

INTRODUCED: July 24, 2017

AN ORDINANCE No. 2017-151

To amend the official zoning map for the purpose of rezoning certain properties along West Broad Street and Cutshaw Avenue between North Boulevard and I-195, within the Scott's Addition neighborhood, and along North Boulevard to conform their zoning to their proposed future land use as set forth in the Pulse Corridor Plan.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEPT 11 2017 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the attached map entitled “Scott’s Addition: Proposed Zoning,” prepared by the City of Richmond Department of Planning and Development Review, and dated June 26, 2017, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2017 records of the City Assessor, are excluded from the B-2 Community Business District and shall no longer be subject to the provisions of sections 30-436.1 through 30-436.5 of the Code of the City of Richmond (2015), as amended, and that the same are

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: SEPT 25 2017 REJECTED: _____ STRICKEN: _____

included in the R-6 Single-Family Attached Residential District and shall be subject to the provisions of sections 30-412.1 through 30-412.8 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

1022 Cleveland Street	Tax Parcel No.	W000-1480/012
1020 Cleveland Street	Tax Parcel No.	W000-1480/013
1018 Cleveland Street	Tax Parcel No.	W000-1480/014
1016 Cleveland Street	Tax Parcel No.	W000-1480/015
1014 Cleveland Street	Tax Parcel No.	W000-1480/016
1012 Cleveland Street	Tax Parcel No.	W000-1480/017
1010 Cleveland Street	Tax Parcel No.	W000-1480/018
1008 Cleveland Street	Tax Parcel No.	W000-1480/019

§ 2. That, as shown on the attached map entitled “Scott’s Addition: Proposed Zoning,” prepared by the City of Richmond Department of Planning and Development Review, and dated June 26, 2017, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2017 records of the City Assessor, are excluded from the B-2 Community Business District and shall no longer be subject to the provisions of sections 30-436.1 through 30-436.5 of the Code of the City of Richmond (2015), as amended, and that the same are included in the UB-2 Urban Business District and shall be subject to the provisions of sections 30-433.10 through 30-433.17 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

3127 Cutshaw Avenue	Tax Parcel No.	W000-1417/001
3221 Cutshaw Avenue	Tax Parcel No.	W000-1480/001
3215 Cutshaw Avenue	Tax Parcel No.	W000-1480/048

§ 3. That, as shown on the attached map entitled “Scott’s Addition: Proposed Zoning,” prepared by the City of Richmond Department of Planning and Development Review, and dated June 26, 2017, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown

in the 2017 records of the City Assessor, are excluded from the B-3 General Business District and shall no longer be subject to the provisions of sections 30-438.1 through 30-438.5 of the Code of the City of Richmond (2015), as amended, and that the same are 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 (2015), as amended:

2700 West Broad Street	Tax Parcel No.	N000-1481/012
2718 West Broad Street	Tax Parcel No.	N000-1481/020
2724 West Broad Street	Tax Parcel No.	N000-1481/024
2730 West Broad Street	Tax Parcel No.	N000-1481/026
2734 West Broad Street	Tax Parcel No.	N000-1481/029
2744 West Broad Street	Tax Parcel No.	N000-1481/030
2800 West Broad Street	Tax Parcel No.	N000-1586/019
2812 West Broad Street	Tax Parcel No.	N000-1586/024
2820 West Broad Street	Tax Parcel No.	N000-1586/029
2918 West Broad Street	Tax Parcel No.	N000-1587/023
2920 West Broad Street	Tax Parcel No.	N000-1587/033
3000 West Broad Street	Tax Parcel No.	N000-1588/017
3012 West Broad Street	Tax Parcel No.	N000-1588/023
3104 West Broad Street	Tax Parcel No.	N000-1710/015
3124 West Broad Street	Tax Parcel No.	N000-1710/022
3200 West Broad Street	Tax Parcel No.	N000-1711/002
3304 West Broad Street	Tax Parcel No.	N000-1781/017
3306 West Broad Street	Tax Parcel No.	N000-1781/019
3318 West Broad Street	Tax Parcel No.	N000-1781/022
3320 West Broad Street	Tax Parcel No.	N000-1781/025
3600 West Broad Street	Tax Parcel No.	N000-1782/001
3600 West Broad Street	Tax Parcel No.	N000-1782/001T
2805 West Broad Street	Tax Parcel No.	W000-1292/008
2803 West Broad Street	Tax Parcel No.	W000-1292/014
2923 West Broad Street	Tax Parcel No.	W000-1371/001
2921 West Broad Street	Tax Parcel No.	W000-1371/005
2913 West Broad Street	Tax Parcel No.	W000-1371/009
2907 West Broad Street	Tax Parcel No.	W000-1371/013
2901 West Broad Street	Tax Parcel No.	W000-1371/014
3125 West Broad Street	Tax Parcel No.	W000-1418/001
3123 West Broad Street	Tax Parcel No.	W000-1418/002
3121 West Broad Street	Tax Parcel No.	W000-1418/007
3101 West Broad Street	Tax Parcel No.	W000-1418/012

3001 West Broad Street	Tax Parcel No.	W000-1419/001
3217 West Broad Street	Tax Parcel No.	W000-1481/001
3215 West Broad Street	Tax Parcel No.	W000-1481/005
3201 West Broad Street	Tax Parcel No.	W000-1481/012
3205 West Broad Street	Tax Parcel No.	W000-1481/030
3321 West Broad Street	Tax Parcel No.	W000-1524/001
3317 West Broad Street	Tax Parcel No.	W000-1524/004
3315 West Broad Street	Tax Parcel No.	W000-1524/007
3311 West Broad Street	Tax Parcel No.	W000-1524/014
3301 West Broad Street	Tax Parcel No.	W000-1524/015
3407 West Broad Street	Tax Parcel No.	W000-1629/001
3401 West Broad Street	Tax Parcel No.	W000-1629/007
3511 West Broad Street	Tax Parcel No.	W000-1665/022
3013 Cutshaw Avenue	Tax Parcel No.	W000-1372/001
3001 Cutshaw Avenue	Tax Parcel No.	W000-1372/007

§ 4. That, as shown on the attached map entitled “Scott’s Addition: Proposed Zoning,” prepared by the City of Richmond Department of Planning and Development Review, and dated June 26, 2017, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2017 records of the City Assessor, are excluded from excluded from the B-3 General Business District and shall no longer be subject to the provisions of sections 30-438.1 through 30-438.5 of the Code of the City of Richmond (2015), as amended, and that the same are included in the UB-2 Urban Business District and shall be subject to the provisions of sections 30-433.10 through 30-433.17 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

3127 Cutshaw Avenue	Tax Parcel No.	W000-1417/001
3117 Cutshaw Avenue	Tax Parcel No.	W000-1417/010
3105 Cutshaw Avenue	Tax Parcel No.	W000-1417/012
1012 North Belmont Avenue	Tax Parcel No.	W000-1417/015
1010 North Belmont Avenue	Tax Parcel No.	W000-1417/016
1008 North Belmont Avenue	Tax Parcel No.	W000-1417/017
3200 Cutshaw Avenue	Tax Parcel No.	W000-1481/018
3204 Cutshaw Avenue	Tax Parcel No.	W000-1481/024
3212 Cutshaw Avenue	Tax Parcel No.	W000-1481/029
3202 Cutshaw Avenue	Tax Parcel No.	W000-1481/031

§ 5. That, as shown on the attached map entitled “Scott’s Addition: Proposed Zoning,” prepared by the City of Richmond Department of Planning and Development Review, and dated June 26, 2017, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 2900 West Broad Street, with Tax Parcel No. N000-1587/016 as shown in the 2017 records of the City Assessor, is excluded from the B-5 Central Business District Conditional and shall no longer be subject to the provisions of sections 30-442.1 through 30.442.7 of the Code of the City of Richmond (2015), 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 (2015), as amended.

§ 6. That, as shown on the attached map entitled “Scott’s Addition: Proposed Zoning,” prepared by the City of Richmond Department of Planning and Development Review, and dated June 26, 2017, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2017 records of the City Assessor, are excluded from the B-7 Mixed Use Business District and shall no longer be subject to the provisions of sections 30-446.1 through 30-446.8 of the Code of the City of Richmond (2015), as amended, and that the same are 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 (2015), as amended:

2818 West Broad Street	Tax Parcel No.	N000-1586/026
3022 West Broad Street	Tax Parcel No.	N000-1588/024

§ 7. That, as shown on the attached map entitled “Scott’s Addition: Proposed Zoning,” prepared by the City of Richmond Department of Planning and Development Review, and dated June 26, 2017, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2017 records of the City Assessor, are 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 (2015), as amended, and that the same are included in the B-7 Mixed Use Business District and shall be subject to the provisions of sections 30-446.1 through 30-446.8 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

3021 West Clay Street	Tax Parcel No.	N000-1591/001
1315 Summit Avenue	Tax Parcel No.	N000-1591/002
3015 West Clay Street	Tax Parcel No.	N000-1591/004
3013 West Clay Street	Tax Parcel No.	N000-1591/006
1314 Altamont Avenue	Tax Parcel No.	N000-1591/015
1310 Altamont Avenue	Tax Parcel No.	N000-1591/016
1300 Altamont Avenue	Tax Parcel No.	N000-1591/017
3004 West Marshall Street	Tax Parcel No.	N000-1591/019
3006 West Marshall Street	Tax Parcel No.	N000-1591/020
3008 West Marshall Street	Tax Parcel No.	N000-1591/021
3010 West Marshall Street	Tax Parcel No.	N000-1591/022
3014 West Marshall Street	Tax Parcel No.	N000-1591/024
3018 West Marshall Street	Tax Parcel No.	N000-1591/026
3020 West Marshall Street	Tax Parcel No.	N000-1591/027
3022 West Marshall Street	Tax Parcel No.	N000-1591/028
1303 Summit Avenue	Tax Parcel No.	N000-1591/029
1305 Summit Avenue	Tax Parcel No.	N000-1591/030
1317 Summit Avenue	Tax Parcel No.	N000-1591/040
1319 Summit Avenue	Tax Parcel No.	N000-1591/041
3017 West Clay Street	Tax Parcel No.	N000-1591/042
3007 West Clay Street	Tax Parcel No.	N000-1591/045
3017 West Leigh Street	Tax Parcel No.	N000-1593/001
3015 West Leigh Street	Tax Parcel No.	N000-1593/004
3013 West Leigh Street	Tax Parcel No.	N000-1593/005

3009 West Leigh Street	Tax Parcel No.	N000-1593/007
3007 West Leigh Street	Tax Parcel No.	N000-1593/008
3001 West Leigh Street	Tax Parcel No.	N000-1593/011
3000 West Clay Street	Tax Parcel No.	N000-1593/012
3008 West Clay Street	Tax Parcel No.	N000-1593/016
1407 Summit Avenue	Tax Parcel No.	N000-1593/021
3015 Moore Street	Tax Parcel No.	N000-1595/001
1519 Summit Avenue	Tax Parcel No.	N000-1595/011
3000 West Leigh Street	Tax Parcel No.	N000-1595/019
1620 Altamont Avenue	Tax Parcel No.	N000-1597/002
1600 Altamont Avenue	Tax Parcel No.	N000-1597/006
3031 Norfolk Street	Tax Parcel No.	N000-1597/012
1732 Altamont Avenue	Tax Parcel No.	N000-1599/001
1726 Altamont Avenue	Tax Parcel No.	N000-1599/002
1724 Altamont Avenue	Tax Parcel No.	N000-1599/003
1720 Altamont Avenue	Tax Parcel No.	N000-1599/005
1710 Altamont Avenue	Tax Parcel No.	N000-1599/006
1704 Altamont Avenue	Tax Parcel No.	N000-1599/008
1701 Summit Avenue	Tax Parcel No.	N000-1599/010
1707 Summit Avenue	Tax Parcel No.	N000-1599/011
1715 Summit Avenue	Tax Parcel No.	N000-1599/013
1717 Summit Avenue	Tax Parcel No.	N000-1599/014
1721 Summit Avenue	Tax Parcel No.	N000-1599/015
1729 Summit Avenue	Tax Parcel No.	N000-1599/017
1733 Summit Avenue	Tax Parcel No.	N000-1599/025
3014 Norfolk Street	Tax Parcel No.	N000-1599/030
1737 Summit Avenue	Tax Parcel No.	N000-1599/031
1701 Summit Avenue Unit 1	Tax Parcel No.	N000-1599/032
1701 Summit Avenue Unit 2	Tax Parcel No.	N000-1599/033
1701 Summit Avenue Unit 3	Tax Parcel No.	N000-1599/034
1701 Summit Avenue Unit 4	Tax Parcel No.	N000-1599/035
1701 Summit Avenue Unit 5	Tax Parcel No.	N000-1599/036
1701 Summit Avenue Unit 6	Tax Parcel No.	N000-1599/037
1701 Summit Avenue Unit 7	Tax Parcel No.	N000-1599/038
1701 Summit Avenue Unit 8	Tax Parcel No.	N000-1599/039
1701 Summit Avenue Unit 9	Tax Parcel No.	N000-1599/040
1701 Summit Avenue Unit 10	Tax Parcel No.	N000-1599/041
1701 Summit Avenue Unit 11	Tax Parcel No.	N000-1599/042
1701 Summit Avenue Unit 12	Tax Parcel No.	N000-1599/043
1701 Summit Avenue Unit 13	Tax Parcel No.	N000-1599/044
1701 Summit Avenue Unit 14	Tax Parcel No.	N000-1599/045
1719 Summit Avenue	Tax Parcel No.	N000-1599/050

2900 North Boulevard	Tax Parcel No.	N000-1605/034
3119 West Clay Street	Tax Parcel No.	N000-1712/001
3117 West Clay Street	Tax Parcel No.	N000-1712/003
3111 West Clay Street	Tax Parcel No.	N000-1712/006
3101 West Clay Street	Tax Parcel No.	N000-1712/008
3108 West Marshall Street	Tax Parcel No.	N000-1712/011
3100 West Marshall Street	Tax Parcel No.	N000-1712/012
3110 West Marshall Street	Tax Parcel No.	N000-1712/018
3114 West Marshall Street	Tax Parcel No.	N000-1712/020
3122 West Marshall Street	Tax Parcel No.	N000-1712/024
3210 West Marshall Street	Tax Parcel No.	N000-1713/001
3105 West Leigh Street	Tax Parcel No.	N000-1714/009
3103 West Leigh Street	Tax Parcel No.	N000-1714/010
1412 Summit Avenue	Tax Parcel No.	N000-1714/011
3100 West Clay Street	Tax Parcel No.	N000-1714/013
3110 West Clay Street	Tax Parcel No.	N000-1714/018
3114 West Clay Street	Tax Parcel No.	N000-1714/020
3122 West Clay Street	Tax Parcel No.	N000-1714/023
3108 West Clay Street	Tax Parcel No.	N000-1714/024
1413 Highpoint Avenue	Tax Parcel No.	N000-1714/025
3227 West Leigh Street	Tax Parcel No.	N000-1715/001
3119 West Moore Street	Tax Parcel No.	N000-1716/002
3109 West Moore Street	Tax Parcel No.	N000-1716/004
3105 West Moore Street	Tax Parcel No.	N000-1716/006
3101 West Moore Street	Tax Parcel No.	N000-1716/007
3100 West Leigh Street	Tax Parcel No.	N000-1716/017
3104 West Leigh Street	Tax Parcel No.	N000-1716/018
3106 West Leigh Street	Tax Parcel No.	N000-1716/023
3108 West Leigh Street	Tax Parcel No.	N000-1716/024
3110 West Leigh Street	Tax Parcel No.	N000-1716/026
3116 West Leigh Street	Tax Parcel No.	N000-1716/029
3201 West Moore Street	Tax Parcel No.	N000-1717/001
3205 West Moore Street	Tax Parcel No.	N000-1717/002
3204 West Leigh Street	Tax Parcel No.	N000-1717/015
3210 West Leigh Street	Tax Parcel No.	N000-1717/018
3117 Norfolk Street	Tax Parcel No.	N000-1718/001
3115 Norfolk Street	Tax Parcel No.	N000-1718/006
3113 Norfolk Street	Tax Parcel No.	N000-1718/007
3111 Norfolk Street	Tax Parcel No.	N000-1718/008
3109 Norfolk Street	Tax Parcel No.	N000-1718/009
3103 Norfolk Street	Tax Parcel No.	N000-1718/011
3101 Norfolk Street	Tax Parcel No.	N000-1718/012

1610 Summit Avenue	Tax Parcel No.	N000-1718/013
1616 Summit Avenue	Tax Parcel No.	N000-1718/014
3106 Moore Street	Tax Parcel No.	N000-1718/015
3108 West Moore Street	Tax Parcel No.	N000-1718/020
3110 West Moore Street	Tax Parcel No.	N000-1718/021
3112 Moore Street	Tax Parcel No.	N000-1718/022
3116 West Moore Street	Tax Parcel No.	N000-1718/024
1607 Highpoint Avenue	Tax Parcel No.	N000-1718/029
3114 Moore Street	Tax Parcel No.	N000-1718/030
3201 Norfolk Street	Tax Parcel No.	N000-1719/001
3200 West Moore Street	Tax Parcel No.	N000-1719/002
3207 Norfolk Street	Tax Parcel No.	N000-1719/018
3205 Norfolk Street	Tax Parcel No.	N000-1719/019
1716 Summit Avenue	Tax Parcel No.	N000-1720/006
1700 Summit Avenue	Tax Parcel No.	N000-1720/011
3200 Norfolk Street	Tax Parcel No.	N000-1721/001
1806 Summit Avenue	Tax Parcel No.	N000-1722/003
1800 Summit Avenue	Tax Parcel No.	N000-1722/010
1801 Highpoint Avenue	Tax Parcel No.	N000-1722/021
1821 Mactavish Avenue	Tax Parcel No.	N000-1723/001
3200 Rockbridge Street	Tax Parcel No.	N000-1723/002
1300 Mactavish Avenue	Tax Parcel No.	N000-1783/001
1311 Roseneath Road	Tax Parcel No.	N000-1783/002
1301 Roseneath Road	Tax Parcel No.	N000-1783/005
3313 West Leigh Street	Tax Parcel No.	N000-1785/001
3309 West Leigh Street	Tax Parcel No.	N000-1785/002
3305 West Leigh Street	Tax Parcel No.	N000-1785/003
3301 West Leigh Street	Tax Parcel No.	N000-1785/004
1403 Roseneath Road	Tax Parcel No.	N000-1785/005
3308 West Clay Street	Tax Parcel No.	N000-1785/010
3310 West Clay Street	Tax Parcel No.	N000-1785/011
1408 Roseneath Road	Tax Parcel No.	N000-1786/007
3425 West Leigh Street	Tax Parcel No.	N000-1786/008
3435 West Leigh Street	Tax Parcel No.	N000-1786/009
1501 Roseneath Road	Tax Parcel No.	N000-1787/001
1509 Belleville Street	Tax Parcel No.	N000-1788/001
1500 Roseneath Road	Tax Parcel No.	N000-1788/002
3408 West Leigh Street	Tax Parcel No.	N000-1788/004
3410 West Leigh Street	Tax Parcel No.	N000-1788/005
3414 West Leigh Street	Tax Parcel No.	N000-1788/006
1601 Roseneath Road	Tax Parcel No.	N000-1790/001
3408 West Moore Street	Tax Parcel No.	N000-1791/002

3406 West Moore Street	Tax Parcel No.	N000-1791/004
1600 Roseneath Road	Tax Parcel No.	N000-1791/005
1710 Mactavish Avenue	Tax Parcel No.	N000-1792/001
1708 Mactavish Avenue	Tax Parcel No.	N000-1792/002
3300 Norfolk Street	Tax Parcel No.	N000-1792/014
1701 Roseneath Road	Tax Parcel No.	N000-1792/015
1808 Roseneath Road	Tax Parcel No.	N000-1793/001
1804 Roseneath Road	Tax Parcel No.	N000-1793/002
3405 Carlton Street	Tax Parcel No.	N000-1793/004
3407 Carlton Street	Tax Parcel No.	N000-1793/005
3409 Carlton Street	Tax Parcel No.	N000-1793/006
3411 1/2 Carlton Street	Tax Parcel No.	N000-1793/007
3413 Carlton Street	Tax Parcel No.	N000-1793/008
3410 Norfolk Street	Tax Parcel No.	N000-1793/015
3406 Carlton Street	Tax Parcel No.	N000-1793/020
3420 Norfolk Street	Tax Parcel No.	N000-1793/021
1700 Roseneath Road	Tax Parcel No.	N000-1793/037
1704 Roseneath Road	Tax Parcel No.	N000-1793/042
1706 Roseneath Road	Tax Parcel No.	N000-1793/043
1800 Roseneath Road	Tax Parcel No.	N000-1793/048
1801 Roseneath Road	Tax Parcel No.	N000-1794/002
1805 Roseneath Road	Tax Parcel No.	N000-1794/003
1811 Roseneath Road	Tax Parcel No.	N000-1794/005
1901 Roseneath Road	Tax Parcel No.	N000-1794/006
1905 Roseneath Road	Tax Parcel No.	N000-1794/007
1812 Mactavish Avenue	Tax Parcel No.	N000-1794/008
1808 Mactavish Avenue	Tax Parcel No.	N000-1794/009
1811 A Roseneath Road	Tax Parcel No.	N000-1794/011
1710 Belleville Street	Tax Parcel No.	N000-1798/001
1706 Belleville Street	Tax Parcel No.	N000-1798/002
1702 Belleville Street	Tax Parcel No.	N000-1798/003
1704 Belleville Street	Tax Parcel No.	N000-1798/004
1700 Belleville Street	Tax Parcel No.	N000-1798/007
1708 Belleville Street	Tax Parcel No.	N000-1798/008
1504 Belleville Street	Tax Parcel No.	N000-1799/004
1508 Belleville Street	Tax Parcel No.	N000-1799/006
1600 Belleville Street	Tax Parcel No.	N000-1799/007
1604 Belleville Street	Tax Parcel No.	N000-1799/010
1406 Belleville Street	Tax Parcel No.	N000-1799/011

§ 8. That after the effective date of this ordinance and as shown on the attached map entitled “Scott’s Addition: Proposed Zoning,” prepared by the City of Richmond Department of Planning and Development Review, and dated June 26, 2017, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2017 records of the City Assessor, are 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 (2015), as amended, and that the same are included in the R-7 Single- and Two-Family Urban Residential District and shall be subject to the provisions of sections 30-413.1 through 30-413.9 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

2941 West Leigh Street	Tax Parcel No.	N000-1592/004
2939 West Leigh Street	Tax Parcel No.	N000-1592/005
2937 West Leigh Street	Tax Parcel No.	N000-1592/006
2935 West Leigh Street	Tax Parcel No.	N000-1592/007
2933 West Leigh Street	Tax Parcel No.	N000-1592/008
2931 West Leigh Street	Tax Parcel No.	N000-1592/009
2929 West Leigh Street	Tax Parcel No.	N000-1592/010
2927 West Leigh Street	Tax Parcel No.	N000-1592/011
2925 West Leigh Street	Tax Parcel No.	N000-1592/012
2923 West Leigh Street	Tax Parcel No.	N000-1592/013
2921 West Leigh Street	Tax Parcel No.	N000-1592/014
3004 West Leigh Street	Tax Parcel No.	N000-1595/022
3006 West Leigh Street	Tax Parcel No.	N000-1595/023
3008 West Leigh Street	Tax Parcel No.	N000-1595/024
3010 West Leigh Street	Tax Parcel No.	N000-1595/025
3012 West Leigh Street	Tax Parcel No.	N000-1595/026
3014 West Leigh Street	Tax Parcel No.	N000-1595/027
3016 West Leigh Street	Tax Parcel No.	N000-1595/028
3018 West Leigh Street	Tax Parcel No.	N000-1595/029
3020 West Leigh Street	Tax Parcel No.	N000-1595/030
3022 West Leigh Street	Tax Parcel No.	N000-1595/031
3024 West Leigh Street	Tax Parcel No.	N000-1595/032
3026 West Leigh Street	Tax Parcel No.	N000-1595/033

3028 West Leigh Street	Tax Parcel No.	N000-1595/034
3030 West Leigh Street	Tax Parcel No.	N000-1595/035
3032 West Leigh Street	Tax Parcel No.	N000-1595/036
3034 West Leigh Street	Tax Parcel No.	N000-1595/037

§ 9. That after the effective date of this ordinance and as shown on the attached map entitled “Scott’s Addition: Proposed Zoning,” prepared by the City of Richmond Department of Planning and Development Review, and dated June 26, 2017, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2017 records of the City Assessor, are 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 (2015), as amended, and that the same are 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 (2015), as amended:

2730 West Leigh Street	Tax Parcel No.	N000-1396/022
1301 North Boulevard	Tax Parcel No.	N000-1396/028
2700 West Leigh Street	Tax Parcel No.	N000-1396/029
950 Terminal Place	Tax Parcel No.	N000-1481/001
900 Terminal Place	Tax Parcel No.	N000-1481/005
900 Terminal Place	Tax Parcel No.	N000-1481/005T
921 Myers Street	Tax Parcel No.	N000-1481/031
927 Myers Street	Tax Parcel No.	N000-1481/038
929 Myers Street	Tax Parcel No.	N000-1481/042
933 Myers Street	Tax Parcel No.	N000-1481/044
935 Myers Street	Tax Parcel No.	N000-1481/044
943 Myers Street	Tax Parcel No.	N000-1481/048
947 Myers Street	Tax Parcel No.	N000-1482/003
953 Myers Street	Tax Parcel No.	N000-1482/005
957 Myers Street	Tax Parcel No.	N000-1482/006
1001 North Boulevard	Tax Parcel No.	N000-1503/001
1017 North Boulevard	Tax Parcel No.	N000-1503/005
1101 North Boulevard	Tax Parcel No.	N000-1503/011

1103 North Boulevard	Tax Parcel No.	N000-1503/012
1105 North Boulevard	Tax Parcel No.	N000-1503/013
1117 North Boulevard	Tax Parcel No.	N000-1503/015
1119 North Boulevard	Tax Parcel No.	N000-1503/016
1203 North Boulevard	Tax Parcel No.	N000-1503/025
1207 North Boulevard	Tax Parcel No.	N000-1503/028
1209 North Boulevard	Tax Parcel No.	N000-1503/030
2811 West Marshall Street	Tax Parcel No.	N000-1586/008
916 North Boulevard	Tax Parcel No.	N000-1586/013
2943 West Marshall Street	Tax Parcel No.	N000-1587/001
2939 West Marshall Street	Tax Parcel No.	N000-1587/002
2931 West Marshall Street	Tax Parcel No.	N000-1587/004
2915 West Marshall Street	Tax Parcel No.	N000-1587/009
2907 West Marshall Street	Tax Parcel No.	N000-1587/012
2901 West Marshall Street	Tax Parcel No.	N000-1587/013
1004 North Sheppard Street	Tax Parcel No.	N000-1587/015
1006 North Sheppard Street	Tax Parcel No.	N000-1587/035
1215 Summit Avenue	Tax Parcel No.	N000-1588/001
3023 West Marshall Street	Tax Parcel No.	N000-1588/004
3015 West Marshall Street	Tax Parcel No.	N000-1588/011
3005 West Marshall Street	Tax Parcel No.	N000-1588/012
1213 Summit Avenue	Tax Parcel No.	N000-1588/033
2801 West Clay Street	Tax Parcel No.	N000-1589/001
1010 North Boulevard	Tax Parcel No.	N000-1589/012
1008 North Boulevard	Tax Parcel No.	N000-1589/014
2800 West Marshall Street	Tax Parcel No.	N000-1589/016
2810 West Marshall Street	Tax Parcel No.	N000-1589/021
1101 North Sheppard Street	Tax Parcel No.	N000-1589/023
1105 North Sheppard Street	Tax Parcel No.	N000-1589/026
2939 West Clay Street	Tax Parcel No.	N000-1590/001
2937 West Clay Street	Tax Parcel No.	N000-1590/002
2935 West Clay Street	Tax Parcel No.	N000-1590/003
2921 West Clay Street	Tax Parcel No.	N000-1590/005
2915 West Clay Street	Tax Parcel No.	N000-1590/007
2911 West Clay Street	Tax Parcel No.	N000-1590/016
1118 North Sheppard Street	Tax Parcel No.	N000-1590/017
1112 North Sheppard Street	Tax Parcel No.	N000-1590/020
1108 North Sheppard Street	Tax Parcel No.	N000-1590/022
1102 North Sheppard Street	Tax Parcel No.	N000-1590/025
1100 North Sheppard Street	Tax Parcel No.	N000-1590/026
2916 West Marshall Street	Tax Parcel No.	N000-1590/027
2922 West Marshall Street	Tax Parcel No.	N000-1590/029

2926 West Marshall Street	Tax Parcel No.	N000-1590/036
2944 West Marshall Street	Tax Parcel No.	N000-1590/040
1313 Altamont Avenue	Tax Parcel No.	N000-1590/042
2947 West Leigh Street	Tax Parcel No.	N000-1592/001
2943 West Leigh Street	Tax Parcel No.	N000-1592/003
2915 West Leigh Street	Tax Parcel No.	N000-1592/016
2913 West Leigh Street	Tax Parcel No.	N000-1592/018
1128 North Boulevard	Tax Parcel No.	N000-1592/019
1122 North Boulevard	Tax Parcel No.	N000-1592/020
1120 North Boulevard	Tax Parcel No.	N000-1592/023
2900 West Clay Street	Tax Parcel No.	N000-1592/037
2904 West Clay Street	Tax Parcel No.	N000-1592/042
2910 West Clay Street	Tax Parcel No.	N000-1592/043
1126 North Boulevard	Tax Parcel No.	N000-1592057
1124 North Boulevard	Tax Parcel No.	N000-1592/058
1511 Altamont Avenue	Tax Parcel No.	N000-1594/005
1224 North Boulevard	Tax Parcel No.	N000-1594/010
1216 North Boulevard	Tax Parcel No.	N000-1594/018
1202 North Boulevard	Tax Parcel No.	N000-1594/022
2928 West Leigh Street	Tax Parcel No.	N000-1594/026
2930 West Leigh Street	Tax Parcel No.	N000-1594/040
2910 West Leigh Street	Tax Parcel No.	N000-1594/042
2901 Norfolk Street	Tax Parcel No.	N000-1596/001
1324 North Boulevard	Tax Parcel No.	N000-1596/002
1320 North Boulevard	Tax Parcel No.	N000-1596/007
1306 North Boulevard	Tax Parcel No.	N000-1596/013
2904 West Moore Street	Tax Parcel No.	N000-1596/014
2910 West Moore Street	Tax Parcel No.	N000-1596/017
1607 Altamont Avenue	Tax Parcel No.	N000-1596/019
1400 North Boulevard	Tax Parcel No.	N000-1598/001
1410 North Boulevard	Tax Parcel No.	N000-1598/010
1219 Highpoint Avenue	Tax Parcel No.	N000-1710/001
3119 West Marshall Street	Tax Parcel No.	N000-1710/002
3117 West Marshall Street	Tax Parcel No.	N000-1710/009
3101 West Marshall Street	Tax Parcel No.	N000-1710/010
1216 Summit Avenue	Tax Parcel No.	N000-1710/011
3200 West Broad Street	Tax Parcel No.	N000-1711/002
1207 Roseneath Road	Tax Parcel No.	N000-1781/001
3309 West Marshall Street	Tax Parcel No.	N000-1781/002
3600 West Broad Street	Tax Parcel No.	N000-1782/001
3600 West Broad Street	Tax Parcel No.	N000-1782/001T
1310 Roseneath Road	Tax Parcel No.	N000-1782/010

1400 Roseneath Road	Tax Parcel No.	N000-1786/004
1402 Belleville Street	Tax Parcel No.	N000-1799/001

§ 10. That, as shown on the attached map entitled “Scott’s Addition: Proposed Zoning,” prepared by the City of Richmond Department of Planning and Development Review, and dated June 26, 2017, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2017 records of the City Assessor, are excluded from the R-48 Multifamily Residential District and shall no longer be subject to the provisions of sections 30-416.1 through 30-416.8 of the Code of the City of Richmond (2015), as amended, and that the same are 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 (2015), as amended:

1112 Roseneath Road	Tax Parcel No.	W000-1629/010
1112 Roseneath Road Unit 1	Tax Parcel No.	W000-1629/023
1112 Roseneath Road Unit 2	Tax Parcel No.	W000-1629/024
1112 Roseneath Road Unit 3	Tax Parcel No.	W000-1629/025
1112 Roseneath Road Unit 4	Tax Parcel No.	W000-1629/026
1112 Roseneath Road Unit 5	Tax Parcel No.	W000-1629/027
1112 Roseneath Road Unit 6	Tax Parcel No.	W000-1629/028
1112 Roseneath Road Unit 7	Tax Parcel No.	W000-1629/029
1112 Roseneath Road Unit 8	Tax Parcel No.	W000-1629/030
1112 Roseneath Road Unit 9	Tax Parcel No.	W000-1629/031
1112 Roseneath Road Unit 10	Tax Parcel No.	W000-1629/032
1112 Roseneath Road Unit 11	Tax Parcel No.	W000-1629/033
1112 Roseneath Road Unit 12	Tax Parcel No.	W000-1629/034

§ 11. That, as shown on the attached map entitled “Scott’s Addition: Proposed Zoning,” prepared by the City of Richmond Department of Planning and Development Review, and dated June 26, 2017, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2017 records of the City Assessor, are excluded from the RO-2 Residential-Office

District and shall no longer be subject to the provisions of sections 30-426.1 through 30-426.8 of the Code of the City of Richmond (2015), as amended, and that the same are 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 (2015), as amended:

1111 North Thompson Street	Tax Parcel No.	W000-1629/022
3511 West Broad Street	Tax Parcel No.	W000-1665/022
1100 North Thompson Street	Tax Parcel No.	W000-1665/023

§ 12. That after the effective date of this ordinance and as shown on the attached map entitled “Scott’s Addition: Proposed Zoning,” prepared by the City of Richmond Department of Planning and Development Review, and dated June 26, 2017, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2017 records of the City Assessor, are excluded from the RO-2 Residential-Office District and shall no longer be subject to the provisions of sections 30-426.1 through 30-426.8 of the Code of the City of Richmond (2015), as amended, and that the same are included in the UB-2 Urban Business District and shall be subject to the provisions of sections 30-433.10 through 30-433.17 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

3300 Cutshaw Avenue	Tax Parcel No.	W000-1524/025
3336 Cutshaw Avenue	Tax Parcel No.	W000-1524/028

§ 13. That after the effective date of this ordinance and as shown on the attached map entitled “Scott’s Addition: Street-Oriented, Commercial Frontage,” prepared by the City of Richmond Department of Planning and Development Review, and dated June 26,

2017, a copy of which is attached to, incorporated into, and made a part of this ordinance,
the following street frontages are street oriented commercial frontages:

South side of the 2800 block of West Broad Street
North side of the 2800 block of West Broad Street
South side of the 2900 block of West Broad Street
North side of the 2900 block of West Broad Street
South side of the 3000 block of West Broad Street
North side of the 3000 block of West Broad Street
South side of the 3100 block of West Broad Street
North side of the 3100 block of West Broad Street
South side of the 3200 block of West Broad Street
North side of the 3200 block of West Broad Street
South side of the 3300 block of West Broad Street
North side of the 3300 block of West Broad Street
South side of the 3400 block of West Broad Street
South side of the 3500 block of West Broad Street
North side of the 3300-3600 block of West Broad Street
West side of the 900 block of North Boulevard
East side of the 900 block of North Boulevard
West side of the 1000 block of North Boulevard
East side of the 1000 block of North Boulevard
West side of the 1100 block of North Boulevard
East side of the 1100 block of North Boulevard
West side of the 1200 block of North Boulevard
East side of the 1200 block of North Boulevard
West side of the 1300 block of North Boulevard
West side of the 1400 block of North Boulevard
East side of the 1300-1400 block of North Boulevard
East side of 2803 West Broad Street fronting along the 800 block of North Boulevard.

§ 14. That after the effective date of this ordinance and as shown on the attached map entitled “Scott’s Addition: Priority Streets,” prepared by the City of Richmond Department of Planning & Development Review, and dated June 26, 2017, a copy of which is attached to, incorporated into, and made a part of this ordinance, that the following street frontages are priority street frontages:

South side of the 2800 block of West Broad Street
North side of the 2800 block of West Broad Street
South side of the 2900 block of West Broad Street
North side of the 900 block of West Broad Street
South side of the 3000 block of West Broad Street

North side of the 3000 block of West Broad Street
South side of the 3100 block of West Broad Street
North side of the 3100 block of West Broad Street
South side of the 3200 block of West Broad Street
North side of the 3200 block of West Broad Street
South side of the 3300 block of West Broad Street
North side of the 3300 block of West Broad Street
South side of the 3400 block of West Broad Street
South side of the 3500 block of West Broad Street
North side of the 3300-3600 blocks of West Broad Street
West side of the 900 block of North Boulevard
East side of the 900 block of North Boulevard
West side of the 1000 block of North Boulevard
East side of the 1000 block of North Boulevard
West side of the 1100 block of North Boulevard
East side of the 1100 block of North Boulevard
West side of the 1200 block of North Boulevard
East side of the 1200 block of North Boulevard
West side of the 1300 block of North Boulevard
West side of the 1400 block of North Boulevard
East side of the 1300-1400 blocks of North Boulevard
East side of 2803 West Broad Street fronting along the 800 block of North Boulevard
West side of the 1200 block of Roseneath Road
East side of the 1200 block of Roseneath Road
West side of the 1300 block of Roseneath Road
East side of the 1300 block of Roseneath Road
West side of the 1400 block of Roseneath Road
East side of the 1400 block of Roseneath Road
West side of the 1500 block of Roseneath Road
East side of the 1500 block of Roseneath Road
West side of the 1600 block of Roseneath Road
East side of the 1600 block of Roseneath Road
West side of the 1700 block of Roseneath Road
East side of the 1700 block of Roseneath Road
West side of the 1800 block of Roseneath Road
East side of the 1800 block of Roseneath Road
West side of the 1900 block of Roseneath Road
East side of the 1900 block of Roseneath Road
West side of the 1200 block of Summit Avenue
East side of the 1200 block of Summit Avenue
West side of the 1300 block of Summit Avenue
East side of the 1300 block of Summit Avenue
West side of the 1400 block of Summit Avenue
East side of the 1400 block of Summit Avenue
West side of the 1500 block of Summit Avenue
East side of the 1500 block of Summit Avenue
West side of the 1600 block of Summit Avenue

East side of the 1600 block of Summit Avenue
West side of the 1700 block of Summit Avenue
East side of the 1700 block of Summit Avenue
West side of the 1800 block of Summit Avenue
South side of the 2300-2400-2500-2700-blocks of West Leigh Street
North side of the 2400 block of West Leigh Street west of DMV Drive
North side of the 2500 block of West Leigh Street
North side of the 2700 block of West Leigh Street
South side of the 2800 block of West Leigh Street
North side of the 2800 block of West Leigh Street
South side of the 2900 block of West Moore Street
North side of the 2900 block of West Moore Street
South side of the 3000 block of West Moore Street
North side of the 3000 block of West Moore Street
South side of the 3100 block of West Moore Street
North side of the 3100 block of West Moore Street
South side of the 3200 block of West Moore Street
North side of the 3200 block of West Moore Street
South side of the 3300 block of West Moore Street
North side of the 3300 block of West Moore Street
South side of the 3400 block of West Moore Street
North side of the 3400 block of West Moore Street
South side of the 3000 block of Cutshaw Avenue
North side of the 3000 block of Cutshaw Avenue
South side of the 3100 block of Cutshaw Avenue
North side of the 3100 block of Cutshaw Avenue
South side of the 3200 block of Cutshaw Avenue
North side of the 3200 block of Cutshaw Avenue
South side of the 3300 block of Cutshaw Avenue
North side of the 3300 block of Cutshaw Avenue
West side of the 1100 block of North Thompson Street
East side of the 1100 block of North Thompson Street north of the alley
between North Thompson Street and Roseneath Road
West side of the 1100 block of Cleveland Street
East side of the 1100 block of Cleveland Street

§ 15. This ordinance shall be in force and effect upon adoption.



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.richmondgov.com

Item Request

File Number: PRE. 2017.265

RECEIVED

JUL 24 2017

O & R REQUEST

4-6689
JUN 30 2017

OFFICE OF CITY ATTORNEY
O & R Request

Office of the
Chief Administrative Officer

DATE: June 29, 2017

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: ~~Levar M. Stoney, Mayor (Patron: Mayor, by Request)~~ *Levar Stoney*
(This in no way reflects a recommendation on behalf of the Mayor) *Levar Stoney*

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer *SCG*

THROUGH: Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning *PLD 27-1*

FROM: Mark A. Olinger, Director, Department of Planning and Development Review *MAO*

RE: Request to amend the official zoning map for the purpose of rezoning certain properties along West Broad Street and Cutshaw Avenue between North Boulevard and I-195 and extending back into the Scott's Addition neighborhood and Boulevard area until the railroad right-of-way to match the future land use envisioned in the Pulse Corridor Plan.

ORD. OR RES. No. _____

PURPOSE: To amend the official zoning map for the purpose of rezoning certain properties along West Broad Street and Cutshaw Avenue, between North Boulevard and I-195, and extending back into the Scott's Addition neighborhood and Boulevard area to match the future land use envisioned in the Pulse Corridor Plan.

REASON: This would revise the City's official zoning map for the purpose of rezoning certain properties along West Broad Street between North Boulevard and I-195 and extending back into the Scott's Addition neighborhood. It would also rezone portions of N. Boulevard as along Cutshaw Avenue, matching the vision, future land use map, and recommendations identified in the recently-adopted Pulse Corridor Plan. At a broad level, it would replace outdated manufacturing and strip commercial zoning categories with transit-oriented nodal, corridor, and industrial mixed-use zoning. It will also provide transitional buffering to the Museum District neighborhood to the south of Cutshaw Avenue.

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 August 21, 2017, meeting; or its September 5, 2017, meeting if the August meeting is canceled for the summer recess. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: These amendments arise out of the recommendations of the recently-adopted Pulse Corridor Plan, an analysis of the existing zoning ordinance and its application across the City, and an extensive public engagement process. The Planning Commission and City Council have reviewed a significant number of Special Use Permits throughout Scott's Addition over the last few years as redevelopment has proceeded as the zoning is out-of-date; the neighborhood and the Cleveland Station Area are the first priority for rezoning in the Pulse Corridor Plan.

Master Plan

The area for this re-mapping is all part of the Cleveland Station Area in the Pulse Corridor Plan. Its land use vision is described as unifying "two vibrant, district, pedestrian-oriented neighborhoods by maximizing the potential of under-utilized parcels and supporting new forms of development that are walkable, dense, and mixed-use. Scott's Addition continues its evolution as a mixed-use neighborhood, and Broad Street transforms into a high quality urban avenue that is safe to cross while becoming a destination in its own right for residential, office, retail, and compatible entertainment uses" (50). Rezoning Scott's Addition to districts that align with the future land use map is the first recommendation for this study area (50).

The Pulse Corridor Plan sets out detailed descriptions of future land use across the Corridor on pages 30-31, with the Cleveland Station Area future land use map on page 51. The following are the future land use descriptions and where they are envisioned within the Cleveland Station Area:

Nodal mixed use is described in the Plan as a transit-oriented district located immediately adjacent to the Pulse BRT or other frequent transit service at key gateways and prominent places in the city in order to provide for significant, urban form development in appropriate locations. The description further continues that highly active street frontages and urban design features that encourage pedestrian activity are required, driveways are required to be off alleys wherever possible and that new driveways should be limited on priority street frontages, that there should be little to no setback of new development unless to create pedestrian-oriented amenities, that surface parking should be prohibited as a principal use, that accessory surface parking should be located to the rear of buildings and screened by shade trees, and that parking requirements should be reduced to allow more market-based parking strategies, including shared parking. Buildings are described as of a high density, with typical development being at least 5 stories, with a wide mix of uses. One of the suggested zoning districts is to create a new district. Within the station area, Nodal Mixed Use is mapped from the intersection of Broad and Boulevard up the Boulevard to the edge of the study area, including Myers Street.

Significant nodes are described as key intersections throughout the Pulse Corridor where major roads intersect and the land uses around the node current generate a significant activity or have the potential to develop into land uses that create vibrant centers. The intersection of Broad and Boulevard is identified as a significant node.

Corridor mixed use is found along major, traditionally commercial corridors like Broad Street, and

envisioned to provide medium-density pedestrian and transit-oriented infill development to fill “missing teeth” of the corridor fabric. New development should respond to unique site characteristics and opportunities for redevelopment, with active commercial uses required on principal street frontages. Any ground floor residential use should have street-oriented facades with setbacks, front yards, porches, and balconies where appropriate. Parking lots and areas are located to the rear of buildings and require screening, shared parking requirements are encouraged. Buildings should range from 2 to 10 stories with additional height where appropriate. A broad mix of uses are envisioned, with a new district being a suggested zoning district. West Broad Street from the significant node to I-195 is identified as corridor mixed use.

Industrial mixed use areas are traditionally industrial areas that are transitioning to mixed use due to their proximity to growing neighborhoods, but still retain industrial uses. New light industrial uses are compatible with residential and office uses; non-industrial use buildings should have street-oriented facades with windows and door openings along street frontages. New driveway entrances are prohibited on principal streets and minimal driveway entrances are allowed on secondary streets, with alley access preferred. The suggested zoning district is B-7 or a new district. The interior of Scott’s Addition is identified as industrial mixed use.

Transitional areas provide a gradual transition between intense commercial areas and primarily single-family residential areas. The scale and type of uses will vary in order to transition to the adjacent residential neighborhood, but buildings should have street-oriented facades. One of the suggested zoning districts is UB-2. Cutshaw Avenue is identified as a transitional area.

Priority streets are described as streets identified to be significant to a given property and the larger neighborhood, where buildings are required to face and engage with the street and new driveway entrances are prohibited in order to foster the pedestrian environment.

Existing and Proposed Zoning

The majority of the proposed area for rezoning, stretching from the alley line between Broad Street and Marshall Street and extending back through the neighborhood including Boulevard and Myers Street, is currently in the M-1 light industrial district. M-1 allows for industrial uses including manufacturing, as well as for a variety of auto-oriented commercial uses including drive-thrus, auto sales, and auto service centers as well as adult entertainment, retail, office, and restaurants. Residential uses are not permitted. Commercial parking is based on use and square footage, with large amounts of parking required. There are very few form-based requirements in the existing zoning. Signage requirements are practically non-existent.

Broad Street itself is zoned B-3, a business district that allows for multi-family uses and a variety of auto-oriented commercial uses including drive-thrus, auto sales, and auto service centers as well as adult entertainment, retail, offices, and restaurants. Three properties on the North side of Broad Street have been rezoned through a property-owner initiated process already, to two to the B-7 district and one to the B-5 mixed-use district.

Along Cutshaw Avenue, some properties are zoned B-3, some B-2, some RO-2, and others R-48. The proposed zoning would map the proposed new district that is companion to this ordinance, TOD-1, along West Broad Street. On the south side of the street this would extend only the alley line; on the North side of the street it would extend to West Marshall Street, and back to the alley between Clay and

Leigh at Roseneath Road. At Altamont, the Boulevard TOD-1 nodal area would begin and extend up Boulevard inclusive of Myers Street. W. Broad Street and N. Boulevard are identified as street-oriented commercial streets as well as priority streets. This encompasses the significant node, nodal mixed-use, and corridor mixed-use area envisioned in the future land use map.

The interior of the Scott's Addition neighborhood, as bordered by these TOD-1 areas, is proposed to be rezoned to B-7 as industrial mixed-use areas, inclusive of the text amendments proposed in the district as a companion to this ordinance. Roseneath, Moore Street, Leigh Street east of Boulevard, Summit Avenue, and Cutshaw Avenue are proposed as priority streets. W. Broad Street and N. Boulevard are also priority streets as street-oriented commercial streets. Additionally, two blocks of N. Thompson Street and one of Cleveland Street heading south are mapped as priority streets.

Along Cutshaw Avenue, properties are moved into the UB-2 district. This would allow for Cutshaw to continue to be a commercial corridor, but with a more pedestrian-oriented form than currently envisioned. UB-2 is identified as a transitional district in the Pulse Corridor Plan.

A set of existing row houses with a north-south orientation at Cleveland Street are moved in to the R-6 district that is the rest of the Museum District. Similarly, within Scott's Addition, two blocks of row houses are moved into the R-7 district. This attempts to protect the existing single-family use of these properties.

A series of maps showing the master plan land use, existing zoning, the proposed zoning following this map change, and a chart detailing the characteristics of the existing and proposed zoning district is attached to this report.

Public Engagement

As the Pulse Corridor Plan was developed over the course of 2015-2017, City staff held numerous public forums, set up online surveys, attended standing civic association meetings, and tracked public feedback. Additionally, City staff attended the meetings of the two civic associations in the proposed rezoning area, the Scott's Addition Boulevard Association and the Museum District Association, repeatedly over a series of months, including their zoning committees and board meetings, in order to go over drafts of the proposed rezoning in detail and address questions. Once the Pulse Corridor Plan was adopted, City staff conducted a mailing to every proposed property owner in the rezoning area with information about the proposal as well as notice of two open houses held on May 24 and June 7. Over 80 people attended one of the two open houses. Staff has also maintained a website about the draft rezoning, which is updated as the proposal is amended or advanced, as well as an email list of all open house participants who have received regular updates.

FISCAL IMPACT / COST: The Department of Planning and Development Review anticipates that impact to the City's budget will be positive. Implementation of the Pulse Corridor Plan and programs established to implement the Plan will ultimately achieve the \$1 billion increase in new assessed value over the next twenty years as identified in this Plan.

FISCAL IMPLICATIONS: The Department Planning and Development Review does not anticipate any fiscal implications from this proposal.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: None

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: July 24, 2017

CITY COUNCIL PUBLIC HEARING DATE: September 11, 2017

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, August 21, 2017 or September 5, 2017

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: Draft Ordinance, Map of Proposed Zoning, Map of Existing Zoning, Chart of Zoning Districts

STAFF: Kathleen Onufer, Executive Staff Assistant (Room 511)
646-5207



June 19, 2017

MOTION OF THE CITY OF RICHMOND PLANNING COMMISSION

TO DECLARE AN INTENT TO AMEND THE OFFICIAL ZONING MAP FOR THE PURPOSE OF REZONING CERTAIN PROPERTIES ALONG WEST BROAD STREET AND CUTSHAW AVENUE BETWEEN NORTH BOULEVARD AND I-195 AND EXTENDING BACK INTO THE SCOTT'S ADDITION NEIGHBORHOOD AND BOULEVARD AREA

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, the Planning Commission has adopted the Pulse Corridor Plan, which, among other things, provides detailed descriptions of future land use for the area; and

WHEREAS, certain zoning along West Broad Street and Cutshaw Avenue between North Boulevard Street and I-195 and extending back into the Scott's Addition neighborhood and Boulevard area is in conflict with the future land use and character of the neighborhood;

WHEREAS, community support for the proposed rezoning was achieved through an extensive public outreach program and citizen participation process; and

WHEREAS, good zoning practice dictates that the comprehensive zoning plan be amended as required to reflect current conditions and trends in land use; and

WHEREAS, the purposes of zoning cited in the Code of Virginia include facilitating the creation of a convenient, attractive and harmonious community, encouraging economic development and enlarging the tax base, and providing for public safety and preventing congestion in the streets;

NOW, THEREFORE BE IT RESOLVED, that the City Planning Commission hereby concludes that an amendment to the zoning district maps should be drafted for the purpose of rezoning certain properties along West Broad Street and Cutshaw Avenue between North Boulevard Street and I-195 and extending back into the Scott's Addition neighborhood and Boulevard area.



Rodney Poole
Chair, City Planning Commission

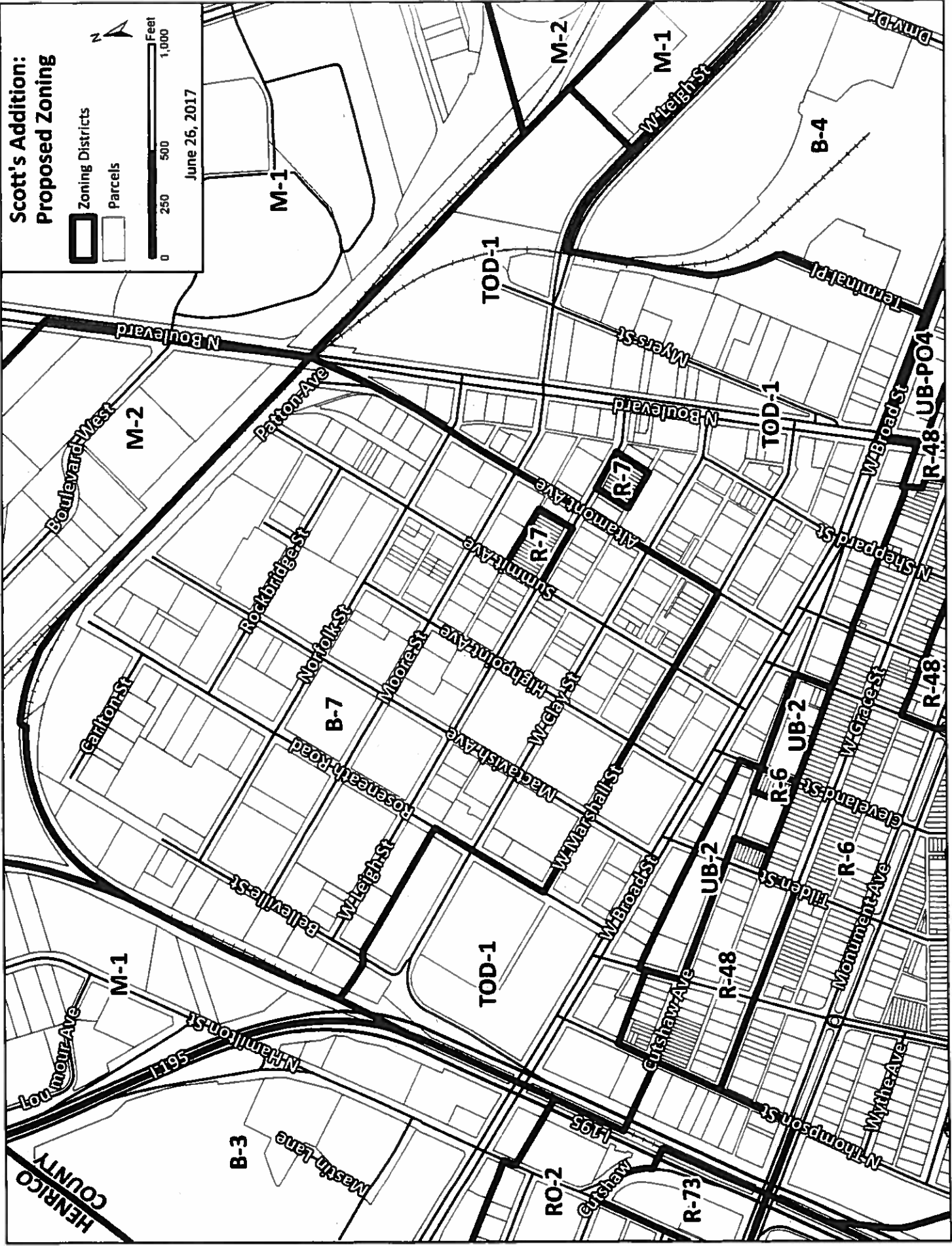


Matthew Epinger
Secretary, City Planning Commission

Scott's Addition: Proposed Zoning



June 26, 2017



Scott's Addition: Street-Oriented Commercial Frontage

Street-Oriented
Commercial Frontage
Parcels

0 250 500 1,000 Feet

June 26, 2017

