



Legislation Details (With Text)

**File #:** ORD. 2021-282    **Version:** 1    **Name:**

**Type:** Ordinance    **Status:** Adopted

**File created:** 8/18/2021    **In control:** City Council

**On agenda:** 10/18/2021    **Final action:** 11/8/2021

**Title:** To rezone the property known as 925 East 4th Street from the M-2 Heavy Industrial District to the B-7 Mixed-Use Business District. (6th District)

**Sponsors:** Mayor Stoney (By Request)

**Indexes:**

**Code sections:**

**Attachments:** 1. Ord. No. 2021-282, 2. Staff Report 925 E 4th St, 3. Survey, 4. Map

Date	Ver.	Action By	Action	Result
11/8/2021	1	City Council	adopted	Pass
10/18/2021	1	Planning Commission	recommended for approval	
9/27/2021	1	City Council	introduced and referred	

To rezone the property known as 925 East 4<sup>th</sup> Street from the M-2 Heavy Industrial District to the B-7 Mixed-Use Business District. (6<sup>th</sup> District)

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the plat entitled “Plat Showing 0.987 Acre of Land Lying on the West Line of 4<sup>th</sup> Street, City of Richmond, VA,” prepared by JenningStephenson, P.C., and dated October 7, 2019, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 925 East 4<sup>th</sup> Street, with Tax Parcel No. S000-0385/007 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 B-7 Mixed-Use Business District and shall be subject to the provisions of sections 30-446.1 through 30-446.8 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:** August 26, 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 925 East 4th Street from the M-2 Heavy Industrial District to  
the B-7 Mixed-Use Business District.

**ORD. OR RES. No.**

**PURPOSE:** To rezone the property known as 925 East 4th Street from the M-2 Heavy Industrial District to  
the B-7 Mixed-Use Business District.

**REASON:** The applicant is requesting to rezone the property to the B-7 Mixed-Use Business District, which  
allows a greater range of uses 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 October 18, 2021 meeting.

**BACKGROUND:** The property consists of approximately 42,689 SF, or .98 acres, of land and is improved  
with a building constructed 1969, totaling 7,600 sq. ft. The property is located in the Old Town Manchester  
Neighborhood between Gordon and Dinwiddie Avenues.

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."

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.  
Secondary Uses: Institutional and government. (p. 64)

Currently, all nearby properties are zoned the same M 2 Heavy Industrial, as well as some B-6 Mixed-Use  
Business District, direct adjacent to South and West 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:** \$1,500

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** September 27, 2021

**CITY COUNCIL PUBLIC HEARING DATE:** November 8, 2021

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission October 18, 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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