



Legislation Text

File #: ORD. 2020-123, **Version:** 1

To rezone the properties known as 400 Maury Street and 418 Maury Street from the M-2 Heavy Industrial District to the TOD-1 Transit-Oriented Nodal District and the property known as 401 Maury Street from the B-7 Mixed-Use Business District to the TOD-1 Transit-Oriented Nodal District.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the plat entitled “Compiled Plat of 3 Parcels of Land Containing 4.007 Acres of [sic] Situated on the North and South Side of Maury Street, Manchester District, City of Richmond, Virginia,” prepared by Townes Site Engineering, and dated November 27, 2019, 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 2020 records of the City Assessor, are excluded from the 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 are 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 (2015), as amended:

400 Maury Street
418 Maury Street

Tax Parcel No. S000-0219/002
Tax Parcel No. S000-0219/001

§ 2. That, as shown on the plat entitled “Compiled Plat of 3 Parcels of Land Containing 4.007 Acres of [sic] Situated on the North and South Side of Maury Street, Manchester District, City of Richmond, Virginia,” prepared by Townes Site Engineering, and dated November 27, 2019, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 401 Maury Street with Tax Parcel No. S000-0178/001 as shown in the 2020 records of the City Assessor, is excluded from the B-7 Mixed-Use Business District and shall no longer be subject to the provisions of sections 30-446.1 through 30-446.8 of the Code of the City of Richmond (2015), 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 (2015), as amended.

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

O & R Request

DATE: February 19, 2020

EDITION: 1

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: 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 properties known as 400, 401, and 418 Maury Street from the M-2 Heavy
Industrial District, and the B-7 Mixed-Use Business District, to the TOD-1 Transit Oriented
Nodal District.

ORD. OR RES. No.

PURPOSE: To rezone the properties known as 400, 401, and 418 Maury Street from the M-2 Heavy Industrial
District, and the B-7 Mixed-Use Business District, to the TOD-1 Transit Oriented Nodal District.

REASON: The applicant has requested to rezone the aforementioned properties for future infill development
that follows the TOD-1 Transit Oriented Nodal District zoning requirements.

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 April 20, 2020 meeting. A letter outlining the
Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a three unimproved parcels together totaling 174,724 SF,
or approximately 4 acres, and are a part of the Old Town Manchester neighborhood in the City's Old South
Planning District.

The City of Richmond's current Master Plan designates the two smaller parcels in the southern portion of
subject properties for Industrial uses (IND). The plan calls for 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. Typical zoning classifications that may accommodate this land use category: OS, M-1, and M-2.

The larger parcel towards the north is within the Master Plan's Downtown Urban Center Area designation which is characterized by higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks.

The properties are currently zoned M-2 Heavy Industrial and B-7 Mixed-Use Business as are surrounding parcels. A mix of commercial, residential, and industrial land uses are present in the area. The property is flanked by Interstate 95 access to the east and the rapidly developing Manchester neighborhood to the west.

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: March 23, 2020

CITY COUNCIL PUBLIC HEARING DATE: April 27, 2020

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission April 20, 2020

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

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: Jonathan Brown, Senior Planner
Land Use Administration (Room 511) 804 646 5734

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

Continue to: