



## Legislation Details (With Text)

**File #:** ORD. 2022-159    **Version:** 2    **Name:**

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

**File created:** 4/6/2022    **In control:** City Council

**On agenda:** 7/18/2022    **Final action:** 7/25/2022

**Title:** To rezone the property known as 500 Maury Street 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. 2022-159, 2. Staff Report, 3. Application Form, 4. Applicant's Report, 5. Survey, 6. Civic Association Comments, 7. Map

Date	Ver.	Action By	Action	Result
7/25/2022	2	City Council	adopted	Pass
7/18/2022	2	Planning Commission	recommended for approval	
6/27/2022	2	City Council	continued and referred back	
6/21/2022	2	Planning Commission	recommended for continuance	
5/23/2022	2	City Council	introduced and referred	

To rezone the property known as 500 Maury Street from the M-2 Heavy Industrial District to the TOD-1 Transit-Oriented Nodal District. (6<sup>th</sup> District)

### THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “Survey of 6 Parcels of Land Located on the North Line of Albany Avenue, the East Line of E. 6<sup>th</sup> Street, the South Line of Maury Street, and the West Line of E. 5<sup>th</sup> Street Containing a Total of 1.839 Acres, Richmond, Virginia,” prepared by A. G. Harocopos and Associates, P.C., and dated January 10, 2022, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 500 Maury Street with Tax Parcel Number S000-0220/003 as shown in the 2022 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:** May 11, 2022

**EDITION:** 2

**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, 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 property known as 500 Maury Street 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 500 Maury Street 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 Orientated Nodal zone, which allows for dense, walkable transit oriented mixed use development that includes residential and commercial uses, minimal yards, open space requirements, and a maximum height of 12 stories; whereas, the current M-2 Heavy Industrial allows primarily industrial uses with no yard requirements and a maximum building height of 45 feet, greater if setback from the property line.

**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 June 6, 2022, meeting.

**BACKGROUND:** The proposed rezoning would include one parcel of land located on the south side of Maury Street between East 5<sup>th</sup> Street and East 6<sup>th</sup> Street, in the Old Town Manchester neighborhood. The total land area of the parcel is 27,000 square feet, or 0.63 acres. The properties are improved with a single-story warehouse building.

Richmond 300 recommends a future land use of “Destination Mixed Use” for the property. This designation is 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.” The development style is defined as “Higher density, transit-oriented development encouraged on vacant or underutilized sites. New development should be urban in form, may be of

larger scale than existing context, and, where relevant, should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place. Many buildings are vertically mixed-use. Developments continue or introduce a gridded street pattern to increase connectivity.”

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.

The primary uses envisioned for Destination Mixed Use are retail/office/personal service, multifamily residential, cultural, and open space.

Secondary uses are institutional and government.

The applicant is requesting to rezone the property to the TOD-1 Transit Orientated Nodal zone which is designed with the goal of encouraging dense, walkable transit-oriented development consistent with the objectives of the master plan and to promote enhancement of the character of this development along principal corridors, at key gateways, and at nodes of high activity located near transit service, bicycle infrastructure, and pedestrian-friendly streetscapes. The district regulations are also intended to safeguard the character of adjoining properties by only being applied in areas that meet the criteria above, with buffering by setbacks and screening or transitional districts to lower intensity residential areas.

The TOD-1 zone allows for dense, walkable transit oriented mixed use development that includes residential and commercial uses, minimal yards, open space requirements, and a maximum height of 12 stories; whereas, the current M-1 Heavy Industrial allows primarily industrial uses with no yard requirements and a maximum building height of 45 feet, greater if setback from the property line.

The subject property is located on the southern edge of current development activities in the Old Manchester Neighborhood. Properties to south are zoned M-2 Heavy Industrial; to the east and west, TOD-1 Transit Oriented Nodal; and to the north, B-7 Mixed-Use Business District. Industrial uses are located on the immediate blocks surrounding the subject properties and properties to the south; multifamily residential uses are located two blocks to the north. Exit 73 from Interstate I-95 enters the neighborhood on Maury Street to the east of the subject properties, the gateway of which has recently been improved with a round-about and other Right-of-Way enhancements. A future Bus Rapid Transit line and the Fall Line Trail is envisioned to run north/south along East Commerce Road, two blocks from the subject 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 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** May 23, 2022

**CITY COUNCIL PUBLIC HEARING DATE:** June 27, 2022

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
June 21, 2022

**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:** Ray Roakes, Associate Planner, Land Use Administration (Room 511) 804-646-5467

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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