



# 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. 2021-116, **Version:** 1

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To rezone the property known 4401 East Main Street from the RF-2 Riverfront District to the TOD-1 Transit-Oriented Nodal District. (7<sup>th</sup> District)

### THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “Plat of Division of Tax Parcel #E000-0990/019, Being #4401 East Main Street, City of Richmond, Virginia,” prepared by Shadrach & Associates LLC, and dated March 23, 2020, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 4401 East Main Street, with Tax Parcel No. E000-0990/019 as shown in the 2021 records of the City Assessor, is excluded from the RF-2 Riverfront District and shall no longer be subject to the provisions of sections 30-447.10 through 30-447.19 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 26, 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:** Kevin J. Vonck, Acting Director, Department of Planning and Development Review

**RE:** To rezone the property known 4401 East Main Street from the RF-2 Riverfront District to the

TOD-1 Transit-Oriented Nodal District.

**ORD. OR RES. No.**

**PURPOSE:** To rezone the property known as 4401 East Main Street from the RF-2 Riverfront 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 RF-2 Riverfront District has yard and open space requirements that significantly restrict the buildable area on the property.

**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 17, 2021, meeting.

**BACKGROUND:** The proposed rezoning would include a single parcel of land located at the southeast corner of East Main Street and Nicholson Street. The total land area of the parcel is 81,173 square feet, or 1.86 acres. The property contains a one-story office trailer on stilts, with parking underneath.

The Richmond 300 Master Plan recommends a future land use of “Corridor Mixed-Use” for the property and also places the property within the vicinity of the Rocketts Landing Priority Grown Node. The primary uses envisioned for Corridor Mixed-Use are retail/office/personal service, multi-family residential, cultural, and open space. Secondary uses are single-family houses, institutional and government uses. The development style envisioned varies depending on historic densities and neighborhood characteristics. Future development should generally complement the existing context. New developments continue or introduce a gridded street pattern to increase connectivity. Ground floor uses are envisioned to engage with and enliven the street through windows, doors, storefronts and other features that allow transparency and interaction between building and street. The recommended intensity is generally two to ten stories, based on street widths and historic context and stepping down in height adjacent to residential areas. New buildings taller than the existing context should step back from the build-to line after matching the height of the predominant cornice line of the block. Pedestrian, bicycle and transit access must be prioritized.

The Rocketts Landing Priority Grown Node is envisioned as being a dense, walkable destination for workers, residents and visitors, particularly in and around the Pulse stations. The area around the terminus of the Pulse is envisioned to become a major mixed-use area featuring active ground floor uses and a walkable environment.

The property is currently located in the RF-2 Riverfront District, which permits commercial and residential uses. Auto-oriented uses including auto repair and sales, drive-up facilities, and fuel dispensing are not permitted under the current RF-2 Riverfront District.

Properties to the north and west are located within the M-2 Heavy Industrial District. The property to the east is located within the B-7 Mixed-Use Business District. The property to the south is also located within the RF-2 Riverfront District. The property is located at the northern edge of the Rocketts Landing development, which is a dense mixed-use community that is in both the City of Richmond and Henrico County. Directly to the east of the property is a vacant piece of property that was recently rezoned, conditionally, from M-1 Light Industrial to B-7 Mixed-Use Business to allow for the construction of a five-story mixed use building. To the west is a one-story office building and volleyball courts that is planned for future commercial development in the Rocketts

Landing Master Plan. To the north is vacant property owned by the applicant and a parking area owned by the City of Richmond Economic Development Authority that serves Stone Brewery.

**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:** April 26, 2021

**CITY COUNCIL PUBLIC HEARING DATE:** May 24, 2021

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
May 17, 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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