



# Rezoning City Center

**CITY PLANNING COMMISSION**  
September 19, 2022

Brian P. Mercer, Planner  
DEPARTMENT OF PLANNING AND DEVELOPMENT REVIEW



# Completed Steps in Rezoning Process

---

- City Center Small Area Plan – Adopted January 24, 2022
- CPC Resolution of Intent to Rezone City Center – Approved March 7, 2022
- Public Meeting #1: Draft Rezoning – April 13, 2022
- Public Survey for Rezoning – April 13-27, 2022
- Public Meeting #2: Revised Rezoning – May 11, 2022
- Staff Presentations at CPC – April 18 & May 16, 2022
- CPC Resolution of Intent to Amend RP Zoning District – Approved July 18, 2022



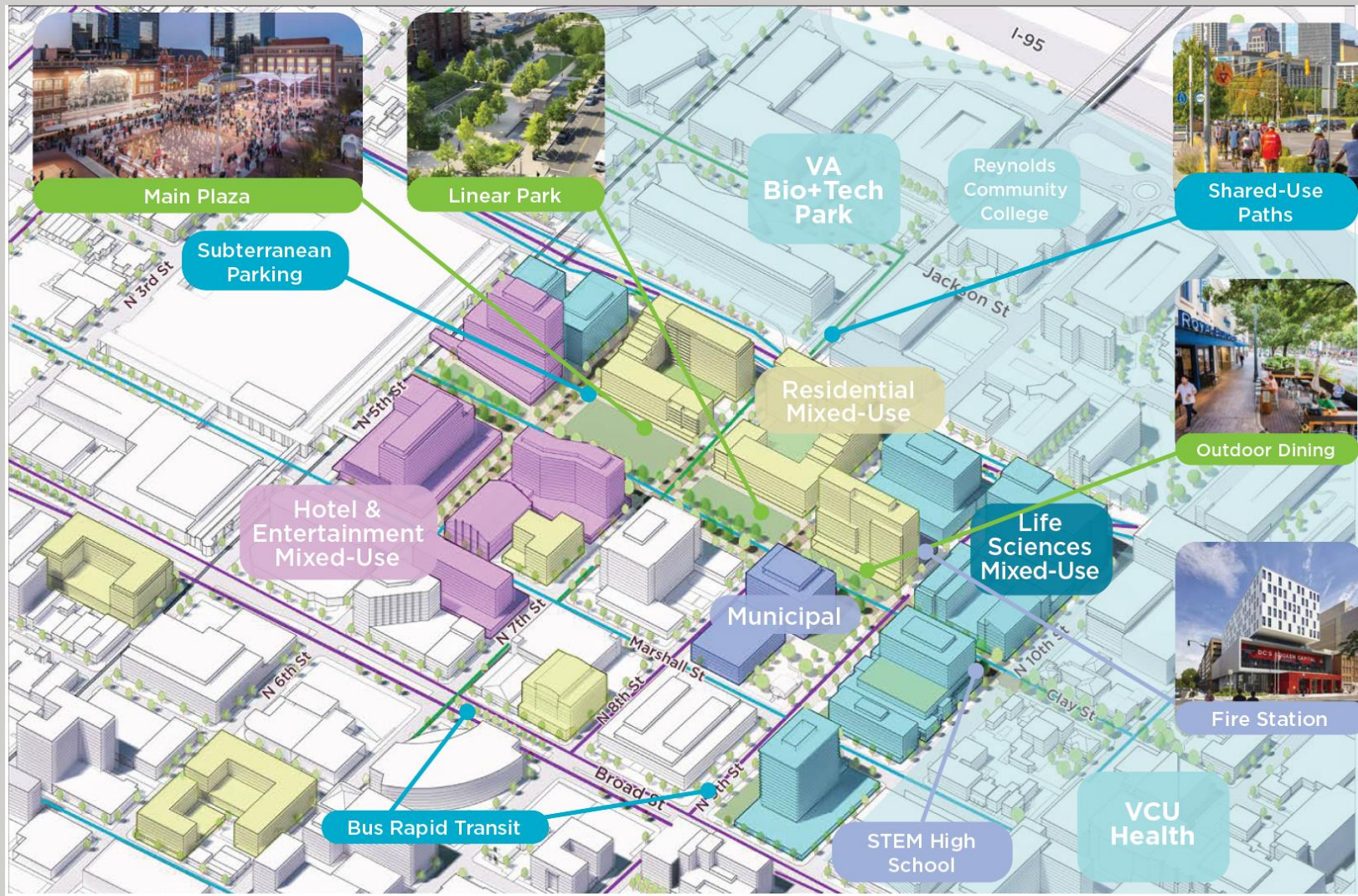
# Why Rezone City Center?

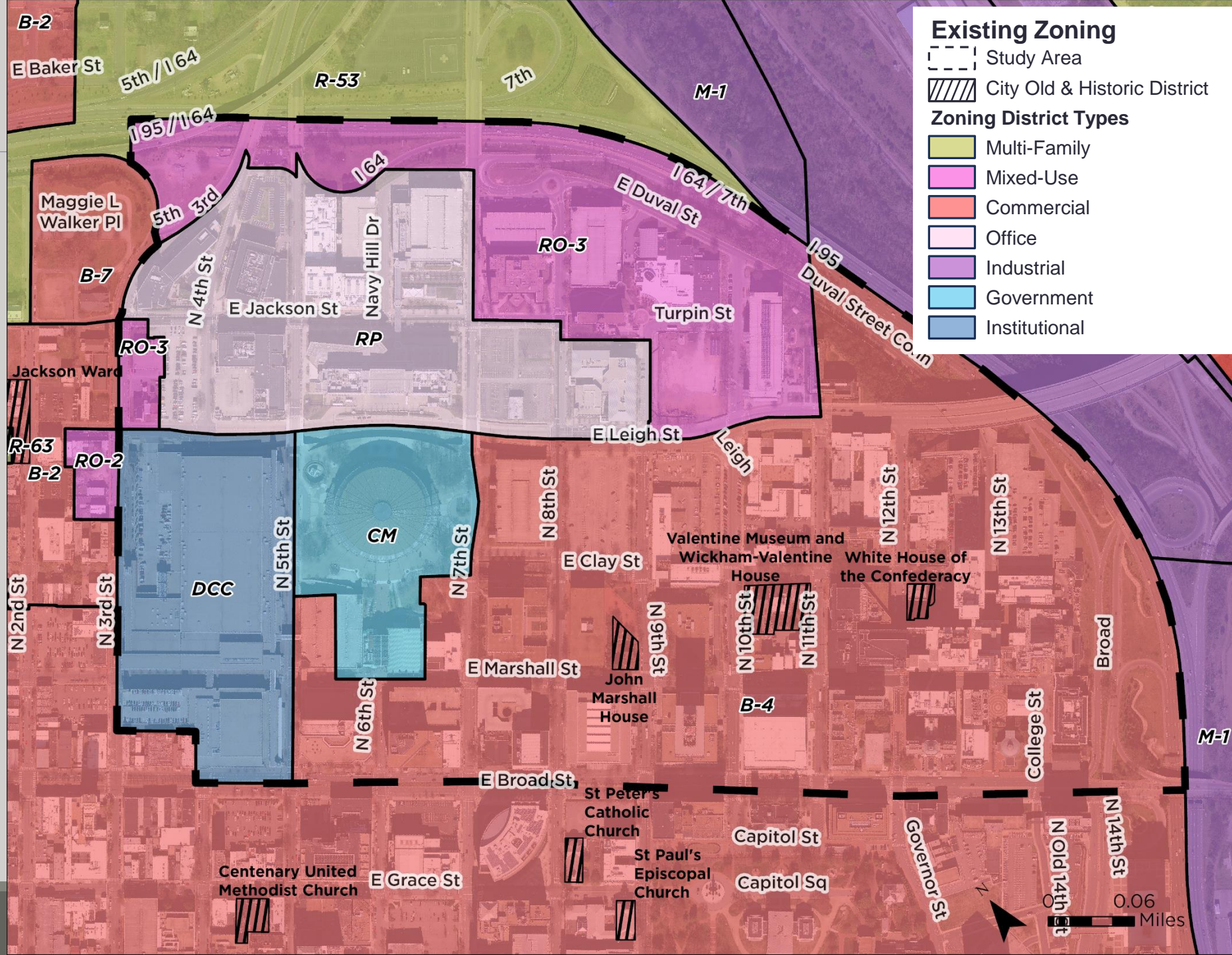
---

- *Richmond 300: A Guide for Growth* identifies City Center as a Priority Growth Node
- City Center Innovation District Small Area Plan was adopted by City Council
  - Implementation Big Move 1: Rezone City Center to align with the innovation vision by allowing mixed-uses including residential, ground floor activation, and unlimited height and density.
- Current zoning isn't aligned with Future Land Use in the area

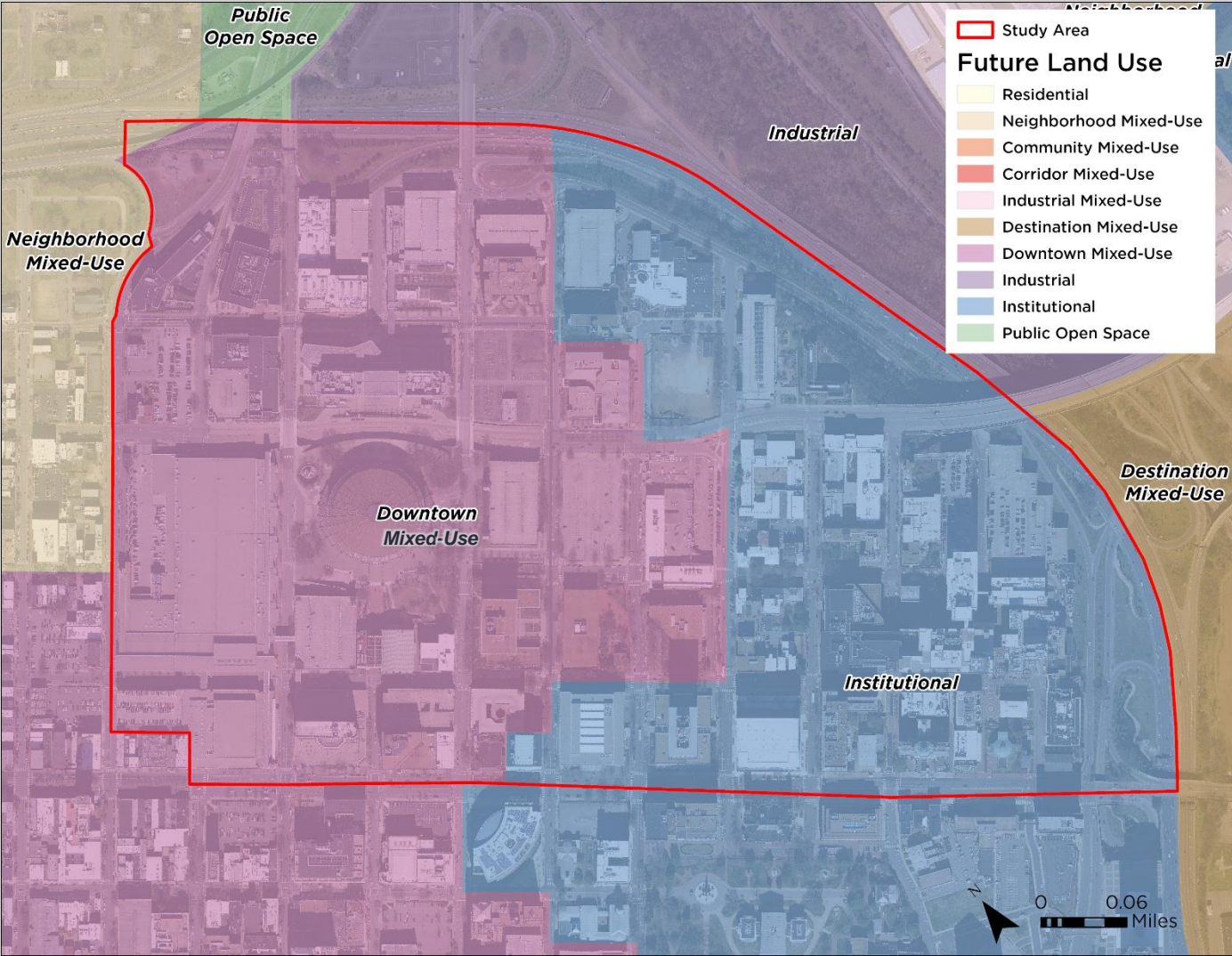


# Vision for City Center Innovation District





# Richmond 300 Future Land Use



# Existing Zoning – Uses Requirements

	B-4	CM	RO-3	RP
RESIDENTIAL	P / P		P / P	
HOTEL	P / P	P / P	P / P	
RESEARCH FACILITIES	P / P			P / P
OFFICE (BUSINESS, PROFESSIONAL, MEDICAL)	P / P		P / P	P / P
SCHOOLS (PUBLIC, PRIVATE, VOCATIONAL)	P / P	P / P		
COMMERCIAL (RETAIL, RESTAURANT, PERSONAL SERVICE)	P / P	P / P		P / A*

**P/P** = Permitted, principal use in the district  
**P/A** = Only accessory to buildings devoted to other permitted uses

\* only accessory to buildings devoted to other permitted



# Existing Zoning – Feature Requirements

	B-4	CM	RO-3	RP
HEIGHT LIMIT	None – 1:4 inclined plane	80'	None – 1:3 inclined plane	120'
FLOOR AREA RATIO (FAR)	6.0	N/A	4.6	N/A
FENESTRATION	Yes	N/A	Yes	N/A
USABLE OPEN SPACE	0.08	N/A	0.10	N/A





# Revised RP District – Use Requirements

	B-4	CM	RO-3	RP	Revised RP
RESIDENTIAL	P / P		P / P		P / P
HOTEL	P / P	P / P	P / P		P / P
RESEARCH FACILITIES	P / P			P / P	P / P
OFFICE (BUSINESS, PROFESSIONAL, MEDICAL)	P / P		P / P	P / P	P / P
SCHOOLS (PUBLIC, PRIVATE, VOCATIONAL)	P / P	P / P			P / P
COMMERCIAL (RETAIL, RESTAURANT, PERSONAL SERVICE)	P / P	P / P		P / A*	P / P

**P/P** = Permitted, principal use in the district  
**P/A** = Only accessory to buildings devoted to other permitted uses



# Proposed RP District – Feature Requirements – April 2022

	B-4	CM	RO-3	RP	Revised RP
HEIGHT LIMIT	None – 1:4 inclined plane	80'	None – 1:3 inclined plane	120'	None
FLOOR AREA RATIO (FAR)	6.0	N/A	4.6	N/A	Yes 8.0?
FENESTRATION	Yes	N/A	Yes	N/A	Yes
USABLE OPEN SPACE	0.08	N/A	0.10	N/A	Yes 0.10?



# City Center Rezoning Public Survey (April 13-27)

---

“Please give us your feedback on the rezoning plan.” (57 responses)

## BENEFITS

unlimited height

increase density

mix of uses

green/open space

by-right developments

pedestrian focused

consolidated zoning district

## CONCERNS

unlimited height

parking

affordable housing

transportation infrastructure



# Proposed RP District – Feature Requirements

	B-4	CM	RO-3	RP	Revised RP
HEIGHT LIMIT	None – 1:4 inclined plane	80'	None – 1:3 inclined plane	120'	None – building stepback requirement
FLOOR AREA RATIO (FAR)	6.0	N/A	4.6	N/A	None
FENESTRATION	Yes	N/A	Yes	N/A	Yes
USABLE OPEN SPACE	0.08	N/A	0.10	N/A	Yes 0.10

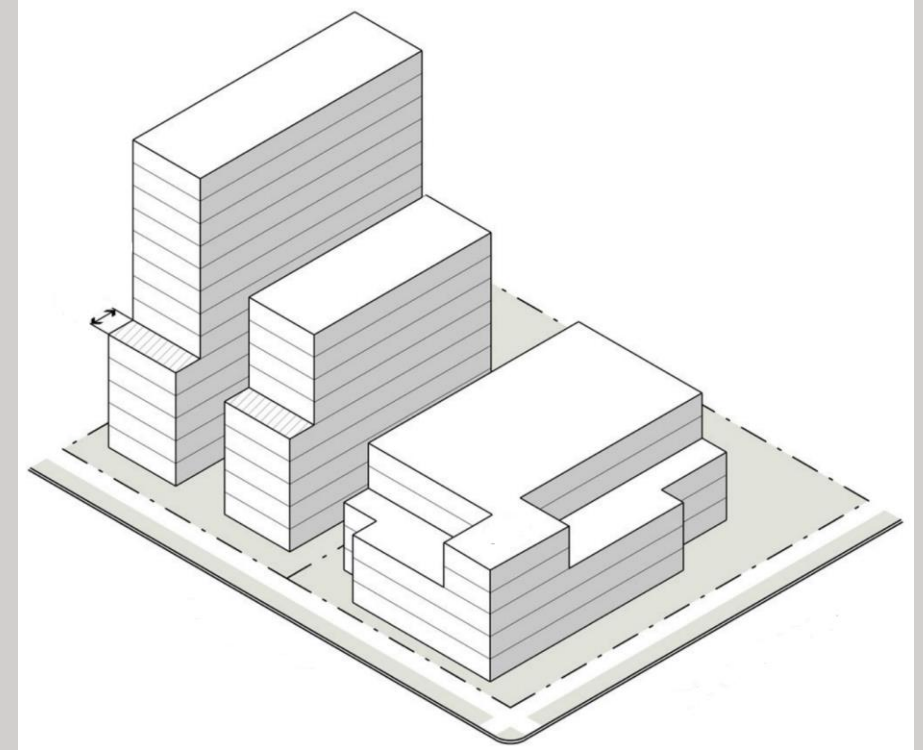


# Building Stepback Requirement

---

A building stepback is an architectural design element that is typically applied to the upper-story of a building that requires any portion of a building above a certain height to be pushed-in towards the center of the property.

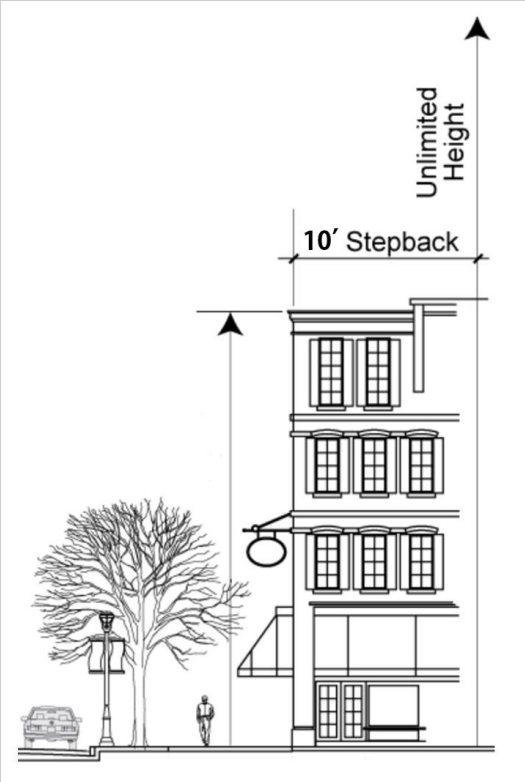
Required height stepback standards are intended to ensure the maintenance of light, air, and a comfortable pedestrian experience at ground level.



# Proposed Building Stepback Requirement

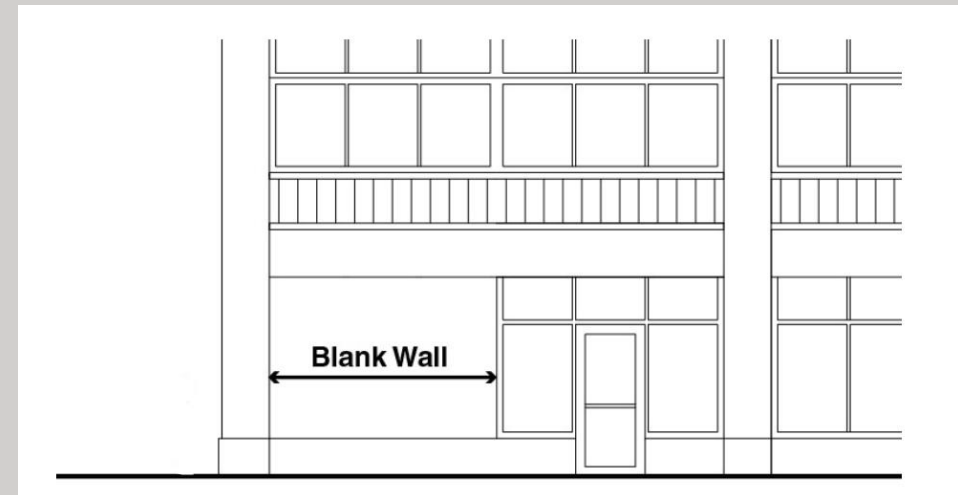
In the RP Research Park District, there shall be no maximum height limit, provided that height above seven stories requires a minimum building stepback of ten feet from the building facade line along each street frontage. Such stepback shall occur above the ground story, and no higher than the fifth story.

Building Height	Stepback requirement
7 stories or less	None
Greater than 7 stories	10' stepback – Between stories 1-5



# Additional Proposed Feature Requirements

- Increase fenestration requirement along ground floor
  - Calculation between 3-10 feet
- No off-street parking requirement for any use
- Blank wall requirement maximum – 20 feet
  - The horizontal linear dimension of contiguous building wall that does not contain fenestration or doors
- Front yard setback: 0'-10'
- No street side yard setback



# Street-Oriented Commercial Frontage

For dwelling units, the ground floor of the building shall be devoted to other principal uses permitted in this district, and such uses shall have a depth of not less than 20 feet along the entire street oriented commercial frontage, except for ingress and egress.





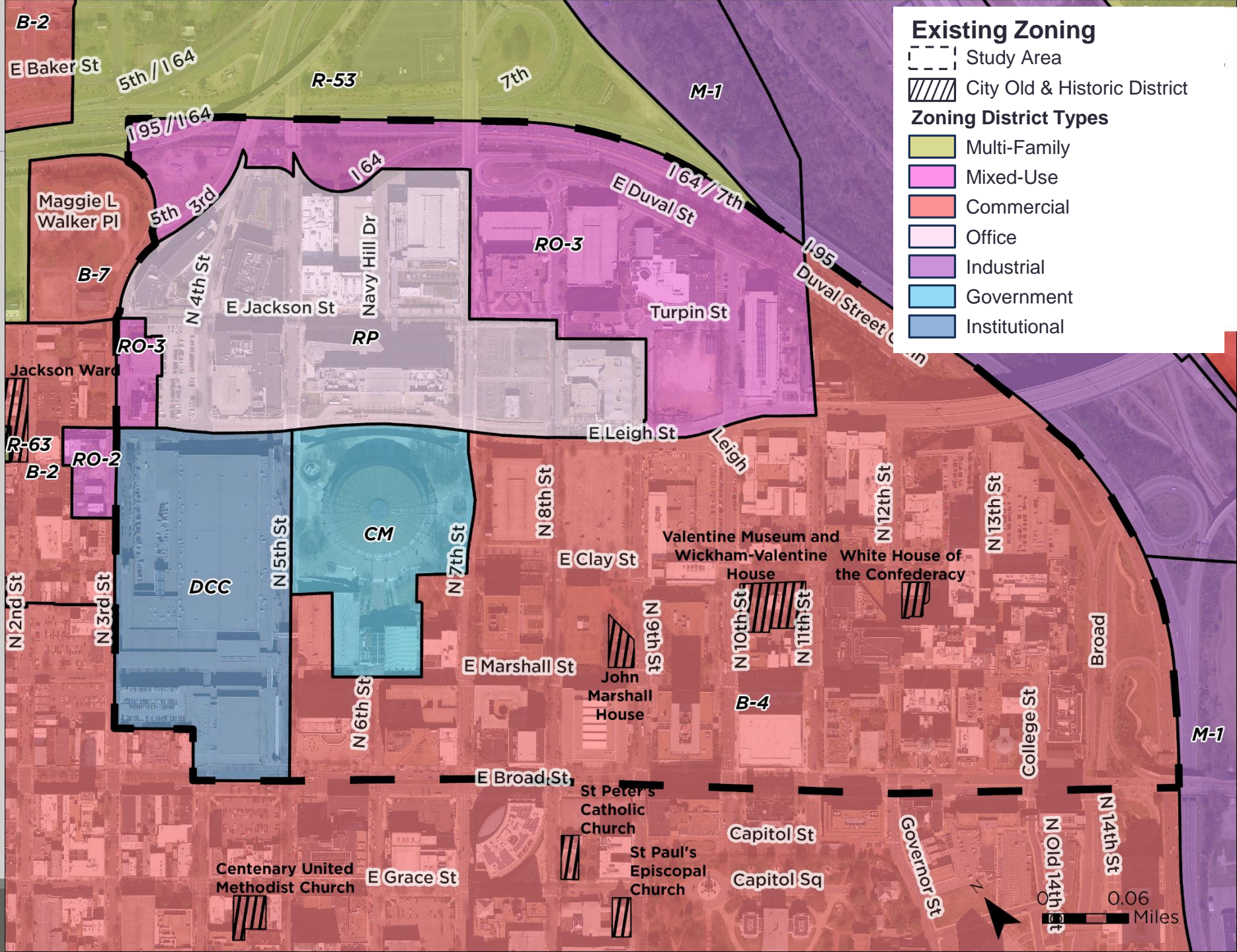
# Priority Street Designation

---

Street frontages on a Priority Street designation treated similarly to principal street frontages. Special considerations regarding urban design:

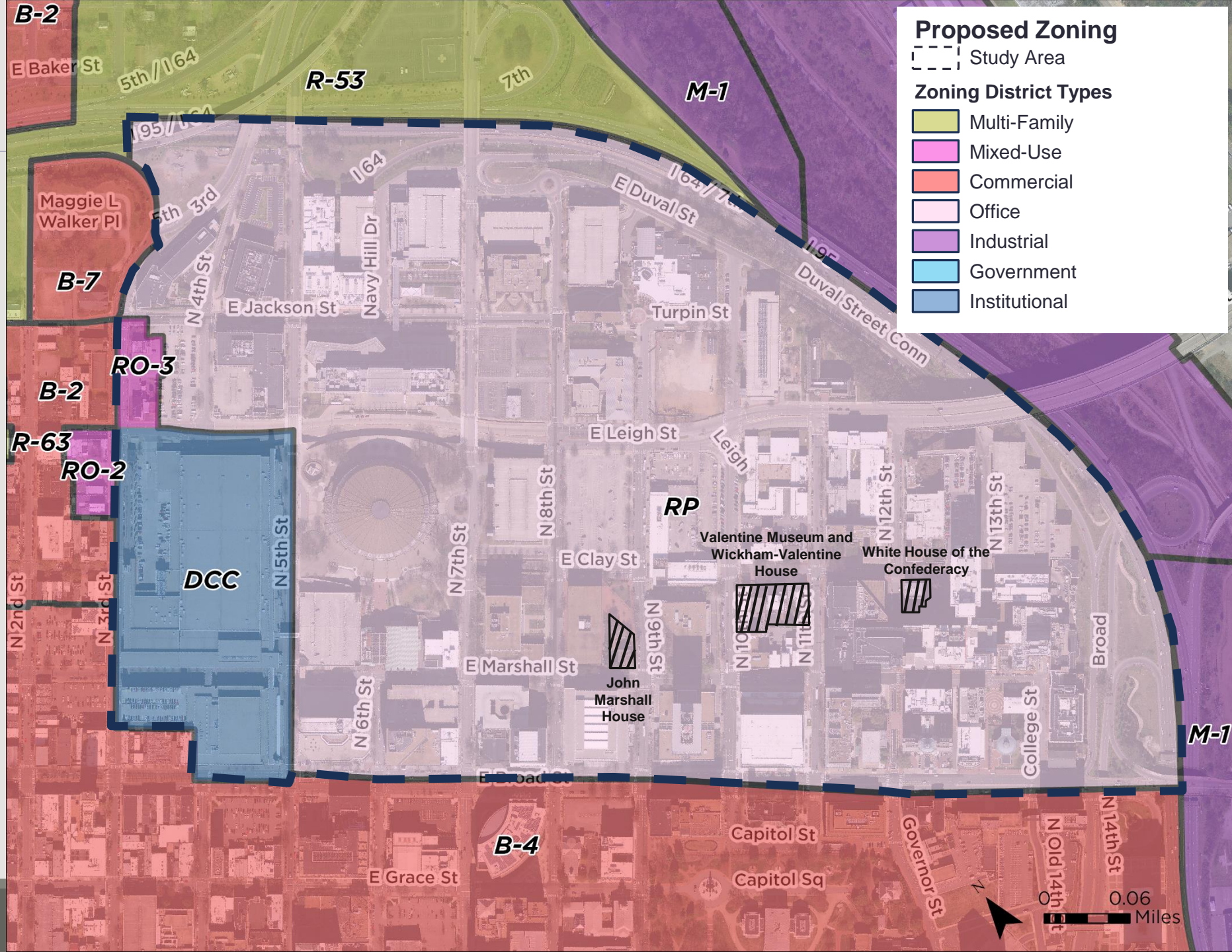
- Driveways and vehicular access prohibited if other street frontage or alley access exists
- Parking decks and garages wrapped with other permitted principal use along ground floor
- Parking areas located behind principal use

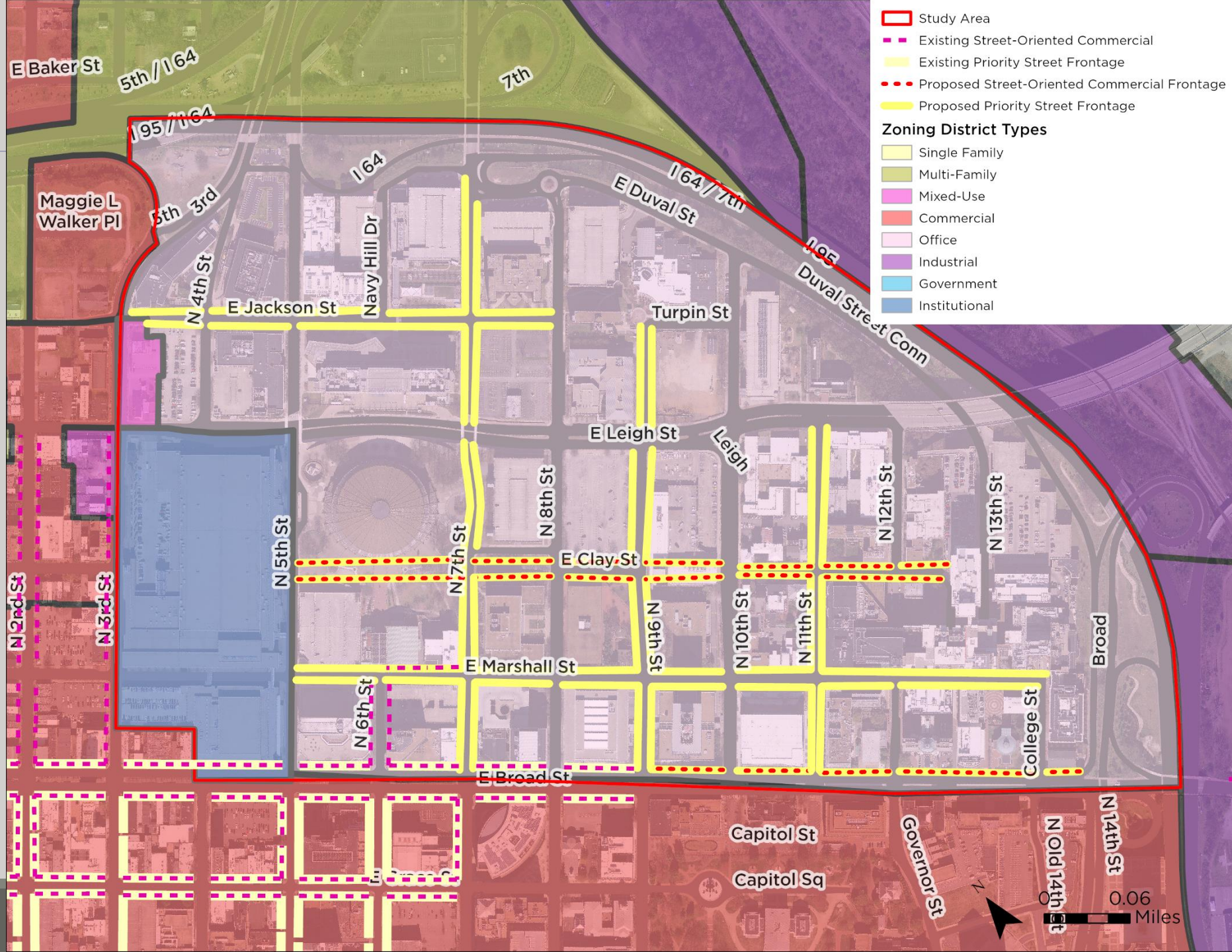




0.06 Miles







# Historic Preservation

---

## Approved City Center Small Area Plan

### **Goal 5: Preserve and enhance historic and cultural resources.**

**Objective:** Support growth that preserves the historical urban fabric and enhances understanding of City Center's multifaceted past.

**Strategy a.** Preserve culturally, historically, and architecturally significant buildings, sites, and structures in City Center.



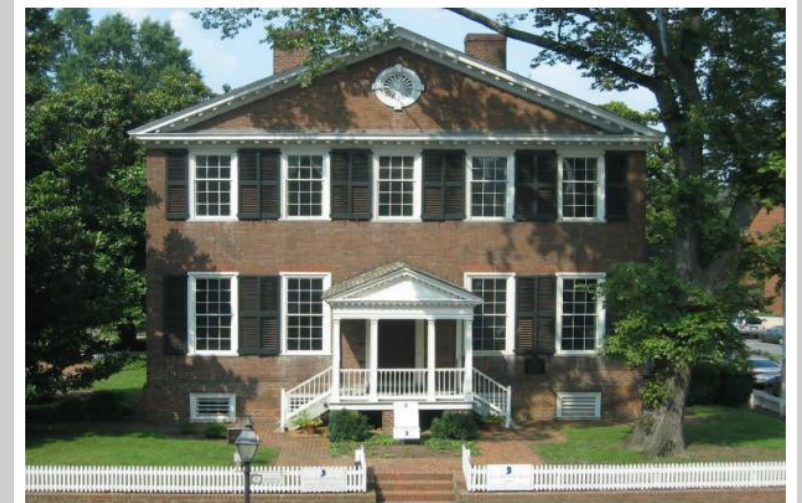
# Historic Preservation

---

## Approved City Center Small Area Plan

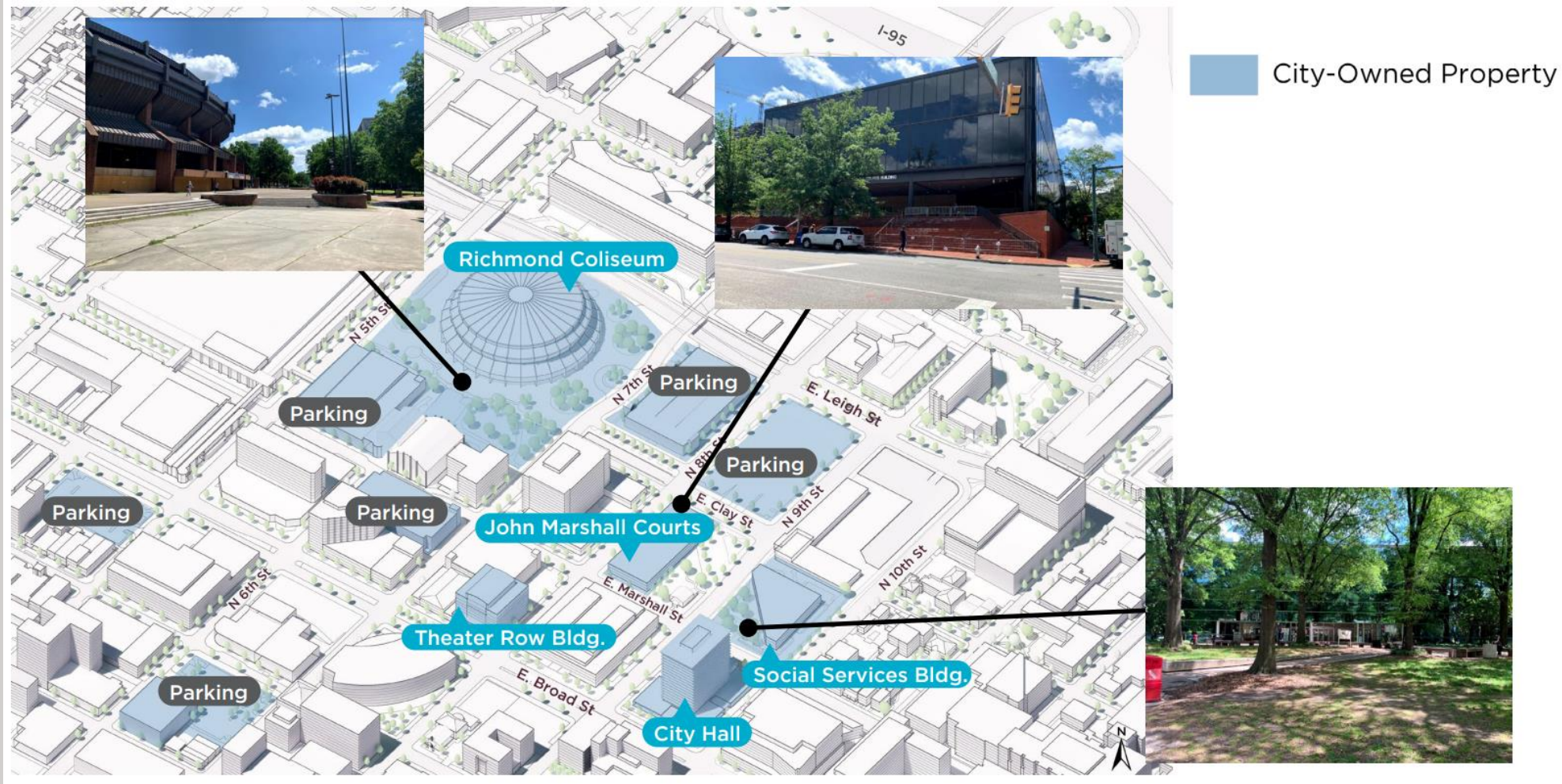
### Goal 5

**Strategy d.** Utilize open space along N. 9th Street near John Marshall House to complement the historic resource. John Marshall House should remain as a cultural asset within City Center. Design new structures on the parcel adjacent to John Marshall House to complement the historic asset.



*John Marshall House*

# Historic Preservation



# Two Ordinances

---

## **Ordinance 2022-245**

To amend the RP Research Park zoning district

## **Ordinance 2022-246**

To rezone certain properties in City Center to the amended RP district and designate certain street blocks as “priority streets” and certain street blocks as “street-oriented commercial streets”

**Staff recommends approval of both ordinances.**





# Next Steps

---

## City Center Small Area Plan - Implementation Big Moves

**Create an Innovation Zoning District** - Rezone City Center to align with the innovation vision by allowing mixed-uses including residential, ground floor activation, and unlimited height and density.

**Reduce the Municipal Footprint** - Redevelop city-owned properties that are vacant and explore options for renovating, replacing, or relocating city functions to reduce the municipal footprint in City Center so that the Innovation District may grow and City functions can operate more effectively in improved space.

**Expand Education Offerings** - Develop a high tech high school and establish a Center City campus for higher education collaboration.



# Questions and Comments

---

Contact:

Brian P. Mercer

Planner, PDR

[Brian.Mercer@rva.gov](mailto:Brian.Mercer@rva.gov)

(804) 646-6704

