



**MOTION OF THE CITY OF RICHMOND PLANNING COMMISSION**

**TO DECLARE AN INTENT TO AMEND THE ZONING ORDINANCE FOR THE  
PURPOSE OF MODIFYING THE MAIN STREET/UPTOWN PARKING OVERLAY  
DISTRICT PO-3 PARKING REQUIREMENTS**

WHEREAS, Section 15.2-2286 of the Code of Virginia (1950), as amended, provides that a zoning ordinance may include, among other things, reasonable regulations and provisions for the amendment of regulations from time to time; and

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 of the Commission proposing an amendment to the regulations or district maps shall state the public purposes therefore; 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 harmonious community, encouraging economic development and enlarging the tax base and providing for public safety and preventing congestion in the streets; and

WHEREAS, the City has adopted a Master Plan which, among other things, suggests the appropriate land use for all of the neighborhoods of the City; and

WHEREAS, portions of West Main Street are zoned UB Urban Business District and are located in the PO-3 Parking Overlay District; and

WHEREAS, the parking overlay districts were created to enable application of appropriate off-street parking requirements to business uses located within areas of the city characterized by a densely developed pedestrian shopping environment in close proximity to residential neighborhoods; and

WHEREAS, portions of West Cary Street are proposed to be added to the PO-3 Parking Overlay District; and

WHEREAS, Section 114-900.3 of the City Code requires determinations to be made relative to the particular circumstances within the proposed boundaries of the district in order to establish the public parking allowance applicable in that district prior to the introduction of any ordinance expanding or contracting the boundaries of any such district; and

WHEREAS, the required application of the public parking allowance within the proposed expansion of the PO-3 Parking Overlay District result in a reduction in the minimum number of off-street parking spaces required for uses located in the PO-3 district;

NOW, THEREFORE BE IT RESOLVED BY THE CITY PLANNING COMMISSION:  
That in accordance with section 15.2-2286 of the Code of Virginia, the City Planning Commission hereby declares that the public necessity, convenience, general welfare and good zoning practices of the City require that an amendment to the zoning ordinance should be initiated for the purpose of modifying the Main Street/Uptown Parking Overlay District PO-3 parking requirements.

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Rodney Poole  
Chair, City Planning Commission

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Lory Markham  
Secretary, City Planning Commission