



CITY OF RICHMOND

PLANNING COMMISSION

August 3, 2020

**RESOLUTION 2020-039  
MOTION OF THE CITY OF RICHMOND PLANNING COMMISSION**

**TO DECLARE AN INTENT TO REZONE CERTAIN PROPERTIES IN THE B-3  
GENERAL BUSINESS DISTRICT.**

WHEREAS, in accordance with Section 15.2-2286 of the Code of Virginia an amendment to the zoning regulations or district maps may be initiated by motion of the City of Richmond Planning Commission provided any such motion or resolution of the Commission proposing an amendment to the regulations or district maps shall state the public purposes therefore; and

WHEREAS, City Council passed Resolution 2018-R081 requesting that the Planning Commission cause to be conducted a study of all properties zoned B-3 General Business and to determine if such properties should be rezoned; and

WHEREAS, Planning and Development Review staff conducted said study, and produced a report presented to the Resolution's patron and the Planning Commission in January of 2019, in which each area zoned B-3 was categorized as either needing rezoning within 1 to 3 years or needing further study and public input as part of the Richmond 300 Master Plan process; and

WHEREAS, in some areas of the city, development pressure and market readiness indicate that rezoning properties from B-3 to districts more in line with neighborhood character and the Master Plan is essential; and

WHEREAS, recent development in areas zoned B-3 have permitted uses and forms incompatible with a growing urban environment which rezoning would ameliorate; and

WHEREAS, rezoning certain properties from B-3 is agreement with both the draft Richmond 300 Master Plan and good planning practices; and

NOW, THEREFORE BE IT RESOLVED THAT, for the purposes of public necessity, convenience, general welfare and good zoning practices, the City of Richmond Planning Commission hereby adopts a resolution of intent to rezone certain properties in the B-3 General Business District.

  
Rodney Poole  
Chair, City Planning Commission

  
Matthew Ebinger  
Secretary, City Planning Commission