



CITY OF RICHMOND

PLANNING COMMISSION

April 1, 2019

**RESOLUTION #2019.024
MOTION OF THE CITY OF RICHMOND PLANNING COMMISSION**

**TO DECLARE AN INTENT TO AMEND THE OFFICIAL ZONING ORDINANCE FOR
THE PURPOSE OF AMENDING THE RO-3 RESIDENTIAL-OFFICE DISTRICT.**

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 labels the area surrounding the Arts District Station, including Monroe Ward, as Downtown Mixed Use and recommends high density development with a diverse mix of uses;

WHEREAS, the largest concentration of RO-3 in the city is along Franklin Street in Monroe Ward, within the area designated by the Pulse Plan as being and has been since 1976;

WHEREAS, the existing front and side yard setbacks required in RO-3 provide a protective buffer between new development and historic buildings, but the district currently allows for uses that are not compatible with a walkable urban environment;

WHEREAS, with amendments, the RO-3 district can guide new development that is both sensitive to existing neighborhood fabric and consistent with the principles of the Pulse Corridor Plan;

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 ordinance should be drafted for the purpose of amending the RO-3 Residential-Office district.

A handwritten signature in blue ink that reads "Rodney Poole".

Rodney Poole
Chair, City Planning Commission

A handwritten signature in blue ink that reads "Matthew Ebinger".

Matthew Ebinger
Secretary, City Planning Commission