



Legislation Text

File #: ORD. 2022-146, **Version:** 1

To rezone the property known as 1200 Dinwiddie Avenue from the M-1 Light Industrial District to the B-7 Mixed-Use Business District. (6th District)

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “ALTA/NSPS Land Title Survey of 1200 Dinwiddie Avenue, City of Richmond, Virginia,” prepared by Long Surveying, LLC, and dated April 12, 2017, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 1200 Dinwiddie Avenue with Tax Parcel No. S000-0390/002 as shown in the 2022 records of the City Assessor, is 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 is included in the B-7 Mixed-Use Business District and shall be subject to the provisions of sections 30-446.1 through 30-446.8 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: April 11, 2022

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, 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 property known as 1200 Dinwiddie Avenue from the M-1 Light Industrial zone to the B-7 Mixed-Use Business zone, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To rezone the property known as 1200 Dinwiddie Avenue from the M-1 Light Industrial zone to the B-7 Mixed-Use Business zone, upon certain terms and conditions.

REASON: The applicant is requesting to rezone the property to the B-7 Mixed-Use Business zone, which allows for dense, walkable transit oriented mixed use development that includes residential and commercial uses, minimal yards, and a maximum height of between five and six stories; whereas, the current M-1 Light Industrial allows primarily industrial uses with no yard requirements and a maximum building height of 45 feet, greater when set back from the property line.

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 June 6, 2022, meeting.

BACKGROUND: The proposed rezoning would include one parcel of land located on the south side of Dinwiddie Avenue between East 12th Street and East 15th Street, in the Oak Grove neighborhood. The total land area of the parcel is 135,007 square feet, or 3.1 acres. The property is currently improved with a single-story warehouse building and parking lot.

Richmond 300 recommends a future land use of "Industrial Mixed Use" for the property. This designation is defined as "Formerly traditional industrial areas that are transitioning to mixed-use because of their proximity to growing neighborhoods and changes in market conditions. These areas may still retain some light industrial uses." The development style is established as "A mix of building types with low-scale, post-industrial buildings that are adapted for a new use are adjacent to new taller residential and/or office buildings. These areas allow "maker uses" to continue while encouraging more individuals to live, work, and play in the area. Buildings should have street-oriented façades with windows and door openings along street frontages. New light industrial uses are compatible with residential and office uses, and are attractively buffered. New developments continue or introduce a gridded street pattern to increase connectivity."

Primary uses: Retail/office/ personal service, multi-family residential, cultural, and open space.

Secondary uses: institutional and government.

The applicant is requesting to rezone the property to the B-7 Mixed-Use Business District which is designed with the goal of encourage a broad range of mixed land uses, including residential, commercial and compatible industrial and service uses. The district is intended to promote enhancement of the character of mixed-use areas that are undergoing revitalization and adaptive reuse by providing for alternative economic use of existing structures, while enabling continuation of existing industrial and service uses.

The B-7 Mixed-Use Business zone allows for dense, walkable transit oriented mixed use development that includes residential and commercial uses, minimal yards, and a maximum height of between five and six stories; whereas, the current M-1 Light Industrial allows primarily industrial uses with no yard requirements and a maximum building height of 45 feet, greater when set back from the property line.

Properties to the immediate south, east, and west are zoned M-1 Light Industrial; to the immediate north, R-7 Single and Two-Family Urban Residential and M-2 Heavy Industrial. TOD-1 Transit Oriented Nodal is located two blocks to the east and B-6 Mixed-Use Business is located two blocks to the southwest.

The subject property is located on the north edge of a larger industrial neighborhood, with industrial uses located to the northeast, east, south, and west. Detached Residential uses are located to the west, two blocks from the subject property. A City owned green space known as the Blackwell Community Center is located directly north of the subject property, which access has recently been provided from Dinwiddie Avenue, near the property. The Blackwell Community Center greenspace area is planned to be enlarged and have a number of improvements in the near future. A future Bus Rapid Transit line and the Fall Line Trail is envisioned to run north/south along East Commerce Road, two blocks from the subject 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: \$1,500 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: May 9, 2022

CITY COUNCIL PUBLIC HEARING DATE: June 13, 2022

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
June 6, 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: Application Form, Applicant's Report, Draft Ordinance, Survey, Map

STAFF: Ray Roakes, Associate Planner, Land Use Administration (Room 511) 804-646-5467

Key Issues:
Retain on Consent Agenda
Move to Regular Agenda
Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

Continue to: