



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
[www.rva.gov](http://www.rva.gov)

## Legislation Text

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**File #:** ORD. 2022-189, **Version:** 3

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To rezone the property known as 807 Oliver Hill Way from the M-1 Light 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 “Physical Survey & Map Showing 2.061 Acres of Land on N. 17<sup>th</sup> Street & N. 18<sup>th</sup> Street in the City of Richmond, Virginia,” prepared by Taylor & Taylor, P.C., and dated July 26, 2002, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 807 Oliver Hill Way with Tax Parcel No. E000-0318/002 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 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:** May 16, 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 authorize the rezoning of the property located at 807 Oliver Hill Way from M-1 (Light Industrial) to TOD-1 (Transit Oriented Nodal), upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** To rezone the property known as 807 Oliver Hill Way from the M-1 Light Industrial District to the TOD-1 Transit Oriented Nodal District.

**REASON:** The applicant is requesting to rezone the properties to the TOD-1 Transit Orientated Nodal zone, which allows for dense, walkable transit oriented mixed use development that includes residential and commercial uses, minimal yards, open space requirements, a maximum height of 12 stories, and minimum height of two-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 if setback 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 July 5, 2022, meeting.

**BACKGROUND:** The proposed rezoning would include one parcel of land located on the east side of Oliver Hill Way between Venable Street and the Leigh Street Viaduct, in the Upper Shockoe Valley neighborhood. The total land area of the parcel is 89,830 square feet, or 2.0 acres. The property is currently improved with a two-story warehouse building, parking lot, and large lawn.

Richmond 300 recommends a future land use of “Destination Mixed Use.” The future land use designation is 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.” The primary uses envisioned for Destination Mixed-Use are Retail/office/ personal service, multi-family residential, cultural, and open space. Secondary uses are institutional and government.

The property is also located within adjacent to the “Shockoe National/Regional” priority growth node, which envisions the area as allowing appropriate growth while also protecting and enhancing significant historic sites and area’s larger historical legacy.

The primary uses envisioned for Destination Mixed Use are retail/office/personal service, multifamily residential, cultural, and open space.  
Secondary uses are institutional and government.

The applicant is requesting to rezone the property to the TOD-1 Transit Orientated Nodal zone which is designed with the goal of encouraging dense, walkable transit-oriented development consistent with the objectives of the master plan and to promote enhancement of the character of this development along principal

corridors, at key gateways, and at nodes of high activity located near transit service, bicycle infrastructure, and pedestrian-friendly streetscapes. The district regulations are also intended to safeguard the character of adjoining properties by only being applied in areas that meet the criteria above, with buffering by setbacks and screening or transitional districts to lower intensity residential areas.

The TOD-1 zone allows for dense, walkable transit oriented mixed use development that includes residential and commercial uses, minimal yards, open space requirements, a maximum height of 12 stories, and minimum height of two-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 if setback from the property line.

The subject property are located south of the Leigh Street Viaduct and north of a number of other properties within the area that have been redeveloped as residential multi-family. Properties to west, across Oliver Hill Way, have recently been rezoned to B-5 Central Business District; properties directly to the east are also zoned B-5 Central Business District; properties directly to the southwest are zoned TOD-1 Transit Oriented Nodal Development; properties directly to the north and south are zoned M-1 Light Industrial; and properties further to the south are zoned a mix of TOD-1 Transit Oriented Nodal Development, B-5 Central Business District, M-1 Light Industrial, and R-63 Multi-Family Urban Residential. Multifamily is located directly to the west of the property, social service to the north, industrial warehouse to the south, and multifamily to the east although with significant grade difference and vegetation in-between. Exit 74C from Interstate I-95 enters the neighborhood on Oliver Hill Way in the south direction directly south of the property. The nearest transit stops are serviced by GRTC lines 7A, 7B, and 56 and are accessible from stops along Broad Street, roughly 1,300 feet away from the subject property. Transit stops serviced by GRTC Lines 5 and 12 would be accessible from the subject property if pedestrian access were created from North 18<sup>th</sup> Street to the Leigh Street Viaduct.

**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

**REQUESTED INTRODUCTION DATE:** June 13, 2022

**CITY COUNCIL PUBLIC HEARING DATE:** July 25, 2022

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** Planning Commission July 5, 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

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