

# Rezoning Greater Scott's Addition



***City Planning Commission***  
*May 3, 2021*

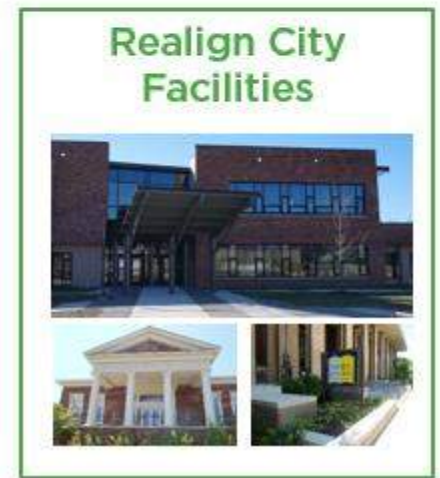
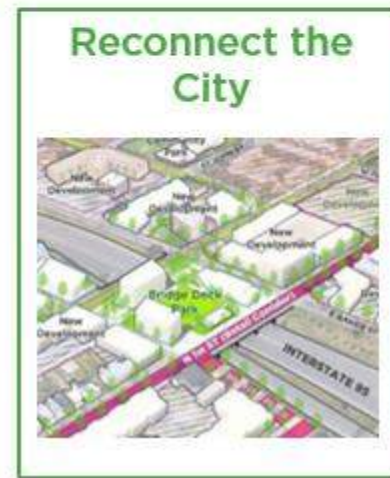
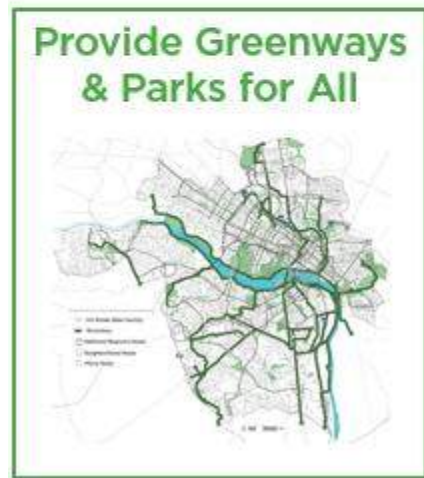
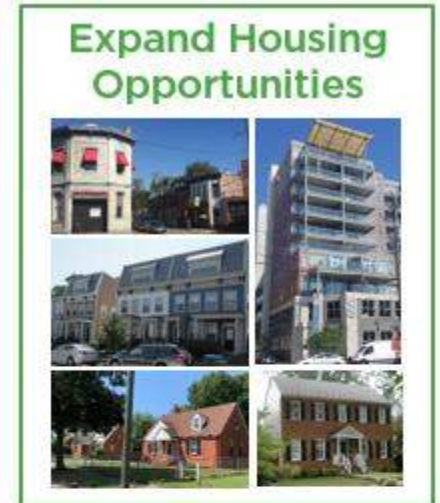
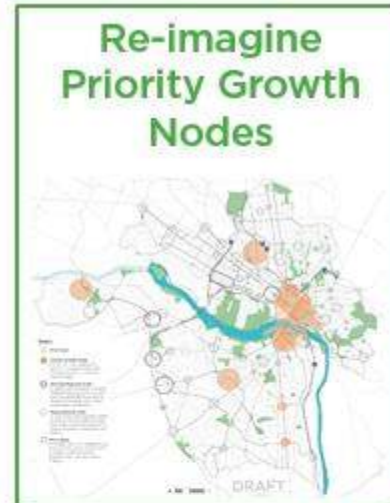
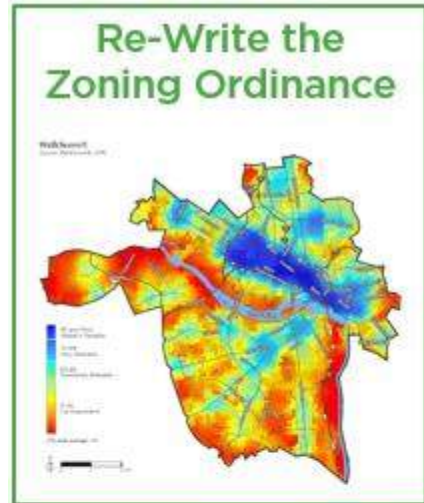
## Vision

**In 2037, Richmond is a welcoming, inclusive, diverse, innovative, and equitable city of thriving neighborhoods; ensuring a high quality of life for all.**



# 6 Big Moves

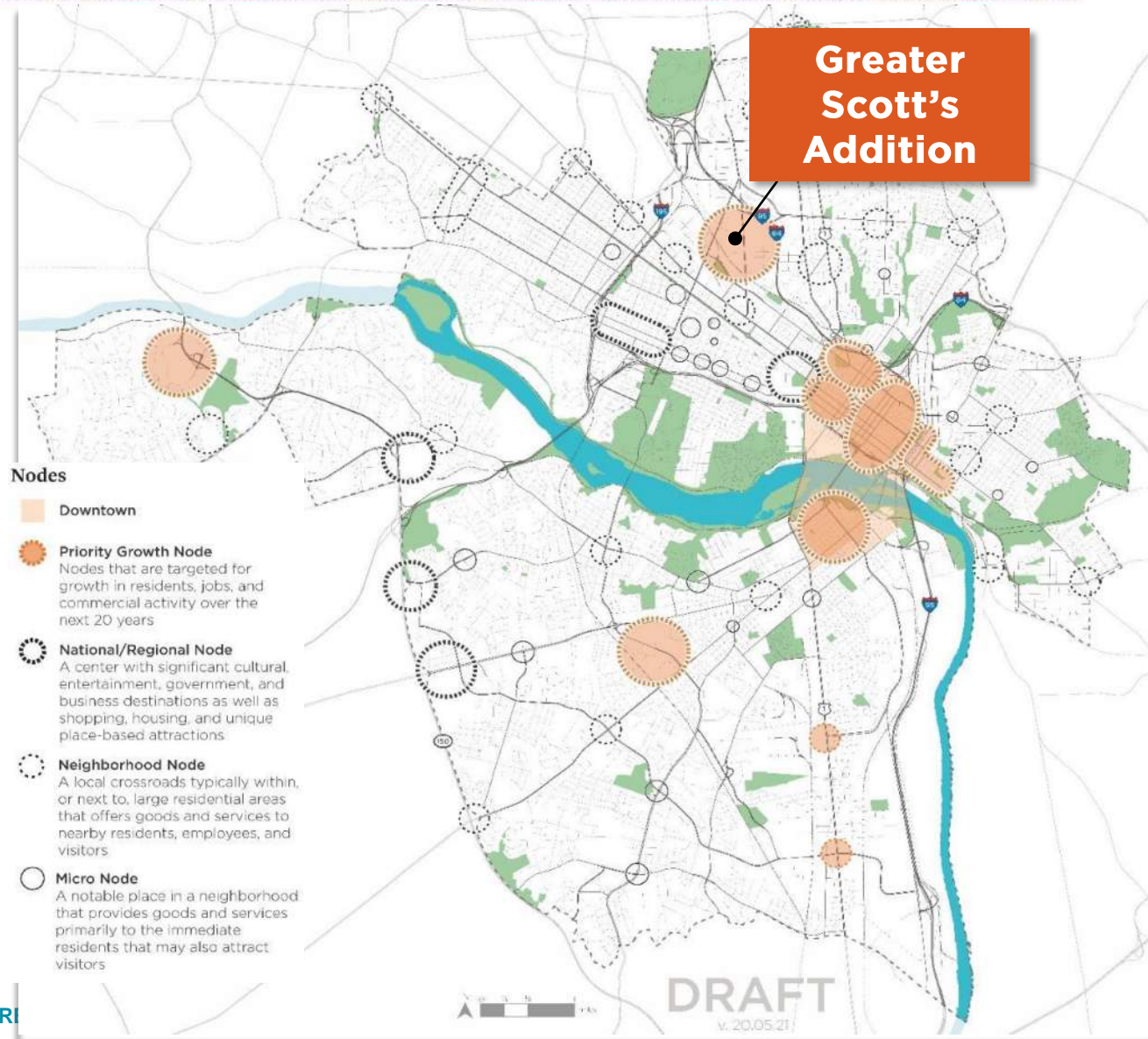
- Priority actions for Richmond to work toward in the next 5 years to set the city up for success in the next 20 years
- Each of these intentionally seeks to expand equity and increase the sustainability of our city
- Each of these has several strategies in the plan that tie to the big move



# Priority Growth Node: Greater Scott's Addition

## Primary Next Steps

- Rezoning
- RFP for City-owned land
- Great Streets
- Bridge Feasibility
- Marketing
- Green Infrastructure
- Housing
- Park Creation





Future





# The Diamond Site - Future





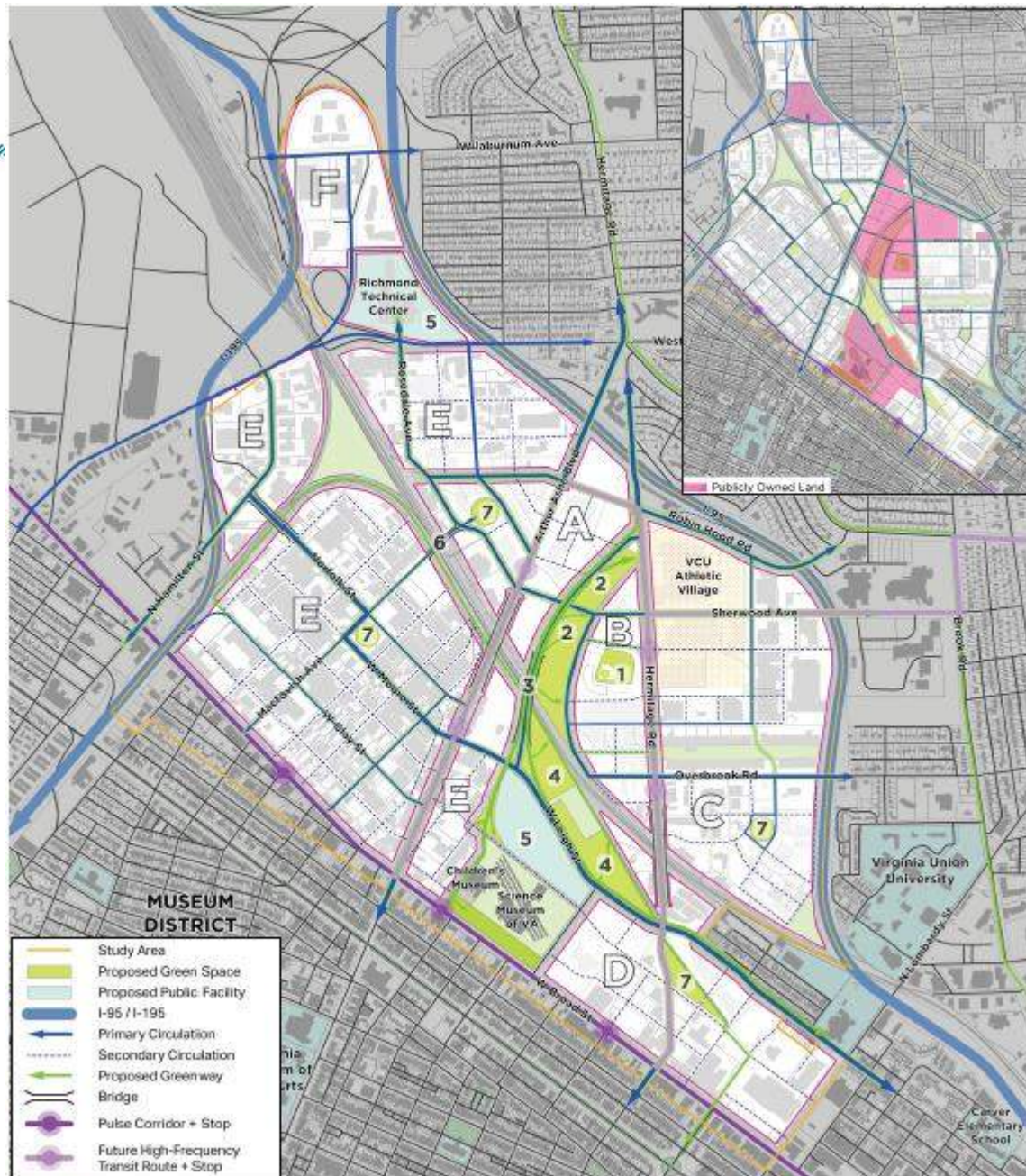
# Arthur Ashe Blvd - Future





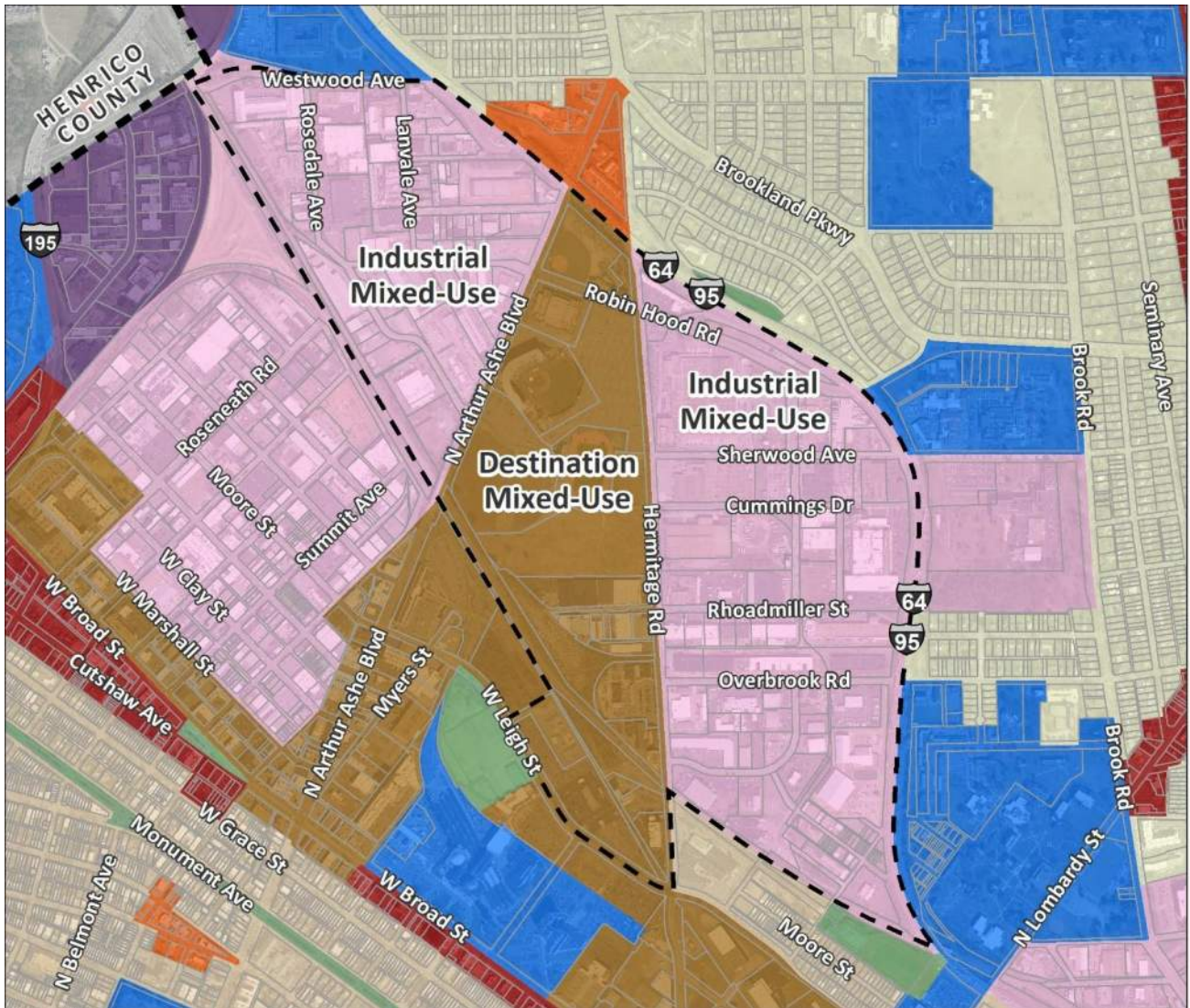
# Framework Plan

- A Gateway District**  
Regional destination for offices, shopping, and entertainment with landmark architecture
- B Ballpark & Entertainment District**  
Lively community integrated with entertainment and a new sports venue
- C Ownby District**  
A core of dense mixed-use development employing the latest in sustainable practices relating to energy and water on a district scale
- D Allison District**  
Dense, compact transit-oriented mixed-use development anchored by a reconnected street grid
- E Industrial Mixed-Use**  
Continued evolution of Scott's Addition combining entertainment, residential, office and industrial uses
- F Office Park**  
Secure office park



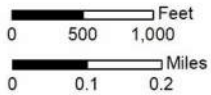


# Richmond 300 Future Land Use



## Future Land Use

- Rezoning Area
  - Parcels
- Richmond 300 Future Land Use**
- Residential
  - Neighborhood Mixed-Use
  - Community Mixed-Use
  - Corridor Mixed-Use
  - Industrial Mixed-Use
  - Destination Mixed-Use
  - Downtown Mixed-Use
  - Industrial
  - Institutional
  - Public Open Space





# Future Land Use – Destination Mixed-Use

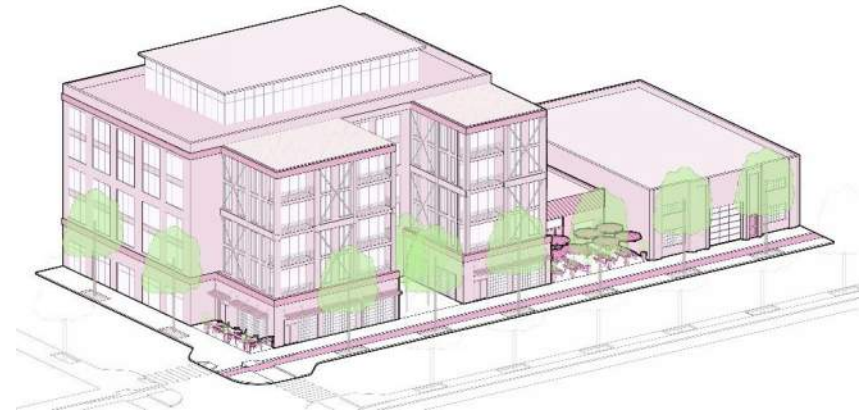
- Key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space.
- Higher density, transit-oriented development encouraged on vacant or underutilized sites.
- Retail/office/personal service, multi-family residential, cultural, and open space, institutional, and government.
- Buildings typically a minimum height of five stories.





# Future Land Use – Industrial Mixed-Use

- Formerly traditional industrial areas that are transitioning to mixed-use because of their proximity to growing neighborhoods and changes in market conditions.
- 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.
- Retail/office/personal service, multi-family residential, cultural, open space, institutional, government.
- Medium- to high density, three to eight stories.





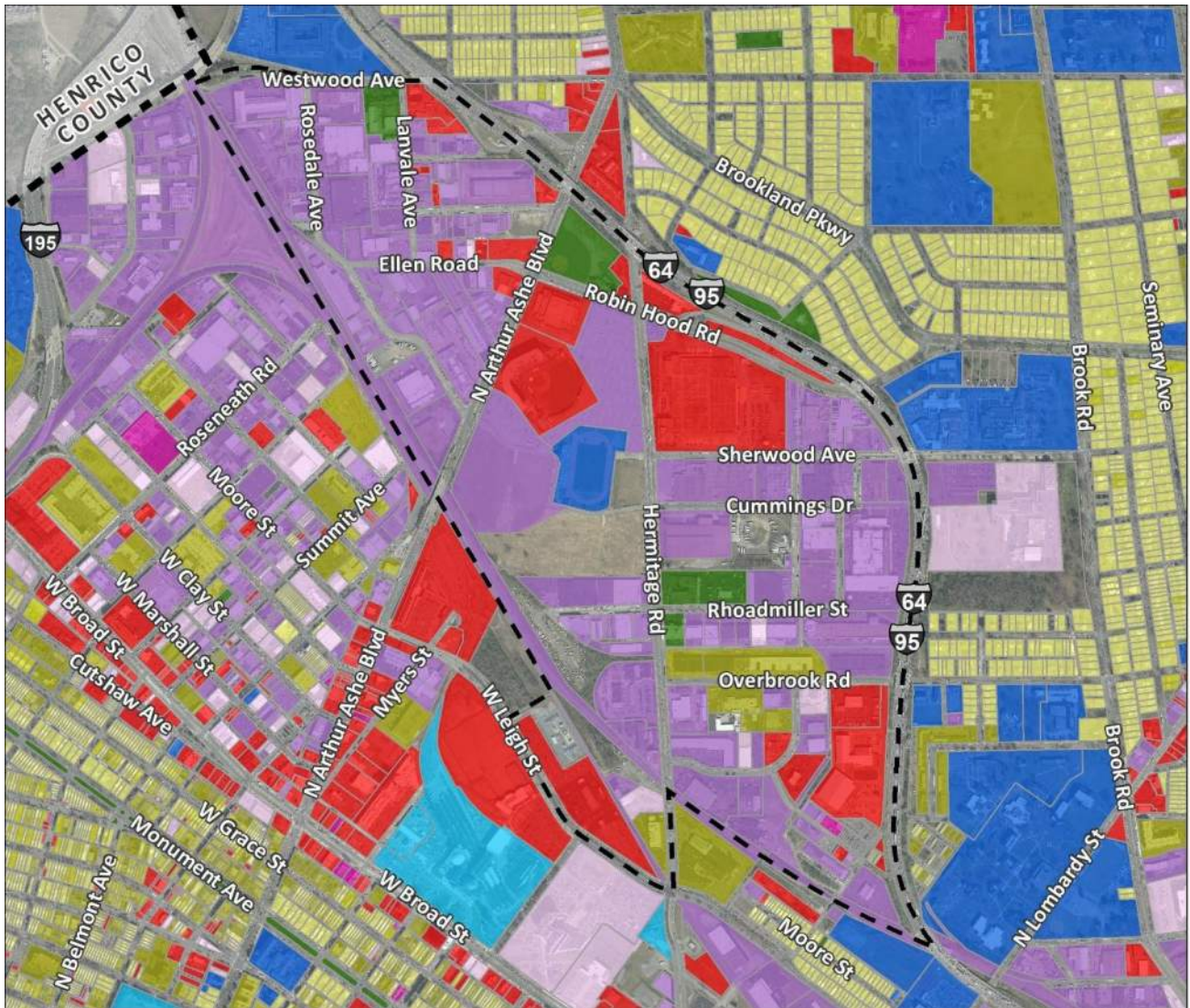
# Why Rezone Greater Scott's Addition?

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- *Richmond 300: A Guide for Growth* identifies Greater Scott's Addition as a Priority Growth Node
  - Primary Next Steps: rezone area in alignment with the Future Land Use Plan (Goal 1)
- Current zoning isn't aligned with Future Land Use in the area
- Will reduce, if not, eliminate the need for SUPs
  - There have been 12 SUPs in this area since 2000, and PDR anticipates more unless zoning is changed
- We are rezoning through a public process prior to issuing an RFP for the city-owned property
- We've already rezoned some areas in Scott's Addition from M-1/M-2 to TOD-1 and B-7 for Pulse Corridor Plan

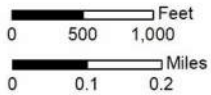


# Existing Land Use



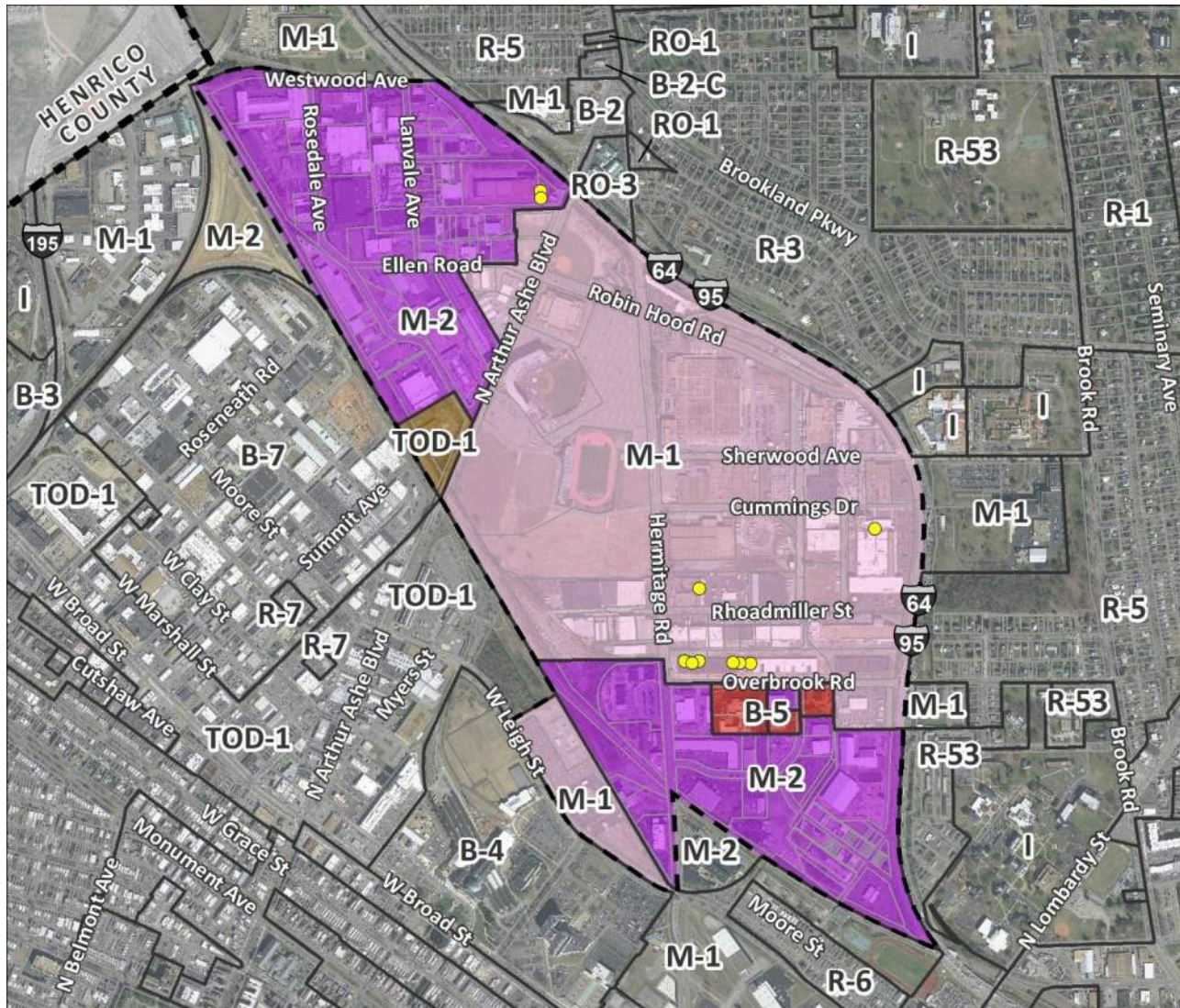
## Existing Land Use

- Rezoning Area
- Parcels
- Existing Land Use**
- Single Family
- Duplex (2 Family)
- Multi-Family
- Mixed-Use
- Commercial
- Office
- Government
- Institutional
- Industrial
- Public / Open Space
- Vacant



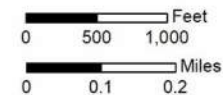


# Existing Zoning



## Existing Zoning

- Rezoning Area
- Parcels
- Existing Zoning
- M-1 Light Industrial
- M-2 Heavy Industrial
- B-5 Central Business
- TOD-1 Transit-Oriented Nodal
- SUP's (since 2010)





