



## Legislation Details (With Text)

<b>File #:</b>	ORD. 2022-364	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Ordinance	<b>Status:</b>		Adopted	
<b>File created:</b>	11/2/2022	<b>In control:</b>		City Council	
<b>On agenda:</b>	1/3/2023	<b>Final action:</b>		1/9/2023	
<b>Title:</b>	To rezone the properties known as 2017 Roane Street and 2021 Roane Street from the M-1 Light Industrial District to the B-7 Mixed-Use Business District. (3rd District)				
<b>Sponsors:</b>	Mayor Stoney (By Request)				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Ord. No. 2022-364, 2. Staff Report, 3. Application Form and Applicant's Report, 4. Survey, 5. Map				

Date	Ver.	Action By	Action	Result
1/9/2023	1	City Council	adopted	Pass
12/12/2022	1	City Council	introduced and referred	

To rezone the properties known as 2017 Roane Street and 2021 Roane Street from the M-1 Light Industrial District to the B-7 Mixed-Use Business District. (3<sup>rd</sup> District)

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “Boundary and Topographic Survey on Lots 1, 2, and 3 Block ‘A,’ Chamberlayne Industrial Park, City of Richmond, Virginia,” prepared by HGP, Inc., and dated March 12, 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 2022 records of the City Assessor, are excluded from the M-1 Light Industrial District and shall no longer be subject to the provisions of sections 30-452.1 through 30-452.4 of the Code of the City of Richmond (2020), as amended, and that the same are 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:

2017 Roane Street	Tax Parcel No. N000-0399/004
2021 Roane Street	Tax Parcel No. N000-0399/001

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

**O & R Request**

**DATE:** November 14, 2022

**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, 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 properties known as 2017 and 2021 Roane Street from the M-1 Light Industrial District to the B-7 Mixed-Use Business District.

**ORD. OR RES. No.**

**PURPOSE:** To rezone the properties known as 2017 and 2021 Roane Street from the M-1 Light Industrial District to the B-7 Mixed-Use Business District.

**REASON:** The applicant is requesting to rezone from the M-1 Light Industrial District to the B-7 Mixed-Use Business zoning district in order to facilitate redevelopment that is more in harmony with the Richmond 300 Master Plan.

**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.

**BACKGROUND:** The properties total 1.36 acres of land. The properties are located in the Chamberlayne Industrial Center east of the intersection of Dawn and Roane Streets.

The City's Richmond 300 Master Plan designates these parcels as Residential Uses. Such areas are primarily neighborhoods consisting of single-family houses. Intensity of development calls for buildings up to three stories and two to ten housing units per acre. Small multi-family buildings are a secondary use.

**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:** December 12, 2022

**CITY COUNCIL PUBLIC HEARING DATE:** January 9, 2023

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, January 3, 2023

**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:** David Watson AICP, Senior Planner, Land Use Administration (Room 510) 646-1036

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

Continue to: