



City of Richmond

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

Legislation Text

File #: ORD. 2023-139, **Version:** 1

To rezone the properties known as 1100 Semmes Avenue and 411 West 12th Street from the B-6 Mixed-Use Business District to the TOD-1 Transit-Oriented Nodal District, the property known as 1100 McDonough Street from the R-63 Multifamily Urban Residential District to the TOD-1 Transit-Oriented Nodal District, and the property known as 1000 Semmes Avenue from the RF-2 Riverfront 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 “Plat of Three Blocks Bound by Streets as Shown Containing 5.5271 Acres, City of Richmond, Virginia,” prepared by William J. Schmidt & Assoc., and dated April 15, 1989, 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 2023 records of the City Assessor, are excluded from the B-6 Mixed-Use Business District and shall no longer be subject to the provisions of sections 30-444.1 through 30-444.8 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:

1100 Semmes Avenue	Tax Parcel No. S000-0065/001
411 West 12 th Street	Tax Parcel No. S000-0065/024

§ 2. That, as shown on the survey entitled “Plat of Three Blocks Bound by Streets as Shown Containing 5.5271 Acres, City of Richmond, Virginia,” prepared by William J. Schmidt & Assoc., and dated April 15, 1989, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 1100 McDonough Street, with Tax Parcel No. S000-0064/008 as shown in the 2023 records of the City Assessor, is excluded from the R-63 Multifamily Urban Residential District and shall no longer be subject to the provisions of sections 30-419.1 through 30-419.11 of the Code of the City of Richmond (2020),

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 (2020), as amended.

§ 3. That, as shown on the survey entitled “Plat of Three Blocks Bound by Streets as Shown Containing 5.5271 Acres, City of Richmond, Virginia,” prepared by William J. Schmidt & Assoc., and dated April 15, 1989, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 1000 Semmes Avenue, with Tax Parcel No. S000-0045/009 as shown in the 2023 records of the City Assessor, is excluded from the RF-2 Riverfront District and shall no longer be subject to the provisions of sections 30-447.10 through 30-447.19 of the Code of the City of Richmond (2020), 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 (2020), as amended.

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

O & R Request

DATE: March 28, 2023

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Mayor, by Request)
(This is no way reflects a recommendation on behalf of the Mayor.)

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

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

FROM: Kevin J. Vonck, Director, Department of Planning and Development Review

RE: To rezone the properties known as 1000 Semmes Avenue, 1100 Semmes Avenue, 411 West 12th Street, and 1100 McDonough Street from the RF-1 Riverfront, B-6 Mixed-Use Business, and the R-63 Multifamily Urban Residential Districts, respectively, to the TOD-1 Transit Oriented Nodal District.

ORD. OR RES. No.

PURPOSE: To rezone the properties known as 1000 Semmes Avenue, 1100 Semmes Avenue, 411 West 12th Street, and 1100 McDonough Street from the RF-1 Riverfront, B-6 Mixed-Use Business, and the R-63 Multifamily Urban Residential Districts, re-spectively, to the TOD-1 Transit Oriented Nodal District.

REASON: The applicant is requesting a Rezoning for Tax Parcel Numbers S0000045/009, S0000065/001, S0000065/024, and S0000064/008, as shown in the 2022 records of the City Assessor, and exclude them from the RF-1 Riverfront, B-6 Mixed-Use Business, and the R-63 Multifamily Urban Residential Districts, respectively, and no longer make them subject to the provisions of sections 30-447.1 through 30-447.9, 30-434.1 through 30-434.5, and 30-444.1 through 30-444.8, respectively, of the Code of the City of Richmond (2020), as amended, and include each of them in the TOD-1 Transit Oriented Nodal District, subject to the provisions of sections 30-457.1 through 30-457.10.

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.

BACKGROUND: The properties are located in the Manchester neighborhood between Perry and Semmes Streets. The properties together are a total of 239,529 sq. ft. (5.5 acres) improved with a nine-story, 225,918 sq. ft. office building at 1000 Semmes Avenue, constructed in 1974.

The City’s Richmond 300 Master Plan designates a future land use for 1000 and 1100 Semmes Avenue, and 411 West 12th Street, as Destination Mixed Use. This designation is defined 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.”

Intensity: Buildings typically a minimum height of five stories.

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

Secondary Uses: Institutional and government. (p. 64)

The City’s Richmond 300 Master Plan designates a future land use for 1100 McDonough Street as Neighborhood Mixed Use. This designation is defined as “Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.”

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.

The current zoning for the properties is RF-1 Riverfront, B-6 Mixed-Use Business, and the R-63 Multifamily Urban Residential District. The surrounding land uses include primarily residential and commercial uses.

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: \$2,000 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: April 24, 2023

CITY COUNCIL PUBLIC HEARING DATE: May 22, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission May 15, 2023

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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