

INTRODUCED: August 17, 2022

AN ORDINANCE No. 2022-246

To rezone certain properties in the area generally north of East Broad Street, south and west of Interstates 64 and 95, and east of North 3rd Street from the CM Coliseum Mall District, B-4 Central Business District, and RO-3 Residential-Office District to the RP Research Park District, and to designate certain street blocks as “priority streets” and certain street blocks as “street-oriented commercial streets” along and near East Broad Street.

Patron – Mayor Stoney

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 26 2022 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the attached map entitled “City Center - Proposed Zoning,” prepared by the Department of Planning and Development Review, and dated May 19, 2022, 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 2022 records of the City Assessor, are excluded from the CM Coliseum Mall District and shall no longer be subject to the provisions of sections 30-448.1 through 30-448.4 of the Code of the City of Richmond (2020), as amended, and that the same are included in the RP Research Park District and shall be subject to the provisions of sections

AYES: 7 NOES: 0 ABSTAIN: _____

ADOPTED: SEP 26 2022 REJECTED: _____ STRICKEN: _____

30-451.1 through 30-451.9 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

| | | |
|------------------------------------|----------------|----------------|
| 411 North 6 th Street | Tax Parcel No. | N000-0006/025B |
| 408 A North 7 th Street | Tax Parcel No. | N000-0006/025 |
| 601 East Leigh Street | Tax Parcel No. | N000-0007/001 |
| 500 A East Marshall Street | Tax Parcel No. | N000-0007/003 |
| 530 East Marshall Street | Tax Parcel No. | N000-0011/034 |
| 550 East Marshall Street | Tax Parcel No. | N000-0011/032 |

§ 2. That, as shown on the attached map entitled “City Center - Proposed Zoning,” prepared by the Department of Planning and Development Review, and dated May 19, 2022, 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 2022 records of the City Assessor, are excluded from the B-4 Central Business District and shall no longer be subject to the provisions of sections 30-440 through 30-440.7 of the Code of the City of Richmond (2020), as amended, and that the same are included in the RP Research Park District and shall be subject to the provisions of sections 30-451.1 through 30-451.9 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

| | | |
|-------------------------------------|----------------|----------------|
| 315 North 6 th Street | Tax Parcel No. | N000-0005/001B |
| 311 North 7 th Street | Tax Parcel No. | N000-0002/001 |
| 406 North 7 th Street | Tax Parcel No. | N000-0006/004 |
| 501 North 7 th Street | Tax Parcel No. | N000-0008/001 |
| 310 North 8 th Street | Tax Parcel No. | N000-0002/008 |
| 400 North 8 th Street | Tax Parcel No. | N000-0003/001 |
| 400 North 9 th Street | Tax Parcel No. | N000-0004/002 |
| 407 North 10 th Street | Tax Parcel No. | E000-0206/008 |
| 500 North 10 th Street | Tax Parcel No. | E000-0235/001 |
| 515 North 10 th Street | Tax Parcel No. | E000-0236/001 |
| 411 North 11 th Street | Tax Parcel No. | E000-0207/001 |
| 513 North 11 th Street | Tax Parcel No. | E000-0237/016 |
| 330 A North 12 th Street | Tax Parcel No. | E000-0177/003 |
| 509 North 12 th Street | Tax Parcel No. | E000-0208/019 |
| 520 North 12 th Street | Tax Parcel No. | E000-0237/001 |

| | | |
|-----------------------------------|----------------|----------------|
| 527 North 12 th Street | Tax Parcel No. | E000-0208/009 |
| 535 North 12 th Street | Tax Parcel No. | E000-0268/011 |
| 403 North 13 th Street | Tax Parcel No. | E000-0208/005 |
| 404 North 13 th Street | Tax Parcel No. | E000-0208/001 |
| 515 North 13 th Street | Tax Parcel No. | E000-0208/007 |
| 500 East Broad Street | Tax Parcel No. | N000-0010/030 |
| 500 East Broad Street | Tax Parcel No. | N000-0010/030B |
| 500 East Broad Street | Tax Parcel No. | N000-0010/030T |
| 600 East Broad Street | Tax Parcel No. | N000-0005/022 |
| 600 East Broad Street | Tax Parcel No. | N000-0005/022T |
| 626 East Broad Street | Tax Parcel No. | N000-0005/019 |
| 710 East Broad Street | Tax Parcel No. | N000-0002/026 |
| 730 East Broad Street | Tax Parcel No. | N000-0002/016 |
| 800 East Broad Street | Tax Parcel No. | N000-0001/001 |
| 900 East Broad Street | Tax Parcel No. | E000-0175/001 |
| 900 East Broad Street | Tax Parcel No. | E000-0175/001T |
| 1220 East Broad Street | Tax Parcel No. | E000-0178/004 |
| 1226 East Broad Street | Tax Parcel No. | E000-0178/003 |
| 1228 East Broad Street | Tax Parcel No. | E000-0178/002 |
| 1400 East Broad Street | Tax Parcel No. | E000-0180/022 |
| 800 East Clay Street | Tax Parcel No. | N000-0009/002 |
| 808 East Clay Street | Tax Parcel No. | N000-0009/001 |
| 825 East Clay Street | Tax Parcel No. | N000-0004/003 |
| 1003 East Clay Street | Tax Parcel No. | E000-0206/001 |
| 1016 East Clay Street | Tax Parcel No. | E000-0236/005 |
| 1125 East Clay Street | Tax Parcel No. | E000-0207/007 |
| 1200 East Clay Street | Tax Parcel No. | E000-0208/017 |
| 1201 East Clay Street | Tax Parcel No. | E000-0208/015 |
| 601 Duval Street Connector | Tax Parcel No. | E000-0268/030 |
| 1150 East Leigh Street | Tax Parcel No. | E000-0268/009 |
| 1200 East Leigh Street | Tax Parcel No. | E000-0268/015 |
| 500 East Marshall Street | Tax Parcel No. | N000-0010/001 |
| 500 East Marshall Street | Tax Parcel No. | N000-0011/002 |
| 500 East Marshall Street | Tax Parcel No. | N000-0011/033 |
| 501 B East Marshall Street | Tax Parcel No. | N000-0010/001B |
| 607 East Marshall Street | Tax Parcel No. | N000-0005/001 |
| 610 East Marshall Street | Tax Parcel No. | N000-0006/021 |
| 612 East Marshall Street | Tax Parcel No. | N000-0006/018 |
| 818 East Marshall Street | Tax Parcel No. | N000-0004/001 |
| 900 East Marshall Street | Tax Parcel No. | E000-0235/003 |
| 1001 East Marshall Street | Tax Parcel No. | E000-0176/004 |
| 1006 East Marshall Street | Tax Parcel No. | E000-0206/011 |

| | | |
|---------------------------|----------------|----------------|
| 1101 East Marshall Street | Tax Parcel No. | E000-0177/001 |
| 1101 East Marshall Street | Tax Parcel No. | E000-0177/002 |
| 1112 East Marshall Street | Tax Parcel No. | E000-0207/017 |
| 1112 East Marshall Street | Tax Parcel No. | E000-0207/017B |
| 1150 East Marshall Street | Tax Parcel No. | E000-0207/016 |
| 1201 East Marshall Street | Tax Parcel No. | E000-0178/005 |
| 1217 East Marshall Street | Tax Parcel No. | E000-0178/001 |
| 1222 East Marshall Street | Tax Parcel No. | E000-0208/020 |

§ 3. That, as shown on the attached map entitled “City Center - Proposed Zoning,” prepared by the Department of Planning and Development Review, and dated May 19, 2022, 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 2022 records of the City Assessor, are excluded from the RO-3 Residential-Office District and shall no longer be subject to the provisions of sections 30-428 through 30-428.11 of the Code of the City of Richmond (2020), as amended, and that the same are included in the RP Research Park District and shall be subject to the provisions of sections 30-451.1 through 30-451.9 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

| | | |
|-----------------------------------|----------------|---------------|
| 800 North 3 rd Street | Tax Parcel No. | N000-0031/001 |
| 800 North 5 th Street | Tax Parcel No. | N000-0032/001 |
| 663 North 7 th Street | Tax Parcel No. | N000-0025/056 |
| 675 North 7 th Street | Tax Parcel No. | N000-0025/058 |
| 675 North 7 th Street | Tax Parcel No. | N000-0025/059 |
| 650 North 8 th Street | Tax Parcel No. | N000-0025/057 |
| 700 North 8 th Street | Tax Parcel No. | N000-0025/055 |
| 615 North 10 th Street | Tax Parcel No. | E000-0268/003 |
| 900 Turpin Street | Tax Parcel No. | N000-0016/003 |

§ 4. That, as shown on the map entitled “City Center - Proposed Priority Streets,” prepared by the Department of Planning and Development Review, and dated May 19, 2022, a copy of which is attached to, incorporated into, and made a part of this ordinance, the official zoning map as set forth by section 30-200 of the Code of the City of Richmond (2020), as amended,

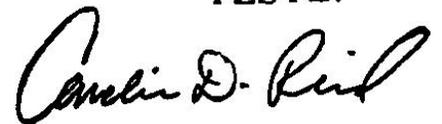
is hereby amended to designate as “priority streets” for purposes of the regulations governing “priority street frontage” as defined in section 30-1220.86:1 of the Code of the City of Richmond (2020), as amended, those street blocks depicted as “proposed priority street frontage” on such map.

§ 5. That, as shown on the map entitled “City Center - Proposed Street-Oriented Commercial Frontage,” prepared by the Department of Planning and Development Review, and dated May 19, 2022, a copy of which is attached to, incorporated into, and made a part of this ordinance, the official zoning map as set forth by section 30-200 of the Code of the City of Richmond (2020), as amended, is hereby amended to designate as “street-oriented commercial streets” for purposes of the regulations governing “street-oriented commercial frontage” as defined in section 30-1220.118:1 of the Code of the City of Richmond (2020), as amended, those street blocks depicted as “proposed street-oriented commercial frontage” on such map.

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

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Camille D. Reed". The signature is written in a cursive, flowing style.

City Clerk



City of Richmond

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

Item Request

File Number: PRE.2022.0230

O & R Request

DATE: 31 May 2022

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor

THROUGH: J. E. Lincoln Saunders, Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Kevin J. Vonck, Director, Department of Planning and Development Review

RE: Request to amend the official zoning map for the purpose of rezoning certain properties in the area generally north of East Broad Street, south and west of Interstate 64/95, and east of North Third Street and to update Priority Street and Street-Oriented Commercial designations in the area.

ORD. OR RES. No.

PURPOSE: To amend the official zoning map for the purpose of rezoning certain properties in the area generally north of East Broad Street, south and west of Interstate 64/95, and east of North Third Street and to update Priority Street and Street-Oriented Commercial designations in the area.

REASON: This rezoning will help implement the vision outlined in the City Center Innovation District Small Area Plan, which was adopted on January 24th, 2022.

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 July 18, 2022 meeting.

BACKGROUND: The City Center Innovation District Small Area Plan sets forth recommendations and policy to guide the future growth of City Center. One main recommendation of the plan is to rezone City Center to align with the innovation vision by allowing mixed-uses including residential, ground floor activation, and unlimited height and density. The City Center plan calls for the creation of a new Innovation Zoning District; however, staff recommends it is more practical at this time to amend the existing RP zoning district and expand the boundaries of the district to cover the majority of the City Center study area.

Master Plan

The Richmond 300 Master Plan describes the Downtown area as the regional center of employment, the Capital of the Commonwealth of Virginia, and the home to a major state university and hospital system. The Downtown area consists of five sub-Nodes: Downtown Core, Jackson Ward, Monroe Ward, Shockoe, and Manchester. The City Center study area is located in the Downtown Core sub-Node, which is identified as a National/Regional Node. This type of Node functions as a center with significant cultural, entertainment, government, and business destinations as well as shopping, housing, and unique place-based attractions.

The Richmond 300 Master Plan describes the Downtown Core as the highest density of office employment in the region. The Downtown Core continues to serve as the backbone of the local, state, and federal government in Richmond as well as a financial, insurance, biotech, and healthcare center. The future vision of the Downtown Core is to continue to transition from a primarily office district to an 18-hour district (18 hours of the day are lively and 6 are sleepy) with a mix of uses, including entertainment, residential, and retail uses. New infill development in the Downtown Core matches the intensity of existing buildings and includes active ground floor uses that enliven the sidewalks. City-owned property, such as the Coliseum, should be redeveloped to foster a mixed-income, mixed-use development that enlivens Downtown by drawing people to Downtown in the evenings and on the weekend.

The Future Land Use Plan designates the western portion of the City Center study area as “Downtown Mixed-Use,” which is described as being, “high density development with office buildings, residential buildings, and a mix of complementary uses, including regional destinations in a highly-walkable urban environment.” Future development should be urban in form and may be of larger scale than existing context. Plazas and setbacks create an engaging street life. Many buildings are vertically mixed-use. New developments continue or introduce a gridded street pattern to increase connectivity.

The Future Land Use Plan designates the eastern portion of the City Center study area as “Institutional,” which is described as, “public and quasi-public entities, such as local, state, and federal government, hospitals, universities, schools, and religions institutions.” Several buildings owned by an institution are often connected by an engaging character that creates a campus-like

environment in this Future Land Use category. Virginia Commonwealth University's MCV campus and Medical Health Center in this portion of the City Center study area account for the majority of institutional uses.

Existing and Proposed Zoning

The current zoning of City Center is primarily CM Coliseum Mall, RP Research Park, RO-3 Residential Office, and B-4 Central Business and does not align with the vision described in the City Center Innovation District Small Area Plan. Residential uses are not permitted in the CM and RP districts and these districts do not contain feature requirements (building façade fenestration, usable open space, etc.) that are encouraged in the City Center Small Area Plan. The B-4 district permits a variety of uses, but the inclined plane requirement limits the potential for unlimited height and density, as envisioned in the City Center Small Area Plan. The RO-3 district permits limited commercial uses and has a similar inclined plane height limitation.

The proposed zoning for this area consists of the amended RP Research Park District. This zoning district would allow more uses, as well as appropriate scale and design for new buildings that would further the vision of this area of the City as set forth in the City Center Innovation District Small Area Plan and the Richmond 300 Master Plan. The Greater Richmond Convention Center will remain in the DCC Downtown Civic and Cultural District. In addition, the eastern frontage of North 3rd Street between East Leigh Street and East Jackson Street will remain RO-3 Residential-Office to serve as a buffer between City Center and the B-2 Community Business district along North 2nd Street.

Street-oriented commercial frontage and priority street designations are proposed to be designated in this area. East Clay Street and East Broad Street are proposed to be designated as street-oriented commercial frontage, meaning that new developments would be required to provide that a minimum of one third, or 1,000 square feet, of the floor area of the ground floor of new buildings have a principal uses other than dwelling units of a depth not less than 20 feet along the entire street frontage.

Priority street designations are proposed on East Broad Street, East Marshall Street, East Clay Street, East Jackson Street, North 7th Street, North 9th Street, and North 11th Street, as seen on the map. The priority street designation would apply the form based requirements of principal street frontages when a building has multiple street frontages, and includes fenestration requirements, parking being located behind buildings, and limits to driveways across such streets when other access is available.

Public Engagement

A virtual public meeting was held to discuss the proposed rezoning on April 13, 2022. Property owners were directly mailed notifications of the meetings beforehand, which were also promoted on

the Richmond 300 email list. There were approximately 15 public attendees at the first public meeting. A second virtual meeting was held with the public on May 11, 2022 with approximately 20 public attendees. PDR staff also made three presentations to the City Planning Commission about the proposed rezoning with opportunities for the public to provide comments. Feedback on the proposed rezoning has been generally positive with the acknowledgement that the rezoning of City Center is needed.

