



Legislation Details (With Text)

File #: ORD. 2023-140 **Version:** 1 **Name:**

Type: Ordinance **Status:** Adopted

File created: 3/28/2023 **In control:** City Council

On agenda: 5/22/2023 **Final action:** 5/22/2023

Title: To rezone the property known as 1011 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: , ,

Date	Ver.	Action By	Action	Result
5/22/2023	1	City Council	adopted	Pass
5/15/2023	1	Planning Commission	recommended for approval	
4/24/2023	1	City Council	introduced and referred	

To rezone the property known as 1011 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 survey entitled “2021 ALTA/NSPS Land Title Survey of 1011 Commerce Road ~ Map Number S0000388001, Now in the Name of Meyer Co LLC & RJ Company Assoc. LLC & Spoor Enterprises LLC., et als.,” prepared by christopher consultants, dated August 9, 2021, and last revised October 6, 2021, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 1011 Commerce Road, with Tax Parcel No. S000-0388/001 as shown in the 2023 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: March 28, 2023

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (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 properties known as 1011 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 properties known as 1011 Commerce Road from the M-2 Heavy Industrial District,
to the TOD-1 Transit Oriented Nodal District.

REASON: The applicant is requesting a Rezoning for Tax Parcel Number S0000388/001, as shown in the 2022
records of the City Assessor, and exclude them from the M-2 Heavy Industrial District, and no longer make
them 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 include it in the TOD-1 Transit Oriented Nodal District, subject to the provisions of
sections 30-457.1 through 30-457.10.

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 property is located in the Manchester neighborhood between Perry and Semmes
Streets. The property is a total of 239,529 sq. ft. (5.5 acres), improved with a nine-story, 225,918 sq. ft. office
building, constructed in 1974.

The City’s Richmond 300 Master Plan designates a future land use for the property as Industrial Mixed Use.
This designation is 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.”

Intensity: Medium- to high-density, three to eight stories.

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

Secondary Uses: Institutional and government.

The current zoning for the properties is M-2 Heavy Industrial District. The surrounding land uses include primarily light industrial uses.

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: \$2,000 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: April 24, 2023

CITY COUNCIL PUBLIC HEARING DATE: May 22, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, May 15, 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: 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: