



# City of Richmond

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

## Legislation Text

---

**File #:** ORD. 2021-102, **Version:** 1

---

To rezone the properties known as 300 Oliver Hill Way and 400 Oliver Hill Way from the M-1 Light Industrial District to the TOD-1 Transit-Oriented Nodal District, and the property known as 510 Oliver Hill Way from the M-2 Heavy Industrial District to the TOD-1 Transit-Oriented Nodal District. (6<sup>th</sup> District)

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “Plat Showing the Property of Lovings Produce, LLC, Situated Along the West Line of Oliver Hill Way, North of Broad Street, City of Richmond, VA.,” prepared by Engineering Design Associates, Inc., and dated May 14, 2015, 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 2021 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 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:

300 Oliver Hill Way	Tax Parcel No. E000-0213/001
400 Oliver Hill Way	Tax Parcel No. E000-0213/005

§ 2. That, as shown on the survey entitled “Plat Showing the Property of Lovings Produce, LLC, Situated Along the West Line of Oliver Hill Way, North of Broad Street, City of Richmond, VA.,” prepared by Engineering Design Associates, Inc., and dated May 14, 2015, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 510 Oliver Hill Way, with Tax Parcel No. E000-0245/007 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 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.

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

**O & R Request**

**DATE:** March 15, 2021

**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, Acting Chief Administrative Officer

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

**FROM:** Kevin J. Vonck, Acting Director, Department of Planning and  
Development Review

**RE:** To rezone the properties known as 300 and 400 Oliver Hill Way from the M-1 Light Industrial  
District to the TOD-1 Transit Oriented Nodal District, and the property known as 510 Oliver Hill  
Way 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 300 and 400 Oliver Hill Way from the M-1 Light Industrial  
District to the TOD-1 Transit Oriented Nodal District, and the property known as 510 Oliver Hill Way 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 the TOD-1 Transit Oriented Nodal District,  
which allows a greater range of housing types, uses, and densities than the current M-1 and M-2 Industrial  
Districts allow.

**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 May 3, 2021 meeting.

**BACKGROUND:** The properties, together, consist of approximately 230,839 SF, or 5.30 acres of land. The  
properties are located in the Upper Shockoe Valley Neighborhood, along Oliver Hill Way, between Brown  
Street, East Marshall Street, and East Broad Street.

The City's Richmond 300 Master Plan designates the properties as Destination Mixed Use. Such areas are  
described as "key gateways featuring prominent destinations, such as retail, sports venues, and large employers,  
as well as housing and open space. Located at the convergence of several modes of transportation, including  
Pulse BRT or other planned transit improvements."(p. 64)

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

Currently, properties in the vicinity are zoned in the same M-1 and M-2 Industrial with some B-5 Central Business District zones directly to the East of the properties.

**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 12, 2021

**CITY COUNCIL PUBLIC HEARING DATE:** May 10, 2021

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

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