



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

ORD. 2022-245: To amend the official zoning ordinance for the purpose of amending the RP Research Park District in accordance with the City Center Innovation District Small Area Plan.

To: City Planning Commission
From: Department of Planning and Development Review
Date: September 19, 2022

PETITIONER

City of Richmond
900 East Broad Street
Richmond, VA 23219

LOCATION

The area generally north of East Broad Street, south and west of Interstate 64/95, and east of North Third Street.

PURPOSE

To amend the City's Zoning Ordinance for the purpose of amending the existing Research Park (RP) District concerning uses, yards, screening, parking and circulation of vehicles, height, signage, street side yards, emergency, transitional, and permanent supportive housing, and off-street parking requirements and creating usable open space and building façade fenestration requirements in the RP District.

SUMMARY & RECOMMENDATION

Richmond 300: A Guide for Growth was adopted by the City Planning Commission Resolution 2020-050 and City Council Ordinance 2020-236. City Planning Commission subsequently adopted the "City Center Innovation District Small Area Plan" as an incorporated element of the *Richmond 300: A Guide for Growth* Master Plan through City Council Ordinance 2022-010.

The City Center Innovation District Small Area Plan sets forth recommendations and policy to guide the future growth of City Center. One main recommendation of the plan is to rezone City Center to align with the innovation vision by allowing mixed-uses including residential, ground floor activation, and unlimited height and density. The City Center plan calls for the creation of a new Innovation Zoning District; however, staff recommends it is more practical at this time to amend the existing RP zoning district and expand the boundaries of the district to cover the majority of the City Center study area. The proposed zoning for this area consists of the amended RP Research Park District. This zoning district would allow more residential, office, commercial, and institutional uses, unlimited height with required building setbacks

of certain heights and unlimited density, as well as appropriate scale and design for new buildings that would further the vision of this area of the City as set forth in the City Center Innovation District Small Area Plan and the Richmond 300 Master Plan.

Staff recommends approval of the Ordinance.

Staff Contact:

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