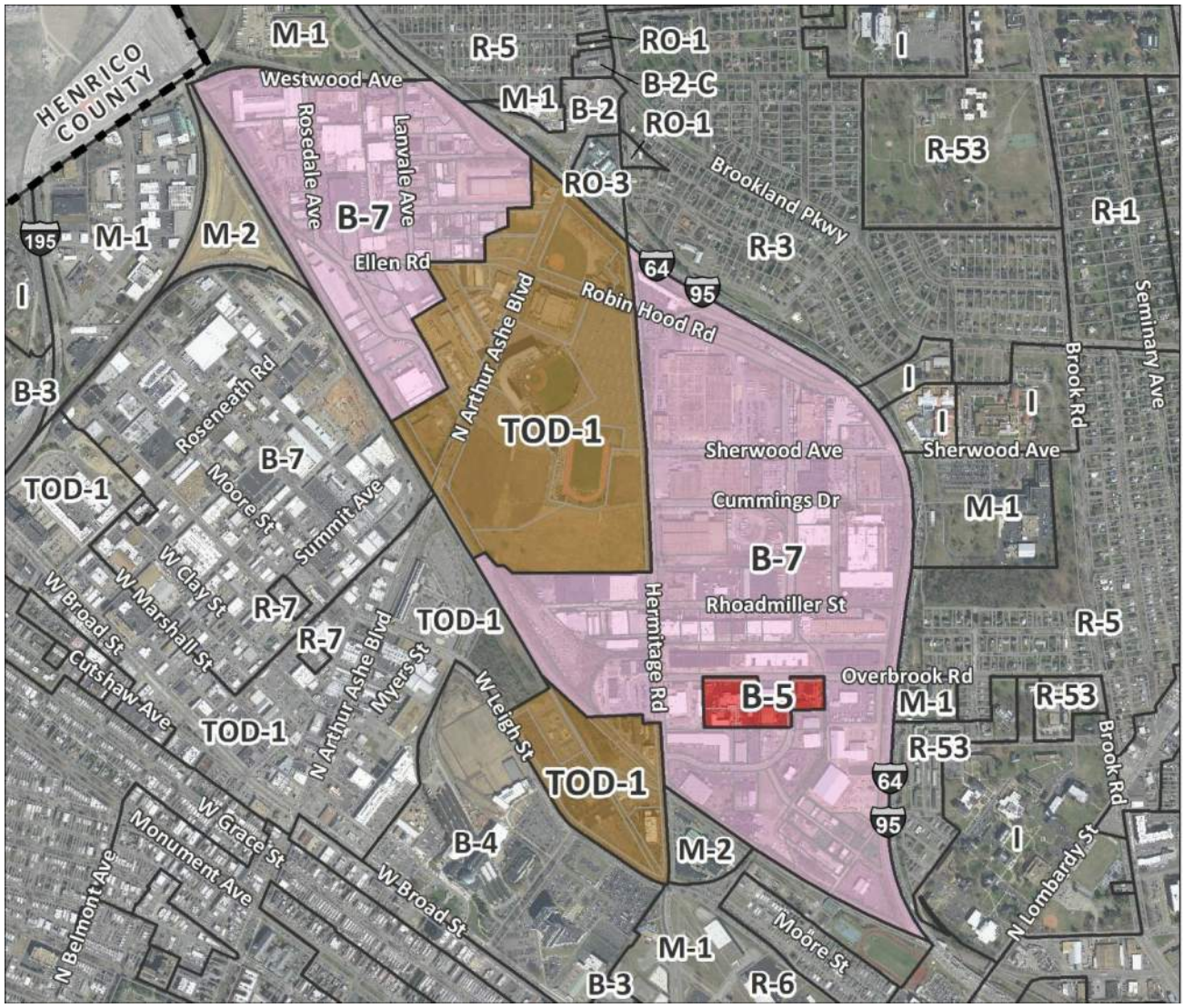
# Incompatibilities with Existing Zoning & Future Land Use

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- **M-1 Light Industrial District & M-2 Heavy Industrial District:**
  - “No building shall be erected for dwelling use or converted to such use unless permitted by the Board of Zoning Appeals pursuant to the provisions of [Section 17.20](#) of the Charter, in which event such use shall be discontinued within ten years from the date such use is permitted...” (Zoning Code Sec. 30-452.1, Sec. 30-454.1)
  - “No building or structure shall exceed 45 feet in height...”
- **Industrial Mixed-Use & Destination Mixed-Use:**
  - “Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.” (*Richmond* 300 pg. 62, 64)
  - Height: 3-8 stories (Industrial M-U), minimum of 5 stories (Destination M-U)



# Proposed Zoning

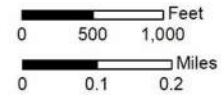


## Proposed Zoning

- Proposed/Existing Zoning
- Parcels

## Proposed Zoning Districts

- B-5 Central Business
- B-7 Mixed-Use Business
- TOD-1 Transit-Oriented Nodal





# Zoning Districts Chart

| Zoning District | Uses   | Height  | Front Yards                        | Special Characteristics  | Parking   |
|-----------------|--|---|------------------------------------|--|---|
| B-7             | <ul style="list-style-type: none"> <li>-Variety of retail, service, distribution, warehousing</li> <li>-Dwelling units (but not single-family or two-family)</li> <li>-Uses permitted in the M-1 and M-2 districts existing at the effective date of rezoning</li> </ul> | 5-story max<br>6-story max if entire block is developed | Max 10'                            | Form-based requirements for fenestration, the location of driveways & parking, and landscaping standards for parking areas | <ul style="list-style-type: none"> <li>-Residential: 1 per unit</li> <li>-Commercial: parking based on use and square footage</li> <li>-50% reduction in parking required for existing buildings</li> </ul> |
| B-5             | <ul style="list-style-type: none"> <li>-Variety of retail and service uses</li> <li>-Dwelling units</li> </ul>   | 2-story min<br>5-story max                              | Max 10'                            | Form-based requirements for fenestration, the location of driveways & parking, and landscaping standards for parking areas | <ul style="list-style-type: none"> <li>-Residential: None for 1 to 16 units, 1 per 4 units over 16 units</li> <li>-Commercial: None required except for hotels and motels</li> </ul>                        |
| TOD-1           | <ul style="list-style-type: none"> <li>-Variety of retail and service uses</li> <li>-Dwelling units</li> </ul>   | 2-story min<br>12-story max                             | Max 10'<br>Min 10' for residential | Form-based requirements for fenestration, the location of driveways & parking, and landscaping standards for parking areas | <ul style="list-style-type: none"> <li>-Residential: None for 1 to 16 units, 1 per 2 units over 16 units</li> <li>-Commercial: None required except for hotels and motels</li> </ul>                        |

**Please refer to the City of Richmond Zoning Ordinance for more details.**



# B-7 Uses: Permitted Principal and Accessory Uses

- Adult day care
- Art galleries
- Auto service centers
- Banks
- Breweries
- Building material sales/storage
- Catering
- Comm. Centers
- Contractors' shops
- Day nurseries
- **Dwelling units** (other than two-family or single-family attached)
- Entertainment, cultural, and recreational
- Funeral homes
- Furniture repair and upholstery
- Greenhouses and nurseries
- Grocery stores
- Hospitals
- Hotels
- Janitorial services
- Laboratories and research
- Laundromats or dry cleaning
- Libraries, museums, schools
- Manufacturing
- Marinas
- Nursing homes
- Office supply
- Offices
- Parking areas and lots
- Parking decks
- Personal service businesses
- Pet shops
- Postal and packaging
- Printing and publishing
- Professional, business schools
- Radio and TV broadcasting
- Repair businesses
- Restaurants
- Retail sales of food and beverage in open area
- Retail stores and shops
- Rights-of-way
- Sales lots for seasonal items
- Service businesses that repair, rent A/V equipment
- Showrooms
- Tourist homes
- Uses owned and operated by a governmental agency
- Wholesale, warehouse and distribution
- Wireless comm. facilities
- Short-term rental
- **Uses permitted in the M-1 and M-2 districts and not otherwise listed as permitted uses in this division, when such uses are lawfully existing on the effective date of the ordinance to include the property in the B-7 district**

**Please refer to the City of Richmond Zoning Ordinance for more details.**



## B-7 Uses: Conditional Use Permits

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- Drive-up facilities
- Motor fuels dispensing
- Nightclubs
- Self-service car wash
- Social service delivery uses

**Please refer to the City of Richmond Zoning Ordinance for more details.**



# B-5 Uses: Permitted Principal and Accessory Uses

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- Adult day care
- Art galleries
- Banks
- Day nurseries
- Dry cleaning/laundering
- **Dwelling units**
- Grocery stores
- Hospitals
- Hotels
- Laboratories and research
- Libraries
- Office supply
- Offices
- Parking decks
- Personal service businesses
- Pet shops
- Postal and packaging
- Printing and publishing
- Recreation and entertainment
- Restaurants
- Retail stores and shops
- Rights-of-way
- Sales lots for seasonal items
- Service businesses that repair, rent A/V equipment
- Showrooms
- Uses owned and operated by a governmental agency
- Wireless comm. facilities
- Short-term rental

**Please refer to the City of Richmond Zoning Ordinance for more details.**



## B-5 Uses: Conditional Use Permits

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- Nightclubs
- Parking areas and lots
- Retail sales of liquor

**Please refer to the City of Richmond Zoning Ordinance for more details.**



# TOD-1 Uses: Permitted Principal and Accessory Uses

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- Adult day care
- Art galleries
- Banks
- Breweries
- Catering
- Day nurseries
- **Dwelling units**
- Grocery stores
- Hospitals
- Hotels
- Laboratories and research
- Laundromats or dry cleaning
- Libraries
- Manufacturing, warehousing, distribution of food/beverage
- Nursing homes
- Office supply
- Offices
- Parking decks
- Personal service businesses
- Pet shops
- Postal and packaging
- Printing and publishing
- Professional, business schools
- Recreation and entertainment
- Restaurants
- Retail sales of food and beverage in open area
- Retail stores and shops
- Rights-of-way
- Service businesses that repair, rent A/V equipment
- Uses owned and operated by a governmental agency
- Wireless comm. facilities
- Short-term rental

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# TOD-1 Uses: Conditional Use Permits

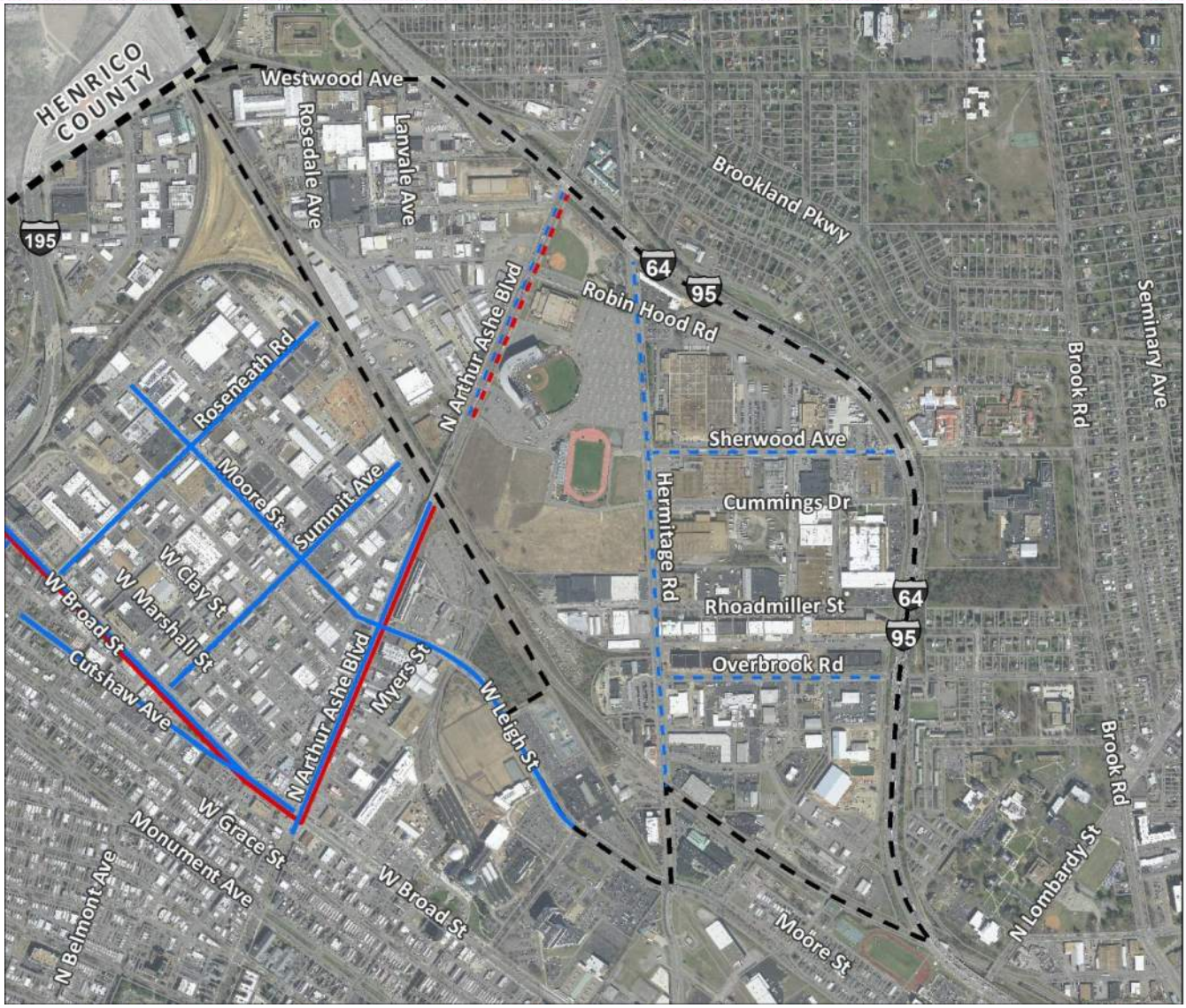
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- Nightclubs
- Social service delivery

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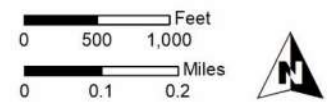


# Street Designations



## Street Designations

-  Rezoning Area
-  Parcels
- Street-Oriented Commercial Frontage**
  -  Existing
  -  Proposed
- Priority Street**
  -  Existing
  -  Proposed



# Street-Oriented Commercial Frontage

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- Would require that a minimum of 1/3 or 1,000 sq. f.t. of the floor area of the ground floor of the building be devoted to other permitted principal uses with a minimum depth of 20' along the entire length of the street-oriented commercial frontage.



# Priority Street Designation

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- Street frontages on a Priority Street designation treated similarly to principal street frontages. Special considerations regarding urban design:
  - Driveways and vehicular access prohibited for parking lots and decks if other street frontage or alley access exists
  - Parking decks wrapped with other permitted principal use
  - Hotels wrapped with other permitted principal uses
  - Parking lots located behind principal use
  - Building façade fenestration (windows) requirements

# Non-Conforming Use Definition

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- When an existing use is no longer allowed “by-right” because the underlying zoning district has changed.
- “No building or structure devoted to a nonconforming use shall be enlarged, extended, reconstructed, moved or structurally altered unless such building or structure is thereafter devoted to a conforming use, provided that nothing in this division shall be construed to prohibit normal repair, maintenance and nonstructural alterations to such building or structure nor the alteration, strengthening or restoration to a safe condition as may be required by law and provided, further, that the following shall be permitted.”



# Non-Conforming Uses

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- **B-7 Mixed-Use Business District:** Uses permitted in the M-1 and M-2 districts do NOT become non-conforming and can continue to operate, maintain, expand, etc.
- **B-5 Central Business District:** Uses not permitted in this district become non-conforming technically, but still allowed to be maintained, rebuilt, and expanded up to 10%.
- **TOD-1 Transit-Oriented Nodal District:** Uses not permitted in this district become non-conforming. BZA approval needed for alteration or expansion (<10% of floor area).

# Process Timeline & Public Engagement

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- **February 16, 2021:** Resolution of Intent by CPC
- **March 18, 2021:** Public engagement meeting #1 and comment period
  - Received comments through March 29.
- **April 13, 2021:** Public engagement meeting #2 and comment period
  - Received comments through April 26.
- **June 2021:** Adoption by City Planning Commission and City Council
  - June 21, 2021 – City Planning Commission hearing
  - June 28, 2021 – City Council hearing



# Questions?

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- Questions?
- Stay up-to-date at: [rva.gov/planning-development-review/rezonings](http://rva.gov/planning-development-review/rezonings)
- Email or call Will Palmquist:
  - [William.Palmquist@richmondgov.com](mailto:William.Palmquist@richmondgov.com)
  - (804) 646-6307