



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Legislation Text

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**File #:** ORD. 2020-035, **Version:** 1

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To rezone the property known as 2413 Ownby Lane from the M-2 Heavy Industrial District to the B-5 Central Business District.

### THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “ALTA / NSPS Land Title Survey Showing Existing Improvements to #2413 Ownby Lane, City of Richmond, Virginia,” prepared by Shadrach & Associates LLC, and dated September 16, 2019, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 2413 Ownby Lane, with Tax Parcel No. N000-1294/040 as shown in the 2020 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 (2015), as amended, and that the same is included in the B-5 Central Business District and shall be subject to the provisions of sections 30-442.1 through 30-442.7 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended.

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

### O & R Request

**DATE:** December 27, 2019

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)  
(This in no way reflects a recommendation on behalf of the Mayor)

**THROUGH:** Lenora G. Reid, Acting Chief Administrative Officer

**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

**FROM:** Mark A. Olinger, Director, Department of Planning and Development Review

**RE:** To rezone the property known as 2413 Ownby Lane from the M-2 Heavy Industrial District to the B-5 Central Business District.

**ORD. OR RES. No.**

**PURPOSE:** To rezone the property known as 2413 Ownby Lane from the M-2 Heavy Industrial District to the B-5 Central Business District.

**REASON:** The applicant is requesting to rezone a 1.201 acre parcel from the M-2 Heavy Industrial District to the B-5 Central Business District in order to redevelop the property with mixed uses.

**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 February 18, 2020, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property is a 1.201 acre parcel located in the Diamond neighborhood of the Near West Planning District. The improvements on the properties consist of one-story brick and metal industrial building with approximately 4,500 square feet of floor area, as well as paved parking.

The area surrounding the subject property contains a variety of uses on land zoned M-1 Light Industrial and M-2 Heavy Industrial. On November 10, 2014 Ordinance No.2014-121-201 was adopted to authorize a special use for a nearby property known as 1650 Overbrook Road for the purpose of authorizing multifamily dwellings with up to 205 dwelling units as part of the adaptive reuse of industrial warehouses.

This property is located approximately 240 feet from the subject property. Since approval of this SUP, the property has been fully redeveloped thus demonstrating the potential for more redevelopment in the area. A request has also been made to rezone the nearby properties located at 2406 and 2408 Ownby Lane as well as 1601 and 1611 Overbrook Road from M-2 Heavy Industrial to B-5 Central Business District.

The Master Plan calls for industrial uses for the property. *Primary uses include a wide variety of manufacturing, processing, research and development, warehousing, distribution, office, warehouse and service uses. Office, retail and other uses that complement industrial areas are often secondary support uses. The mix of industrial uses and character of such areas may vary depending on the location and available highway access.* The new Richmond 300 Master Plan currently under review will revisit these recommendations.

The property is surrounded by a mix of industrial and multi-family uses that will be compatible with the new zoning designation.

**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:** \$1,800 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** January 27, 2020

**CITY COUNCIL PUBLIC HEARING DATE:** February 24, 2020

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission February 18, 2020

**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, Survey, Application and Narrative, Map

**STAFF:** David Watson, Senior Planner, Land Use Administration, 804-646-1036

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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