



City of Richmond

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

Legislation Text

File #: ORD. 2021-077, **Version:** 1

To rezone the properties known as 600 Commerce Road, 602 Commerce Road, and 606 Commerce Road from the M-2 Heavy Industrial District to the TOD-1 Transit-Oriented Nodal District. (6th District)
THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “ALTA / NSPS Land Title Survey, Sisters Cafe, Project #20-5306-Site #001, 600, 602 and 606 Commerce Road, Richmond, VA,” prepared by CreSurveys, date June 8, 2020, and last revised September 15, 2020, 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-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 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 (2020), as amended:

600 Commerce Road	Tax Parcel No. S000-0325/001
602 Commerce Road	Tax Parcel No. S000-0325/002
606 Commerce Road	Tax Parcel No. S000-0325/003

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

O & R Request

DATE: February 8, 2021

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, 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 600, 602, and 606 Commerce Road from the M-2 Heavy Industrial District to the TOD-1 Transit Oriented Nodal District.

ORD. OR RES. No.

PURPOSE: To rezone the properties known as 600, 602, and 606 Commerce Road from the M-2 Heavy Industrial District to the TOD-1 Transit Oriented Nodal District.

REASON: The applicant is requesting to rezone the property to the TOD-1 Transit Oriented Nodal District, which allows a greater range of uses and densities than the current M-2 Heavy Industrial District.

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 5, 2021 meeting.

BACKGROUND: The properties, together, consist of approximately 16,135 SF, or .38 acres, of land. The properties are located in the Old Town Manchester Neighborhood between Marx Street and Dinwiddie Avenue.

The City's Richmond 300 Master Plan designates these parcels as Destination Mixed-Use. Such areas are defined as key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements. This category is characterized by higher density, transit-oriented development encouraged on vacant or underutilized sites.

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

Secondary Uses: Institutional and government.

Currently, all adjacent properties are zoned the same M-2 Heavy Industrial, as well as some B-3, General Business District, in the vicinity.

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 8, 2021

CITY COUNCIL PUBLIC HEARING DATE: April 12, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, April 5, 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: Draft Ordinance, Application Form, Applicant's Report, Survey, Map

STAFF: Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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