Legislation Details (With Text)

File #:	ORD. 2021-210	**Version:**	1	**Name:**	
Type:	Ordinance			**Status:**	Adopted
File created:	6/21/2021			**In control:**	City Council
On agenda:	8/16/2021			**Final action:**	9/13/2021
Title:	To rezone the property known as 1003 Commerce Road from the M-2 Heavy Industrial District to the TOD-1 Transit-Oriented Nodal District. (6th District)				
Sponsors:	Mayor Stoney (By Request)				
Indexes:					
Code sections:					
Attachments:	1. Ord. No. 2021-210, 2. Staff Report, 3. Application Form & Applicant's Report, 4. Survey, 5. Map				

Date	Ver.	Action By	Action	Result
9/13/2021	1	City Council	adopted	Pass
8/16/2021	1	Planning Commission	recommended for approval	Pass
7/26/2021	1	City Council	introduced and referred	

To rezone the property known as 1003 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 plat entitled "ALTA/ACSM Survey of 1003 Commerce Road, City of Richmond, Virginia," prepared by Long Surveying, LLC, dated October 19, 2014, and last revised November 12, 2014, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 1003 Commerce Road with Tax Parcel No. S000-0388/004 as shown in the 2021 records of the City Assessor, is 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 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.

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

O & R Request

DATE: June 25, 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 property known as 1003 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 property known as 1003 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 August 16, 2021 meeting.

BACKGROUND: The property consists of approximately 151,153 SF, or 3.47 acres, of land and is improved with five buildings constructed between 1952 and 1970, totaling 67,492 sq. ft. The properties are located in the Oak Grove Neighborhood between Gordon and Dinwiddie Avenues.

The City's Richmond 300 Master Plan designates these parcels as Industrial Mixed Use. Such areas are defined as "formerly traditional industrial areas that are transitioning to mixed-use because of their proximity to growing neighborhoods and changes in market conditions. These areas may still retain some light industrial uses."

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.
Secondary Uses: Institutional and government. (p. 62)

Currently, all adjacent properties are zoned the same M-2 Heavy Industrial, as well as some M-1, Light Industrial to the south of the property.

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: $1,800 Application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: July 26, 2021

CITY COUNCIL PUBLIC HEARING DATE: September 13, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, August 16, 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 Continue to:

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