FISCAL IMPACT/COST: None.

FISCAL IMPLICATIONS: None.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: The Department of Planning and Development Review anticipates that this rezoning will lead to additional development activity, which will lead to higher assessed property values, and thus higher property tax revenue.

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: June 27, 2022

CITY COUNCIL PUBLIC HEARING DATE: July 25, 2022

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: City Planning Commission, on July 18, 2022

AFFECTED AGENCIES: Office of Chief Administrative Officer; Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: ORD. 2020-236 (adoption of Richmond 300)
ORD. 2022-010 (adoption of City Center Innovation District Small Area Plan)

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS:

- Draft Ordinance
- Map of Master Plan Future Land Use
- Map of Existing Zoning

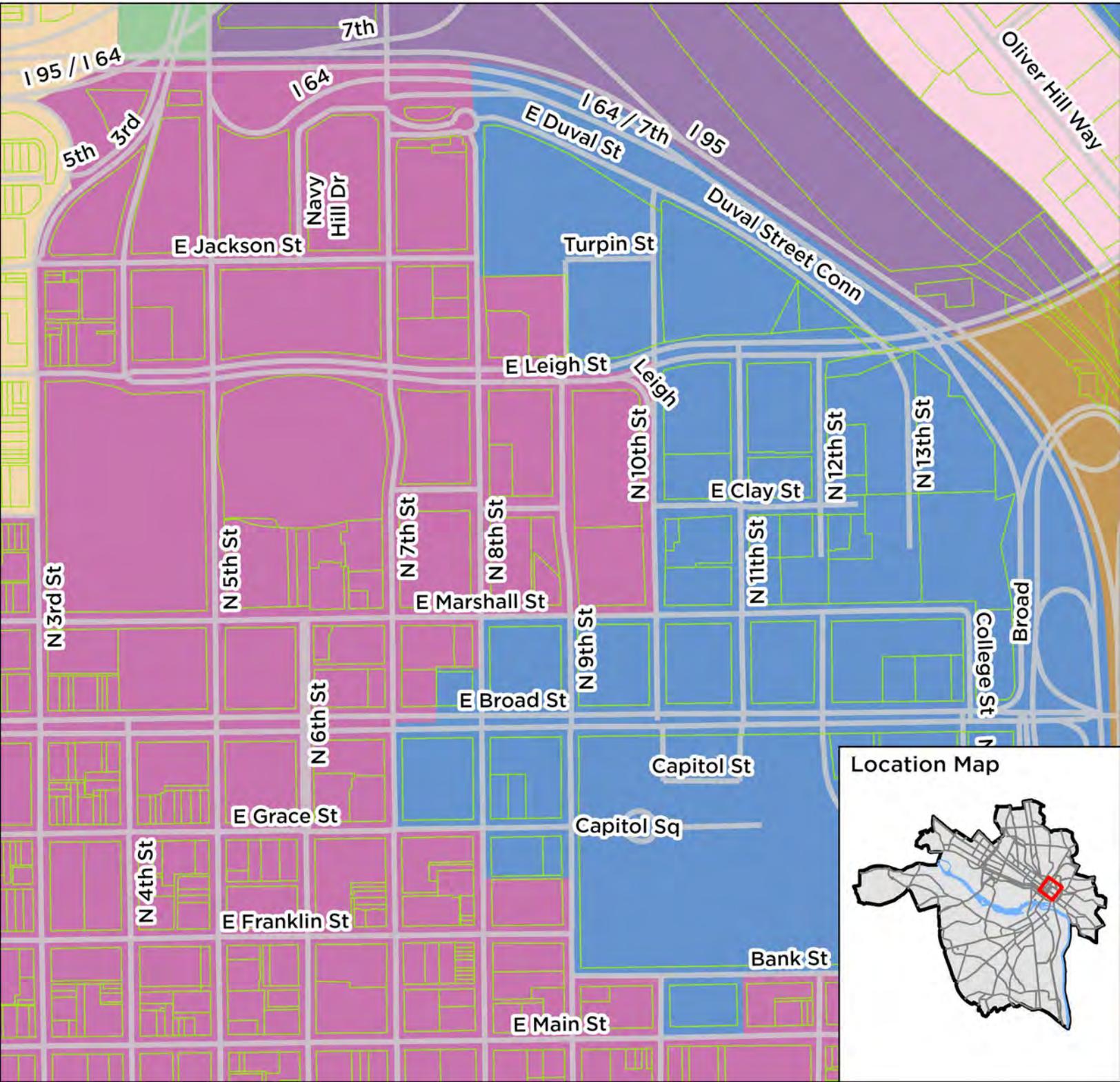
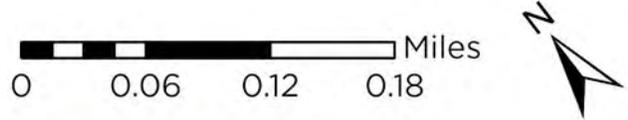
- Map of Proposed Zoning
- Map of Proposed Priority Streets
- Map of Proposed Street-Oriented Commercial Frontage
- City Planning Commission Resolution of Intent

STAFF: Brian P. Mercer, Planner, Dept. of Planning and Development Review
(p) 804.646.6704 (e) Brian.Mercer@rva.gov

City Center - Master Plan Future Land Use

- | | | |
|---|---|---|
|  Parcels |  Corridor Mixed-Use |  Industrial |
|  Residential |  Industrial Mixed-Use |  Institutional |
|  Neighborhood Mixed-Use |  Destination Mixed-Use |  Public Open Space |
|  Community Mixed-Use |  Downtown Mixed-Use | |

Created by PDR - May 19, 2022

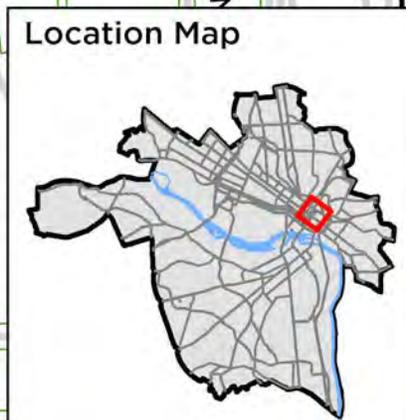
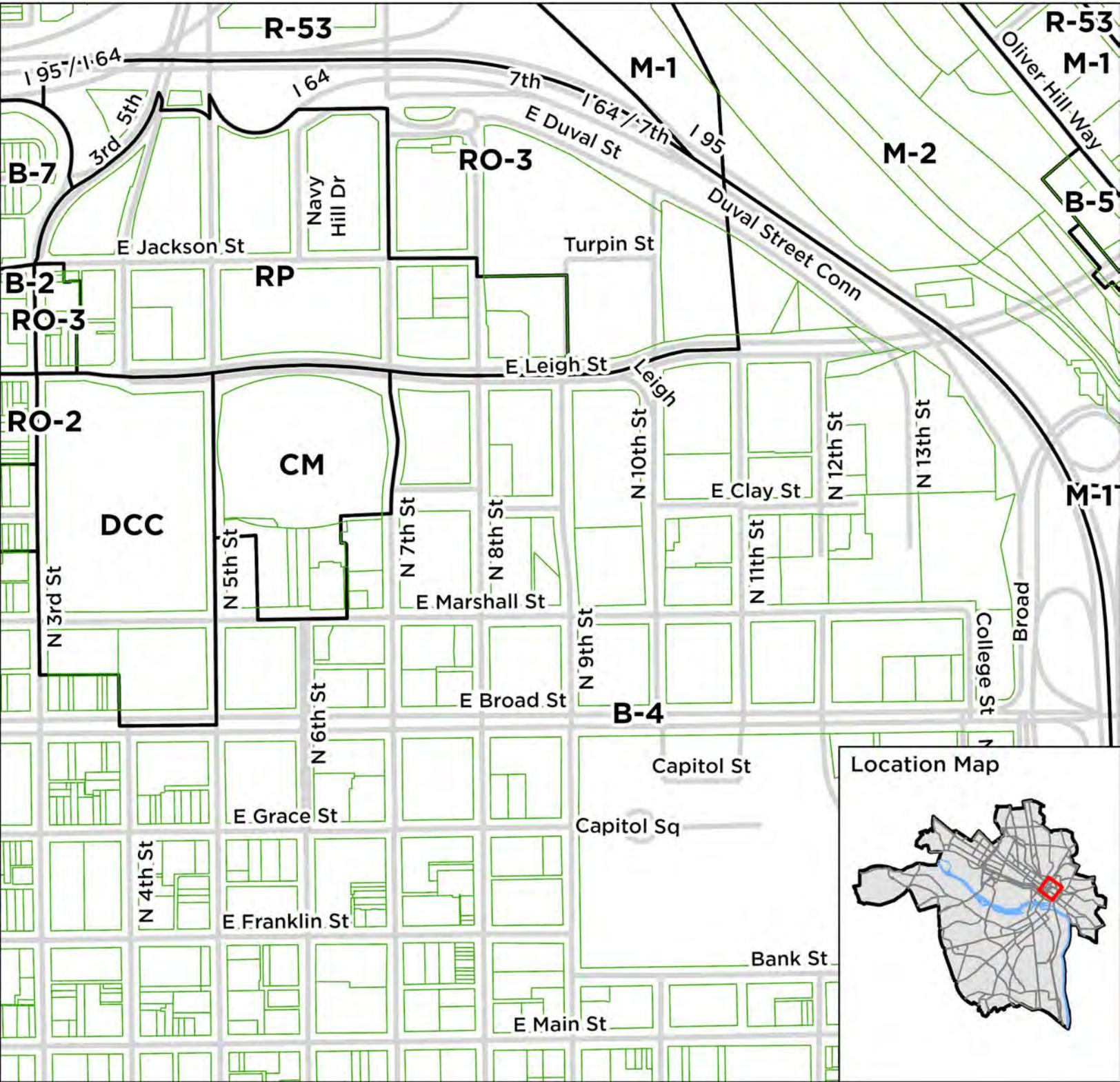
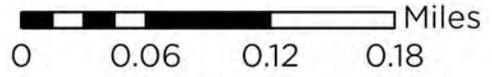


