thirteen Parcels of Land Lying Between Canal Street and Cary Street on the West Line of First Street, City of Richmond, Virginia,” prepared by Jennings Stephenson P.C., dated February 8, 2019, and last revised March 5, 2019, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 108 South 1<sup>st</sup> Street, with Tax Parcel Number W000-0080/012 as shown in the 2019 records of the City Assessor, is excluded from the B-3 General Business District and shall no longer be subject to the provisions of sections 30-438.1 through 30-438.5 of the Code of the City of Richmond (2015), 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 (2015), as amended.

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

### **O & R Request**

**DATE:** April 29, 2019

**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:** Selena Cuffee-Glenn, Chief Administrative Officer

**THROUGH:** Sharon Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

**FROM:** Mark A. Olinger, Director, Department of Planning and Development Review

**RE:** To rezone properties known as 10, 14, and 18 East Canal Street; and 108½, 110, 112, 112½, 114, 114½, 116, 118, and 120 South 1<sup>st</sup> Street from the M-1 Light Industrial District to the TOD-1 Transit-Oriented Nodal District, and 108 South 1<sup>st</sup> Street from the B-3 General Business District to the TOD-1 Transit-Oriented Nodal District.

**ORD. OR RES. No.**

**PURPOSE:** To rezone properties known as 10, 14, and 18 East Canal Street; and 108½, 110, 112, 112½, 114,

114½, 116, 118, and 120 South 1<sup>st</sup> Street from the M-1 Light Industrial District to the TOD-1 Transit-Oriented Nodal District, and 108 South 1<sup>st</sup> Street from the B-3 General Business District to the TOD-1 Transit-Oriented Nodal District.

**REASON:** The applicant is requesting to rezone thirteen parcels with a total acreage of 0.663 acres parcel from the M-1 Light Industrial and B-3 General Business Districts to the TOD-1 Transit Oriented Nodal District in order to facilitate redevelopment consistent with the City of Richmond Downtown Plan and the Pulse Corridor 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 June 17, 2019, meeting. A letter outlining the Commission’s recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property consists of 13 parcels totaling 0.633 acres, and are located in the Monroe Ward neighborhood of the Downtown Planning District and Arts District Station Area. The property is currently improved with surface parking.

The district regulations of the TOD-1 Transit-Oriented Nodal Zoning District are intended to encourage redevelopment and place-making, including adaptive reuse of underutilized buildings, to create a high-quality urban realm. They are intended to improve streetscape character by providing continuity of building setbacks, to enhance public safety by encouraging an active pedestrian environment consistent with the mixed-use character of the district by providing for windows in building facades along street frontages, and to promote an environment that is safe for walking and biking (Sec. 30-457.1, Zoning Ordinance). The TOD-1 zoning designation is consistent with the city-initiated Monroe Ward rezoning which is currently being undertaken by Planning and Development Review staff.

The Pulse Corridor Plan calls for a future land use designation of downtown mixed-use, in which the central business district of the Richmond region features high-density development with office buildings, apartments, and a mix of complementary uses, including regional destinations. Higher-density pedestrian- and transit-oriented development encouraged on vacant or underutilized sites; new development should be urban in form and may be of larger scale than existing context. Active commercial ground floor uses required on street-oriented commercial frontages. Active ground floor uses and design required on priority street frontages. Driveway entrances required to be off alleys whenever possible; new driveways prohibited on street-oriented commercial and priority street frontages. Little to no setback of new development unless to create pedestrian-oriented amenities like plazas and outdoor dining. Surface parking prohibited as a principal use; when surface parking is provided as an accessory use, it should be located to the rear of buildings and screened by shade trees. Parking requirements are substantially less in these areas than other areas of the city and are largely eliminated (p. XI).

Specifically for Monroe Ward, the Pulse Plan future land use vision states “the downtown mixed-uses... throughout Monroe Ward encourage the redevelopment of surface parking lots and underutilized buildings into high-density building that focus on creating walkable environments with active ground floors, appropriate streetscape, and minimal driveway entrances” (p. 84).

Properties abutting to the north contain parking uses as well as two professional offices on properties zoned B-3 General Business. To the east, across South 1<sup>st</sup> Street are apartments on property zoned B-5 Central Business District. Across E. Canal Street to the south is the I-195 Downtown Expressway corridor on property zoned M-

1 Light Industrial. Abutting to the west is property containing an office warehouse located within the M-1 Light Industrial District.

**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 28, 2019

**CITY COUNCIL PUBLIC HEARING DATE:** June 24, 2019

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, June 17, 2019

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)  
City Assessor (for preparation of mailing labels for public notice)

**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:** David Watson, Senior Planner, Land Use Administration, 804-646-1036

**Key Issues:**

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

Continue to: