



City of Richmond

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

Legislation Text

File #: ORD. 2022-028, **Version:** 1

To rezone the properties known as 601 Albany Avenue, 603 Albany Avenue, 600 Maury Street, and 610 Maury Street from the M-2 Heavy Industrial District to the TOD-1 Transit-Oriented Nodal District. (6th District)
THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the plat entitled “Plat Showing ALTA/ACSM Land Title Survey of 0.108 Acres Situated Along the Western Line of 6th Street between Maury Street and Albany Street,” prepared by Timmons Group, dated November 11, 2015, and last revised December 18, 2015, and on the survey entitled “ALTA/NSPS Land Title Survey of Five (5) Parcels Totaling 2.000 Acres of Land Situated on the South Side of Maury Street and the North Side of Albany Street between East 6th Street and East 7th Street, City of Richmond, Virginia,” prepared by Townes Site Engineering, and dated June 18, 2021, copies of which are attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2022 records of the City Assessor, are 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 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 (2020), as amended:

601 Albany Avenue	Tax Parcel No. S000-0221/002
603 Albany Avenue	Tax Parcel No. S000-0221/001
600 Maury Street	Tax Parcel No. S000-0221/003
610 Maury Street	Tax Parcel No. S000-0221/011

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

O & R Request

DATE: December 20, 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, Chief Administrative Officer

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

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

RE: To rezone the properties known as 600 and 610 Maury Street, and 601 and 603 Albany Avenue 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 600 and 610 Maury Street, and 601 and 603 Albany Avenue
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 uses and densities than the current M 2 Heavy Industrial District.

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 21, 2022 meeting.

BACKGROUND: The properties, together, consist of approximately 83,009 SF, or 1.90 acres, of land. The
properties are located on Maury Street in the Old Town Manchester Neighborhood between 6th and 7th Streets.

The City's Richmond 300 Master Plan designates these parcels as Destination Mixed Use. Such areas are
defined 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. This category is characterized by higher density, transit oriented
development encouraged on vacant or underutilized sites.

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

Currently, all adjacent properties are zoned the same M 2 Heavy Industrial, as well as some B-3, General
Business District, and TOD-1, Transit Oriented Nodal District zones, in the vicinity.

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: \$1,600 Application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: January 24, 2022

CITY COUNCIL PUBLIC HEARING DATE: February 28, 2022

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
February 21, 2022

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

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