



City of Richmond

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

Legislation Text

File #: ORD. 2021-101, **Version:** 1

To rezone the property known as 103 East 2nd Street from the B-7 Mixed-Use Business District to the B-4 Central Business District, and the properties known as 104 East 2nd Street, 101 Stockton Street, and 121 Stockton Street from the M-2 Heavy Industrial District to the B-4 Central Business District. (6th District)

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “ ‘ALTA/NSPS Land Title Survey,’ Five Parcels of Land Located on the East and West Side of 2nd Street and the North Side of Stockton Street, Richmond, Virginia,” prepared by Timmons Group, and dated March 19, 2020, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 103 East 2nd Street, with Tax Parcel No. S000-0105/001 as shown in the 2021 records of the City Assessor, is excluded from the B-7 Mixed-Use Business District and shall no longer be subject to the provisions of sections 30-446.1 through 30-446.8 of the Code of the City of Richmond (2020), as amended, and that the same is included in the B-4 Central Business District and shall be subject to the provisions of sections 30-440.1 through 30-440.7 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended.

§ 2. That, as shown on the survey entitled “ ‘ALTA/NSPS Land Title Survey,’ Five Parcels of Land Located on the East and West Side of 2nd Street and the North Side of Stockton Street, Richmond, Virginia,” prepared by Timmons Group, and dated March 19, 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 B-4 Central Business District and shall be subject to the provisions of sections 30-440.1 through 30-440.7 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

104 East 2 nd Street	Tax Parcel No. S000-0104/004
101 Stockton Street	Tax Parcel No. S000-0101/012
121 Stockton Street	Tax Parcel No. S000-0104/005

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

O & R Request

DATE: April 12, 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 104 East 2nd Street, 121 Stockton Street, and 101 Stockton Street from the M-2 Heavy Industrial District, to the B-4 Central Business District and the property known as 103 East 2nd Street from the B-7 Mixed-Use Business District to the B-4 Central Business District.

ORD. OR RES. No.

PURPOSE: To rezone the properties known as 104 East 2nd Street, 121 Stockton Street, and 101 Stockton Street from the M-2 Heavy Industrial District, to the B-4 Central Business District and the property known as 103 East 2nd Street from the B-7 Mixed-Use Business District to the B-4 Central Business District.

REASON: The applicant is requesting to rezone the properties to B-4 Central Business District, which allows for dense, transit-oriented development with greater height than elsewhere in the region whereas the current M-2 Heavy Industrial District does not permit dwelling uses and permits a variety of industrial uses not permitted under the B-4 regulations and the B-7 Mixed-Use Business District permits less density and height than the B-4 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 May 3, 2021, meeting.

BACKGROUND: The proposed rezoning would include five parcels of land located at on both sides of East Second Street between Stockton Street and Decatur Street. The total land area of the parcels is 83,570 square feet, or 1.92 acres. The property is improved with several buildings (having been used for warehouse and retail purposes) and paved/unpaved parking areas.

The Richmond 300 Master Plan recommends a future land use of “Destination Mixed-Use” for the property. The primary uses envisioned for Destination Mixed-Use are retail/office/personal service, multi-family residential, cultural, and open space. Secondary uses are institutional and government. The development style envisioned is “higher-density, transit-oriented on vacant or underutilized sites. New development should be urban in form, may be of larger scale than the existing context, and should pay special attention to the historic character of the existing context.” The recommended intensity is high with new buildings typically a minimum

of five stories. Pedestrian, bicycle and transit access must be prioritized. The property is also located within the vicinity of the “Downtown-Manchester” primary growth node, which envisions the area as continuing to be a population center, with people and economic activity supporting a thriving business corridor along Hull Street. Hull Street, which is one block from the property, is designated as a “Future Enhanced Transit” corridor on the “Enhanced Transit Map.”

The properties are currently located in the M-2 Heavy Industrial District and B-7 Mixed-Use Business District. The M-2 district permits a variety of commercial and industrial uses, including heavy industrial uses that generate heavy truck traffic. Auto-oriented uses including auto repair and sales, drive-up facilities, and fuel dispensing are permitted under the M-2 Heavy Industrial. Dwelling uses are not permitted in the M-2 Heavy Industrial District. The B-7 district permits a variety of commercial uses and dwelling uses, however limits the height of new buildings to five stories.

Properties to the northeast are located in the M-2 Heavy Industrial District. Properties to southeast, southwest and northwest are located in the B-7 Mixed-Use Business District. Other industrial properties are located to the southwest towards the Maury Street I-95 interchange. CSX railroad and a Dominion Power substation are located to the northeast. A majority of the properties to the northwest and southwest are multi-family dwellings, with light industrial uses scattered intermittently.

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: \$1,600 application fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: April 12, 2021

CITY COUNCIL PUBLIC HEARING DATE: May 10, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
May 3, 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

Continue to: