



# 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. 2021-031, **Version:** 1

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To rezone the property known as 2902 North Arthur Ashe Boulevard from the M-2 Heavy Industrial District to the TOD-1 Transit-Oriented Nodal District.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the plat entitled “Plat of Property Situated on the Southwest Corner of Arthur Ashe Boulevard and Boulevard West, City of Richmond, Virginia,” prepared by Steven B. Kent & Associates, PC, and dated October 22, 2019, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 2902 North Arthur Ashe Boulevard, with Tax Parcel No. N000-1605/022 as shown in the 2021 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:** January 11, 2021

**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:** J. E. Lincoln Saunders, 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 2902 North Arthur Ashe Boulevard 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 2902 North Arthur Ashe Boulevard 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 TOD-1 Transit-Oriented Nodal District, which allows for dense, walkable transit-oriented mixed-use development whereas the current M-2 Heavy Industrial District does not permit dwelling uses and permits a variety of industrial uses not permitted under the TOD-1 regulations.

**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 March 1, 2021, meeting.

**BACKGROUND:** The proposed rezoning would include a single parcel of land located at the corner of North Arthur Ashe Boulevard and Boulevard West. The total land area of the parcel is 137,435 square feet, or 3.16 acres. The property is improved with a warehouse building containing approximately 36,000 square feet of floor area with a large paved parking area located between the building and Boulevard West.

Richmond 300 recommends a future land use of “Industrial Mixed-Use” for the property. The primary uses envisioned for Industrial Mixed-Use are retail/office/personal service, multi-family residential, cultural, and open space. The development style envisioned is “a mix of building types with low-scale, post-industrial buildings that are adapted for a new use adjacent to new taller residential and/or office buildings.” The general intensity recommended is medium-to high density, with building heights ranging from three to eight stories. The subject property is also located within the “Industrial Mixed-Use” district of the “Greater Scott’s Addition” primary growth node of Richmond 300, which envisions a “continued evolution of Scott’s Addition by combining entertainment, residential, office and light industrial uses.”

The property is currently located in the M-2 Heavy Industrial District, which permits a variety of commercial and industrial uses. Auto-oriented uses including auto repair and sales, drive-up facilities, and fuel dispensing are permitted under the current M-2 Heavy Industrial. Dwelling uses are not permitted in the current M-2 Heavy Industrial District.

Properties to the south, west and north are also located in the M-2 Heavy Industrial District. Properties to the east are located within the M-1 Light Industrial District. The property is bordered by CSX railroad right-of-way to the south. Other industrial properties are located to the west along Boulevard West and a Greyhound bus station is located to the north. Vacant property owned by the City of Richmond Public Works Department is located directly across North Arthur Ashe Boulevard to the east, and The Diamond complex and Sports Backers Stadium is located to the north and east, respectively, of the City-owned vacant 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:** \$1,800 application fee

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** February 8, 2021

**CITY COUNCIL PUBLIC HEARING DATE:** March 8, 2021

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission March 1,  
2021

**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:** Richard Saunders, Senior Planner  
Land Use Administration (Room 511) 646-5648

**Key Issues:**

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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