City Center - Existing Zoning

□ Parcels

▭ Existing Zoning Districts

Created by PDR - May 19, 2022

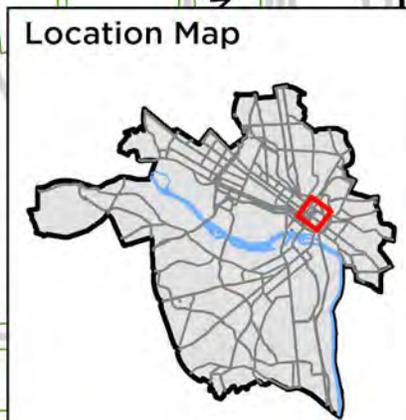
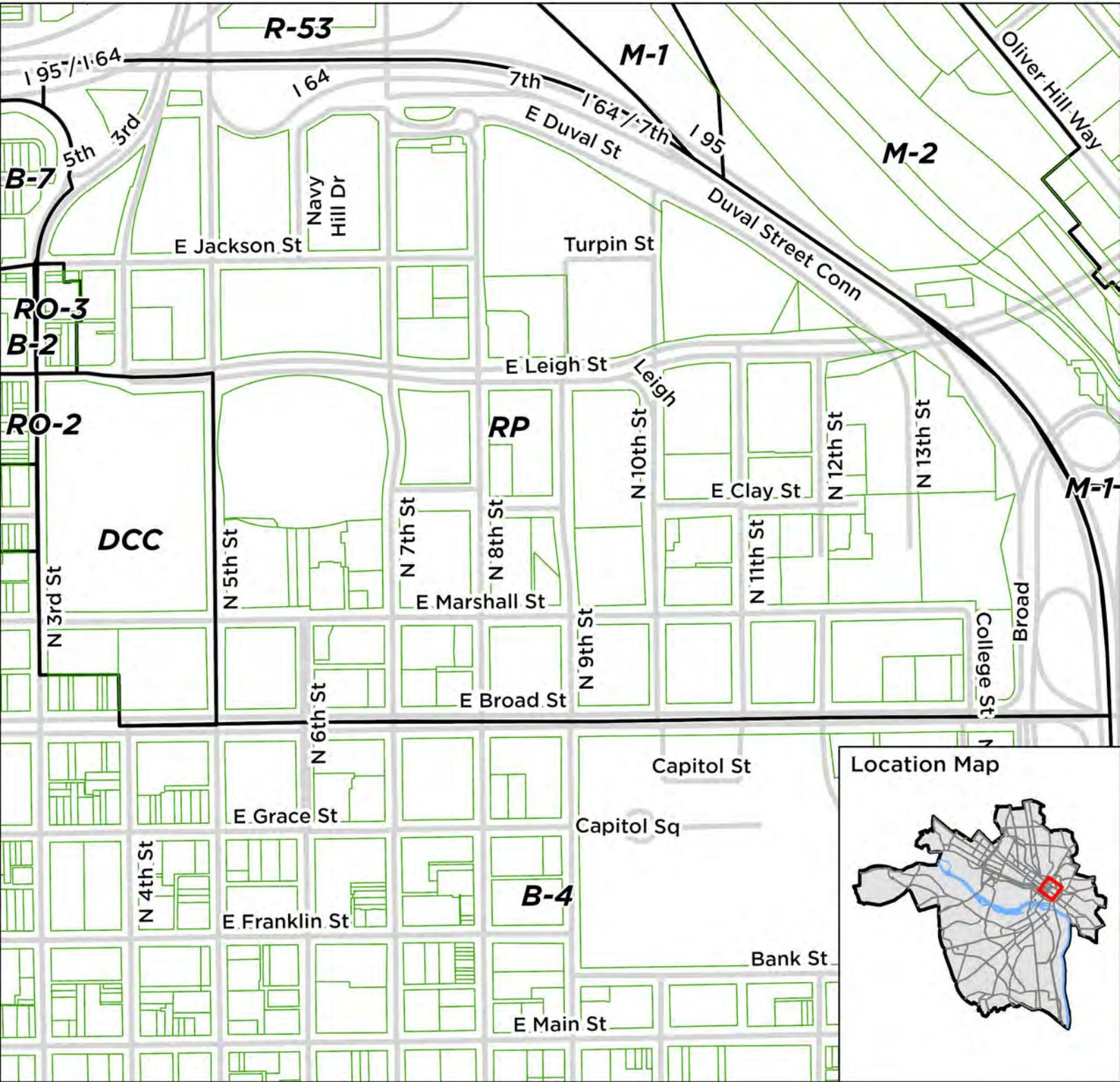
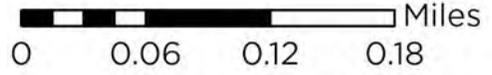


City Center - Proposed Zoning

Proposed Zoning Districts

Parcels

Created by PDR - May 19, 2022

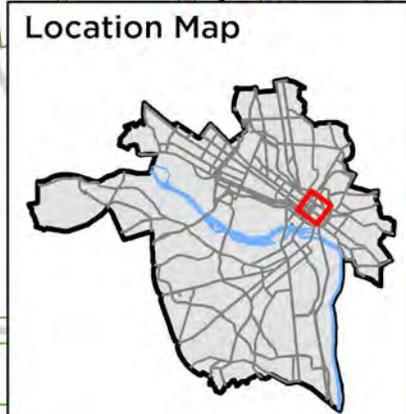
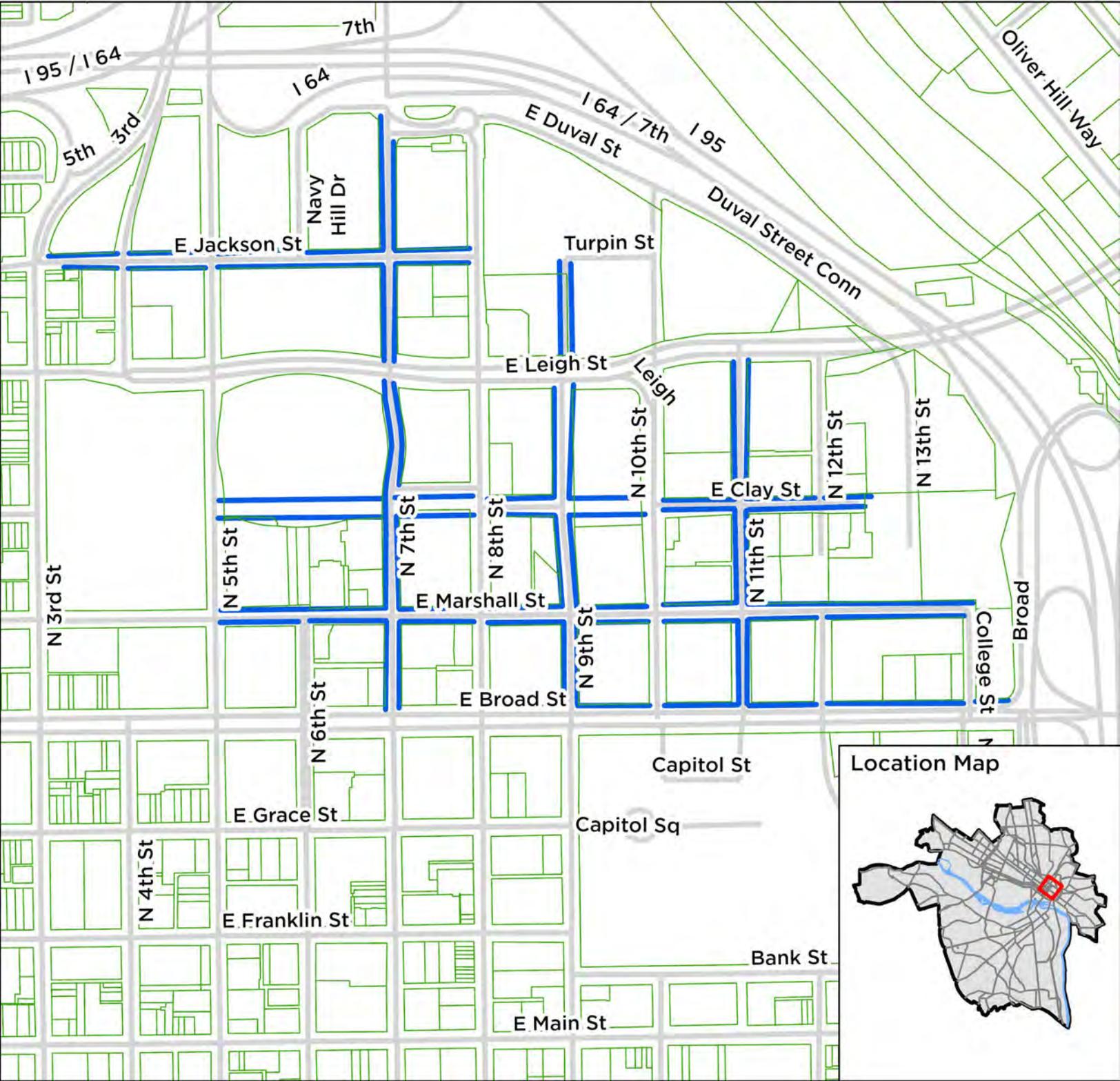
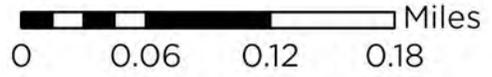


City Center - Proposed Priority Streets

— Proposed Priority Street Frontage

□ Parcels

Created by PDR - May 19, 2022

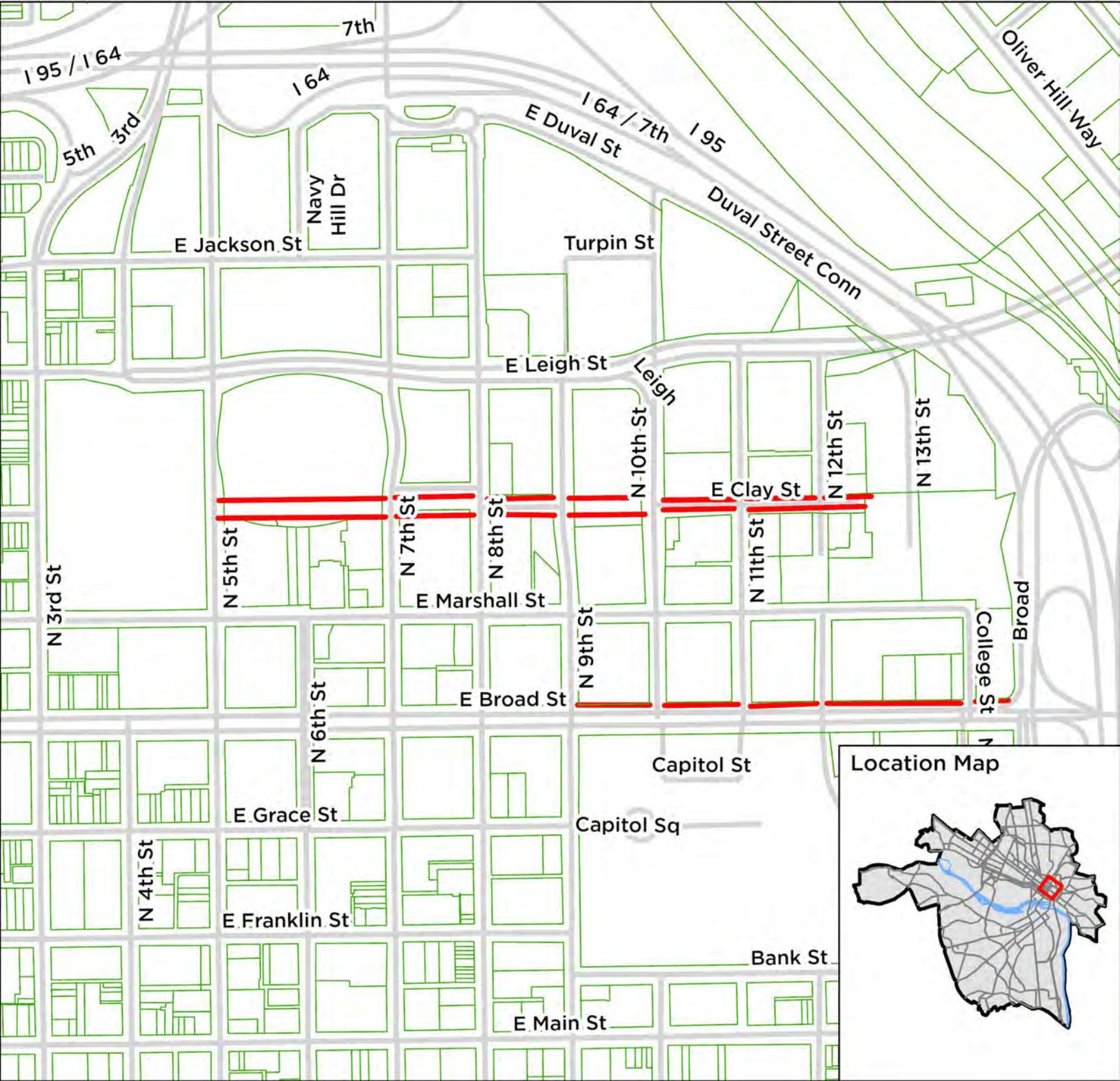
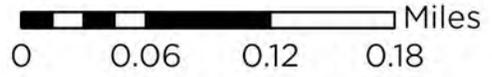


City Center - Proposed Street-Oriented Commercial Frontage

— Proposed Street-Oriented Commercial Frontage

□ Parcels

Created by PDR - May 19, 2022





March 7, 2022

RESOLUTION CPR 2022-023

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 IN THE AREA GENERALLY NORTH OF EAST BROAD STREET, SOUTH AND WEST OF INTERSTATE 64/95, AND EAST OF NORTH THIRD STREET IN ACCORDANCE WITH THE RICHMOND 300 MASTER PLAN.

WHEREAS, in accordance with §17.06 of the Charter of the City of Richmond, the City Planning Commission has adopted and City Council has approved a master plan, known as Richmond 300, to promote a coordinated, adjusted, and harmonious development of the city and its environs; and

WHEREAS, in accordance with §17.10 of the Charter of the City of Richmond, the City Council has adopted a comprehensive zoning ordinance in order to regulate the use of land, buildings, and structures in a manner consistent with future land uses identified in the Richmond 300 master plan; and

WHEREAS, the recently adopted City Center Innovation District Small Area Plan provides detailed descriptions, illustrations, and maps for certain geographic areas, with the specific reference to the creation of a Life Sciences Innovation District; and

WHEREAS, the zoning of certain areas within City Center, including the Coliseum, conflicts with current land use conditions, trends, and goals identified in the City Center Innovation District Small Area Plan; and

WHEREAS, in accordance with §17.14 of the Charter of the City of Richmond, the City Planning Commission may prepare and submit changes to the zoning ordinance, including both districts and maps, as changing conditions may make necessary.

NOW, THEREFORE BE IT RESOLVED, that the City Planning Commission hereby concludes, for the purposes of public necessity, convenience, general welfare, and good zoning practice, and in order to best promote health, safety, morals, comfort, prosperity, and general welfare, as well as efficiency and economy in the process of development, that an amendment to the City's official zoning map shall be drafted for the purpose of rezoning certain properties in the area generally north of East Broad Street, south and west of Interstate 64/95, and east of North Third Street in accordance with the Richmond 300 Master Plan.

Rodney Poole
Chair, City Planning Commission

Richard Saunders
Secretary, City Planning Commission