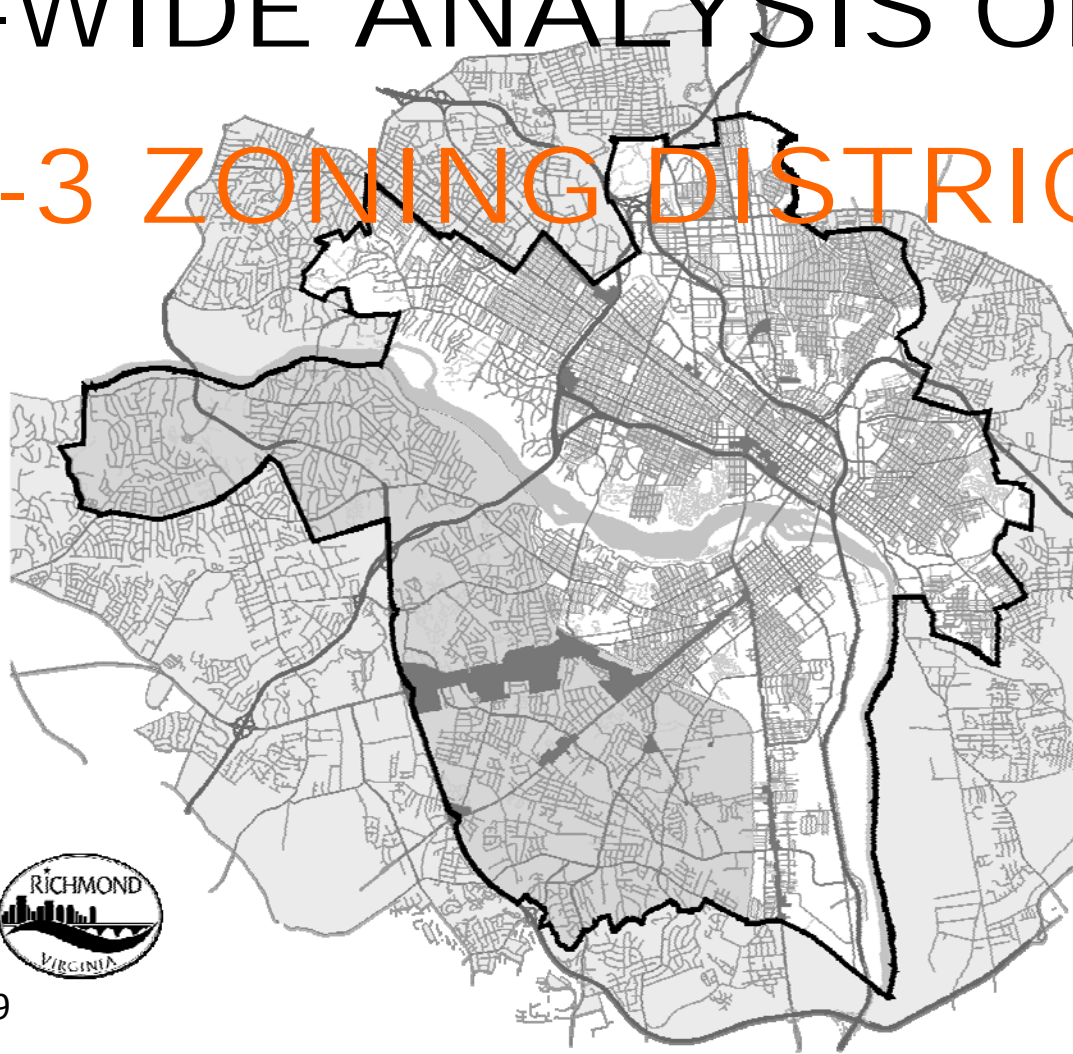


CITY-WIDE ANALYSIS OF THE B-3 ZONING DISTRICT



RICHMOND PLANNING &
DEVELOPMENT REVIEW
PDR



January 22, 2019

City Council Resolution 2018-R081 (Patron: CP Jones)

“To request that the Planning Commission cause to be conducted a study of all properties zoned for the B-3 General Business District in all Council Districts of the city of Richmond to determine if such properties should be rezoned to facilitate development or redevelopment of such properties”

- Within 90 days of the Resolution’s passing on September 24th, 2018
- By Council District in the following order: 9, 8, 5, 6, 7, 2, 3, 4, 1
- To be completed in coordination with the Richmond 300 process

Recommendations are divided into three time frames:

Currently Underway: Areas which have already been included in a special area plan, such as the Pulse Corridor Plan, and is in PDR staff work program

Richmond 300: Area should undergo study and be included in the Richmond 300 Master Plan process

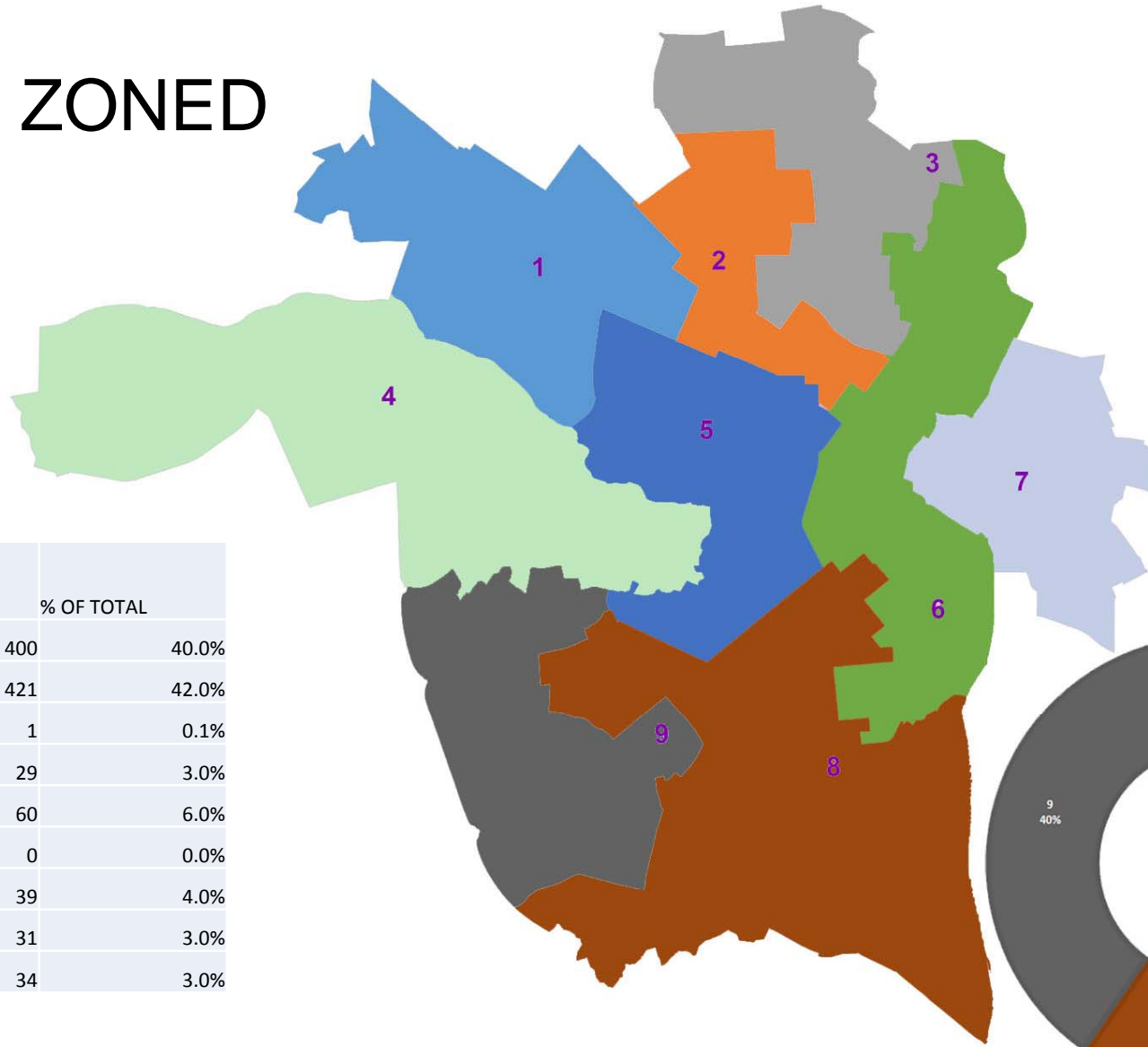
1 to 3 Years: Area needs immediate attention and should be rezoned as soon as possible.

What is the B-3 zoning designation?

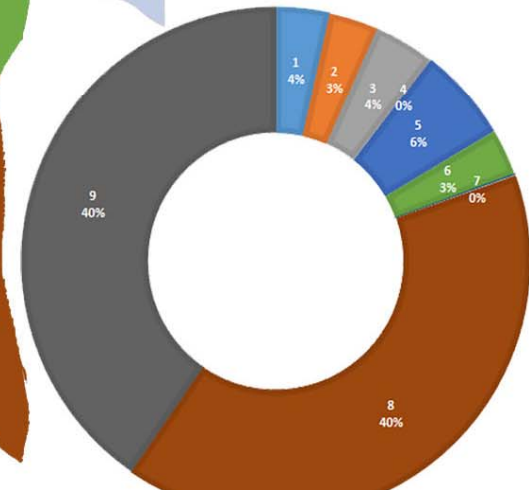
- General business
- Auto-oriented
- Surface parking
- Drive up windows
- Deep setbacks
- Prominent signage



ACREAGE ZONED B-3 BY COUNCIL DISTRICT

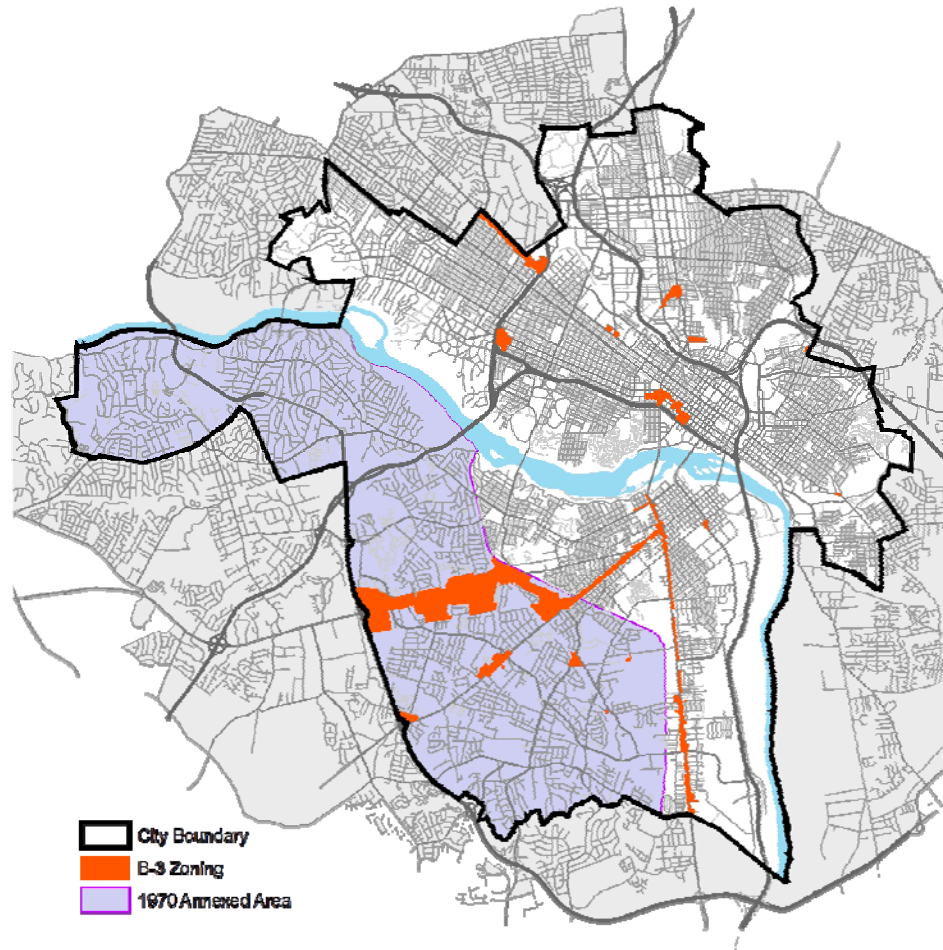


DISTRICT	ACRES	% OF TOTAL
9	400	40.0%
8	421	42.0%
7	1	0.1%
6	29	3.0%
5	60	6.0%
4	0	0.0%
3	39	4.0%
2	31	3.0%
1	34	3.0%

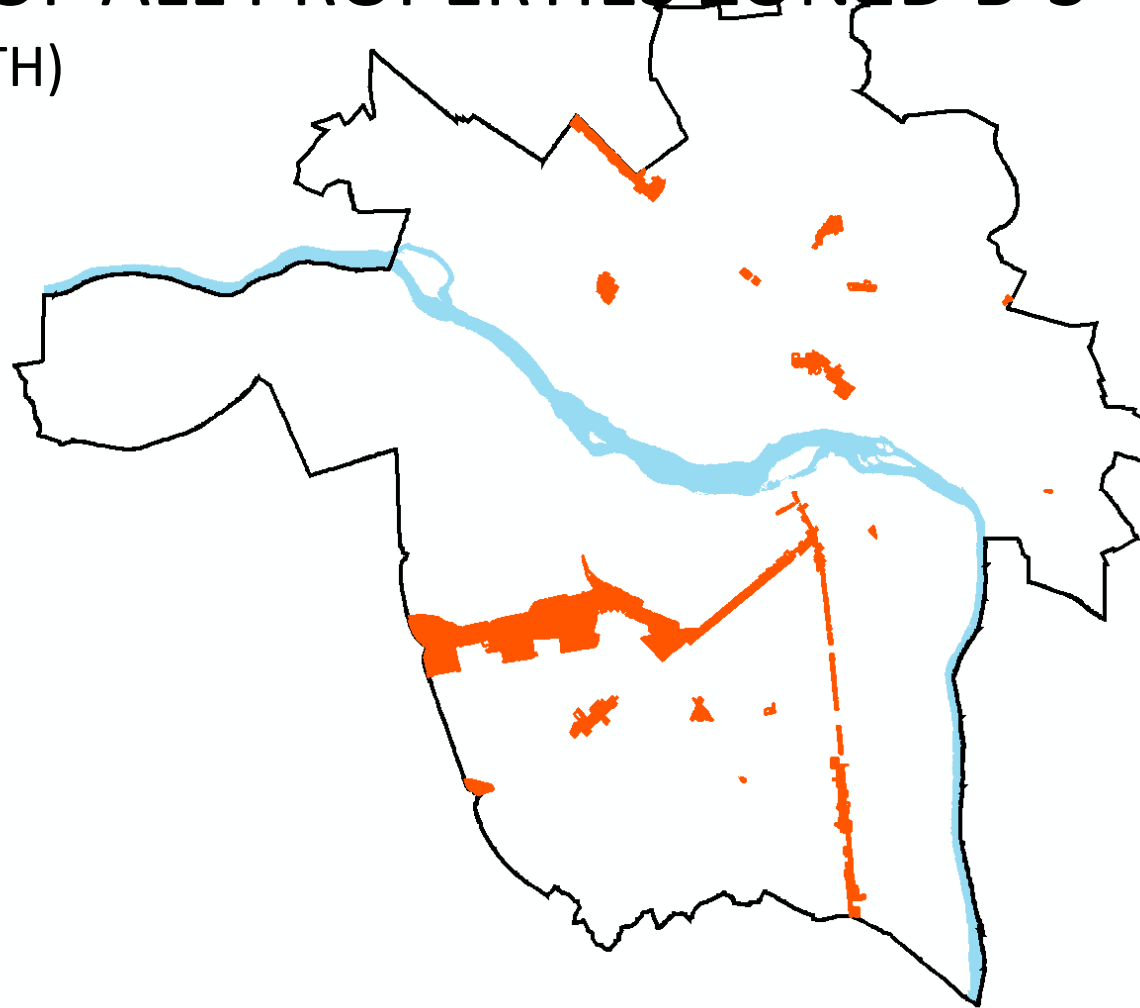


Why is there so much B-3 south of the river?

1. Year built
2. Annexation



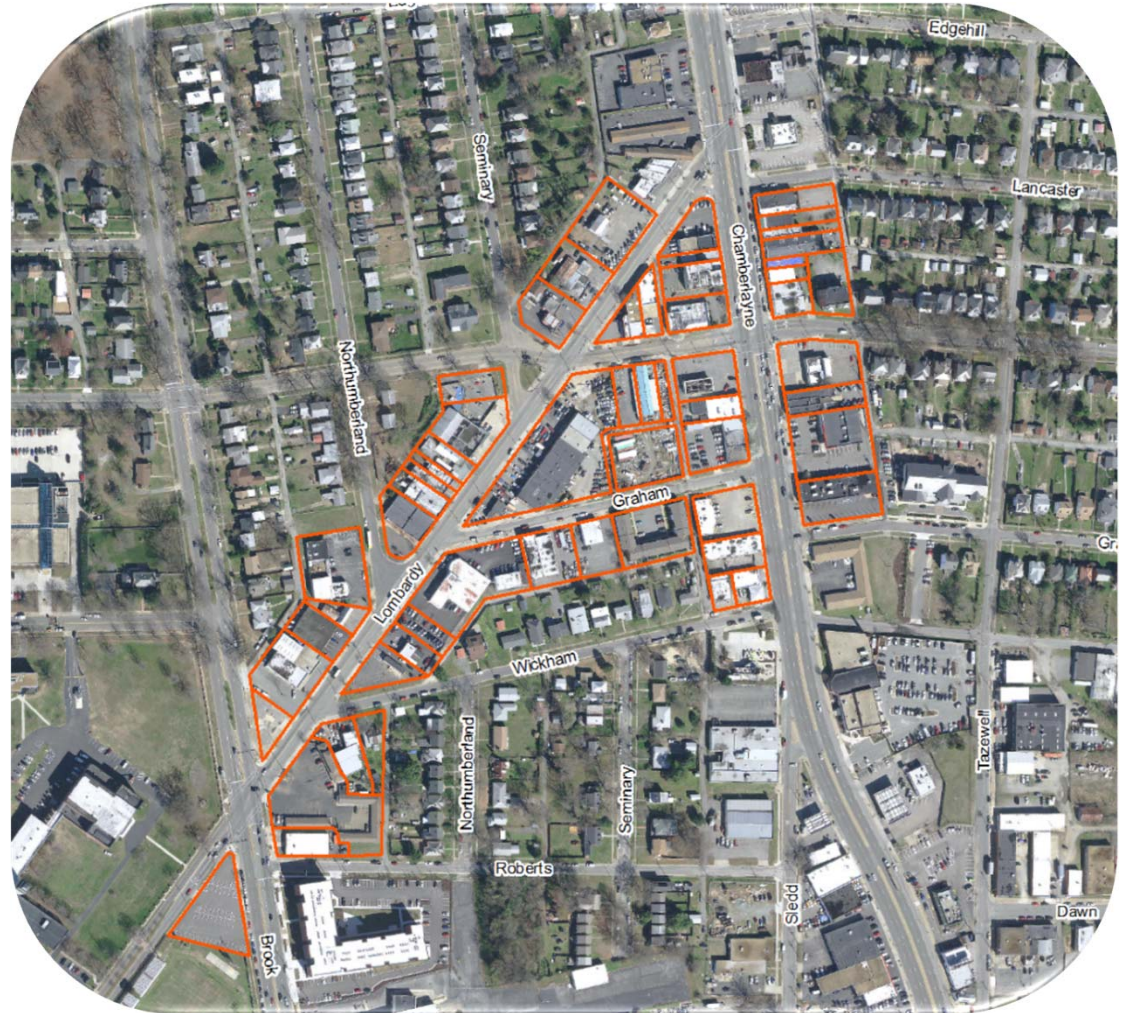
OVERVIEW OF ALL PROPERTIES ZONED B-3 (NORTH TO SOUTH)



LOMBARDY

(Brook to Chamberlayne)

Council District: Third
Appropriate Zoning: No
Timeline: Underway



Collegiate Apartments (Chamberlayne and Mitchell)

Council District: Third

Appropriate Zoning: NO

Timeline: Richmond 300

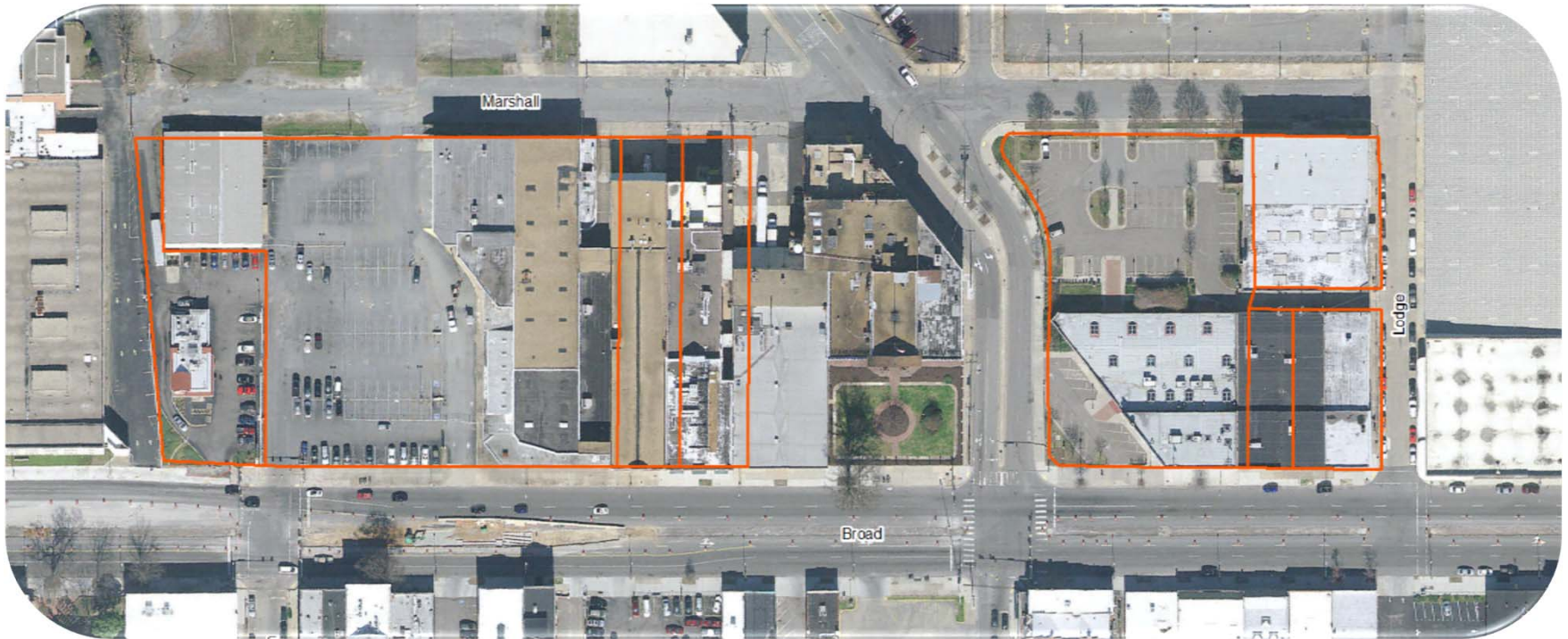


BROAD AT HERMITAGE

Council District: 3,6

Appropriate Zoning: NO

Timeline: Richmond 300



CARYTOWN GROCERY DISTRICT

Council District: 5

Appropriate Zoning: NO

Timeline: Richmond 300

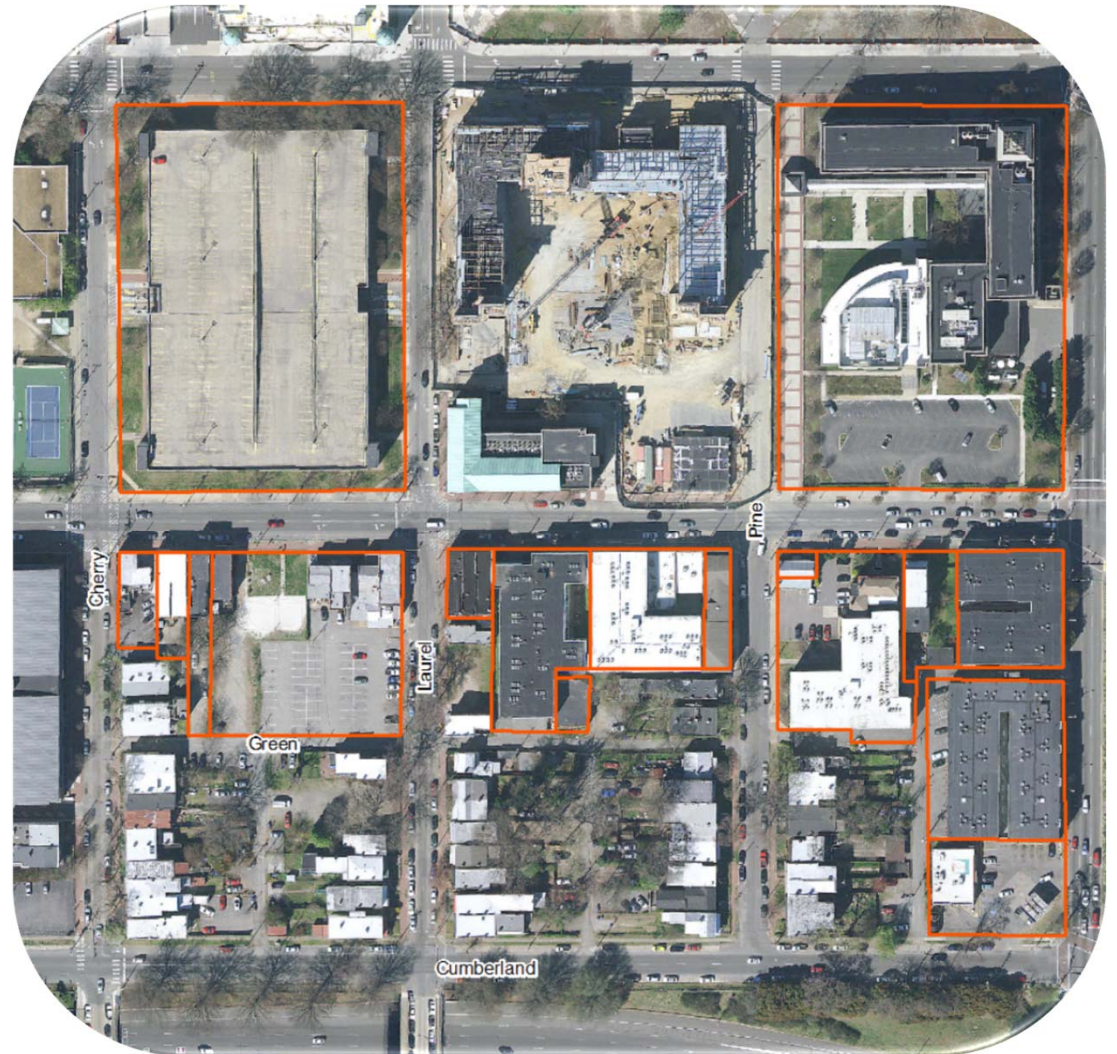


W CARY (Cherry to Belvidere)

Council District: 5

Appropriate Zoning: NO

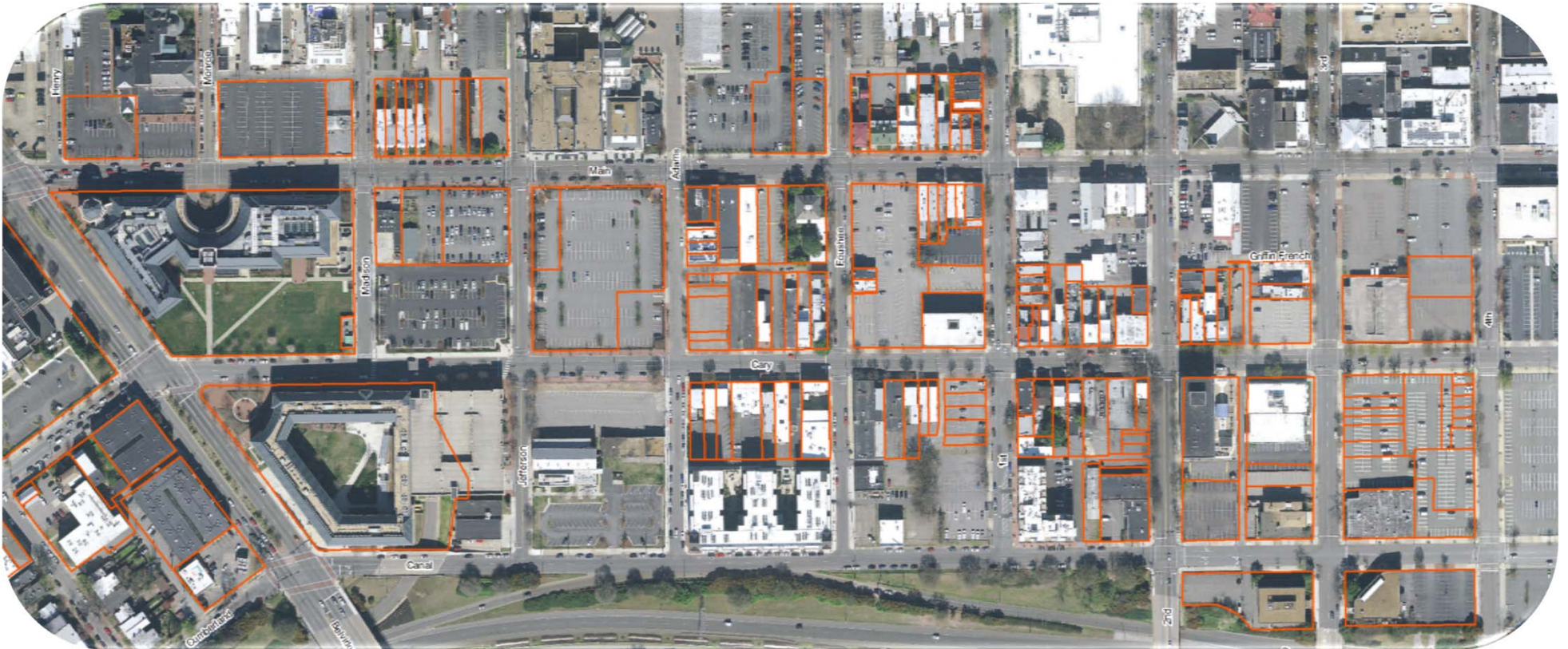
Timeline: Richmond 300



MONROE WARD

Council District: 2,6

Rezoning Underway



MECHANICSVILLE AND COOL

Council District: 6
Appropriate Zoning:
Undetermined
Timeline:
Richmond 300



SEMMES AND COWARDIN

Council District: 5,6

Appropriate Zoning: NO

Timeline: 1-3 yrs





HULL STREET(Cowardin to Belt)

Council District: 8,6

Appropriate Zoning: Undetermined

Timeline: Richmond 300



HULL STREET (Node 1 - Cowardin)

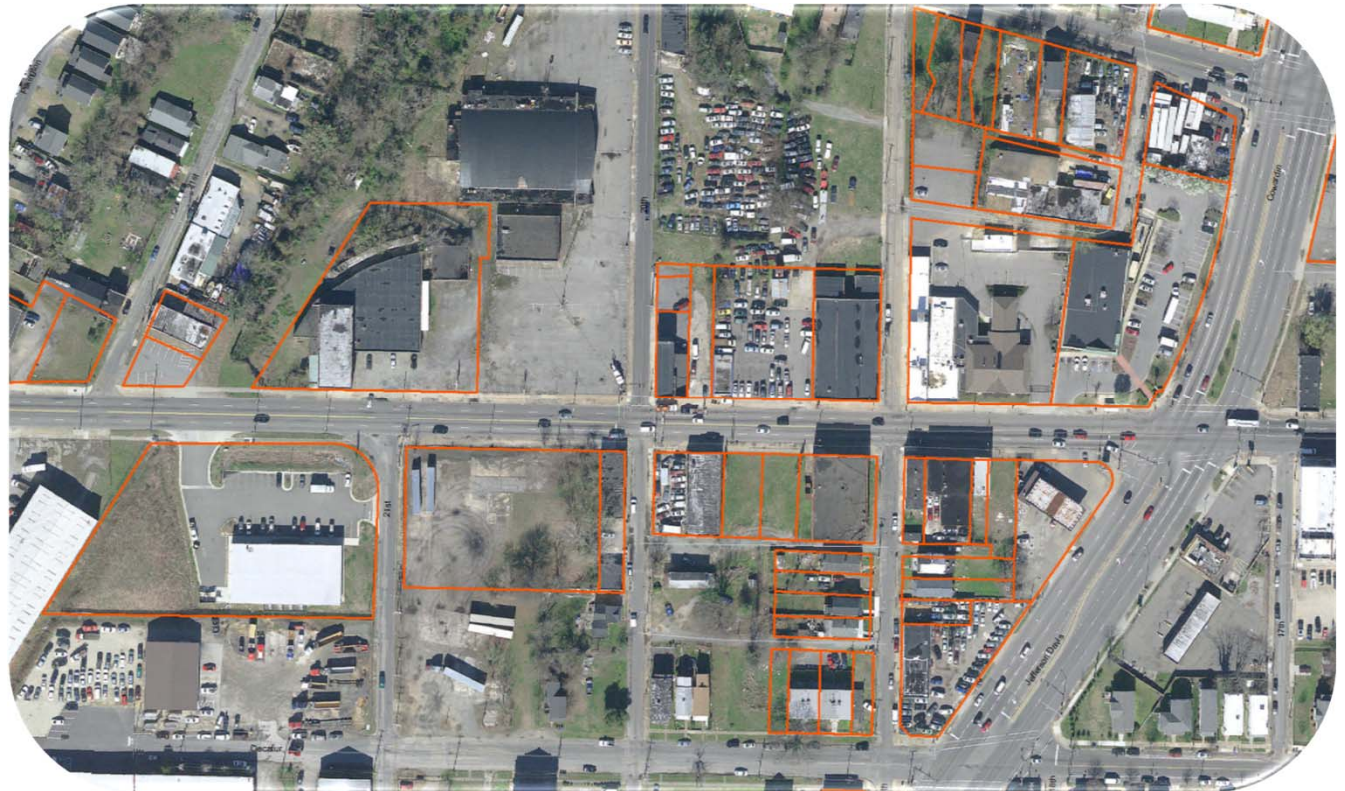
Council District: 5,8

Appropriate

Zoning: NO

Timeline:

1-3 yrs



JEFFERSON DAVIS (Hull to Walmsley)

Council District: 8,6

Appropriate Zoning: Undetermined

Timeline: Richmond 300



MIDLOTHIAN TURNPIKE (Belt to Chippenham)

Council District: Ninth

Appropriate Zoning: No

Timeline: Richmond 300



BELT BLVD AND SOUTHSIDE PLAZA

Council District: 8

Appropriate Zoning: NO

Timeline: Richmond 300



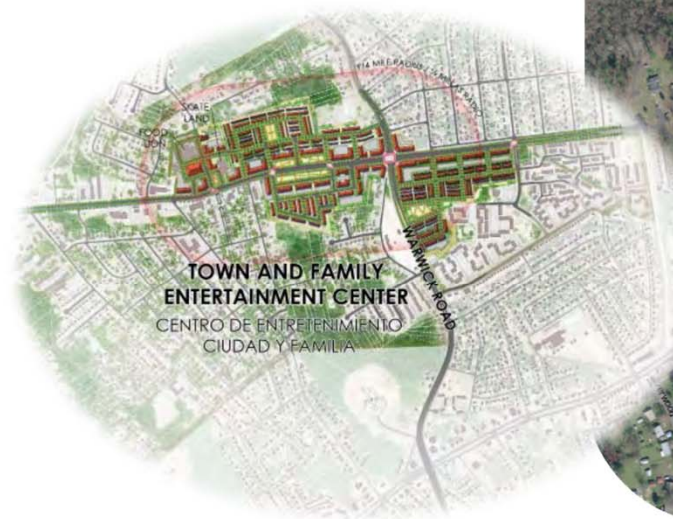
HULL AND WARWICK

Council District: 9

Appropriate

Zoning: NO

Timeline: 1-3 yrs



HULL AND CHIPPENHAM

Council District: 9
Appropriate
Zoning: NO
Timeline: 1-3 yrs



BELT AND BROAD ROCK

Council District: 8

Appropriate

Zoning: NO

Timeline:

Richmond 300



GOVERNMENT ROAD

Council District: 7

Appropriate Zoning: NO

Timeline: 1-3 yrs

