



Legislation Details (With Text)

File #:	ORD. 2021-331	Version:	1	Name:	
Type:	Ordinance	Status:		Adopted	
File created:	9/10/2021	In control:		City Council	
On agenda:	12/6/2021	Final action:		12/13/2021	
Title:	To rezone the property known as 4501 East Main Street from the RF-2 Riverfront District to the TOD-1 Transit-Oriented Nodal District. (7th District)				
Sponsors:	Mayor Stoney (By Request)				
Indexes:					
Code sections:					
Attachments:	1. Ord. No. 2021-331, 2. Staff Report 4501 E Main St, 3. Application Form & Applicant's Report, 4. Survey, 5. Map				

Date	Ver.	Action By	Action	Result
12/13/2021	1	City Council	adopted	Pass
12/6/2021	1	Planning Commission	recommended for approval	
11/8/2021	1	City Council	introduced and referred	

To rezone the property known as 4501 East Main Street from the RF-2 Riverfront District to the TOD-1 Transit-Oriented Nodal District.

(7th District)

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “ALTA/NSPS Land Title Survey Showing Existing Improvements to #4405 East Main Street, City of Richmond, Virginia,” prepared by Shadrach & Associates LLC, and dated April 7, 2021, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 4501 East Main Street with Tax Parcel No. E000-0990/028 as shown in the 2021 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.

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

O & R Request

DATE: September 13, 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 4501 East Main Street from the RF-2 Riverfront District to the
TOD-1 Transit Oriented Nodal District.

ORD. OR RES. No.

PURPOSE: To rezone the property known as 4501 East Main Street from the RF-2 Riverfront District to the
TOD-1 Transit Oriented Nodal District.

REASON: The applicant is requesting to rezone the property to the TOD-1 District, which requires, among
other requirements, less off-street parking and greater lot coverage than the current RF-2 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 November 1, 2021 meeting.

BACKGROUND: The property consists of approximately 80,817 SF, or 1.86 acres, of land. The property is
located in the Shockoe Bottom Neighborhood between East Main Street and the CSX Railroad Right of Way to
the East.

The City's Richmond 300 Master Plan designates these parcels as Corridor Mixed Use. Such areas are "found
along major commercial corridors and envisioned to provide for medium- to medium high-density pedestrian-
and transit-oriented development."

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

Secondary Uses: Single-family houses, institutional, and government. (p. 60)

Currently, most nearby properties are zoned M 2 Heavy Industrial. The adjacent property to the North is
currently zoned TOD-1.

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: October 11, 2021

CITY COUNCIL PUBLIC HEARING DATE: November 8, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission,
November 1, 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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