



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

# Res. 2023-006, 2023-007, and 2023-008 **TOD-1 Changes & Stadium District Signage Overlay**



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# What are the three resolutions?

## **Resolution 2023-006:**

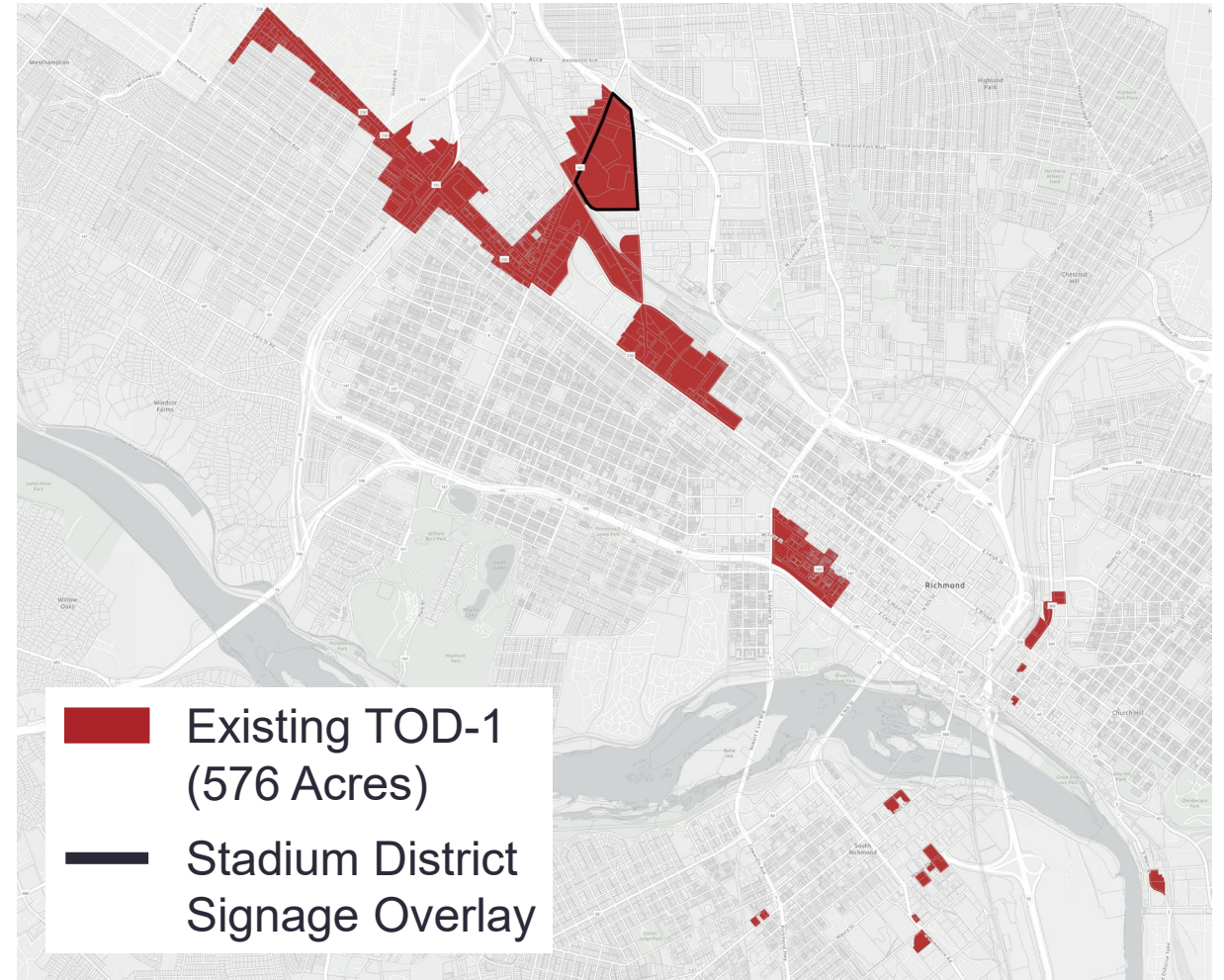
to amend TOD-1 District

## **Resolution 2023-007:**

to create a Stadium District  
Signage Overlay

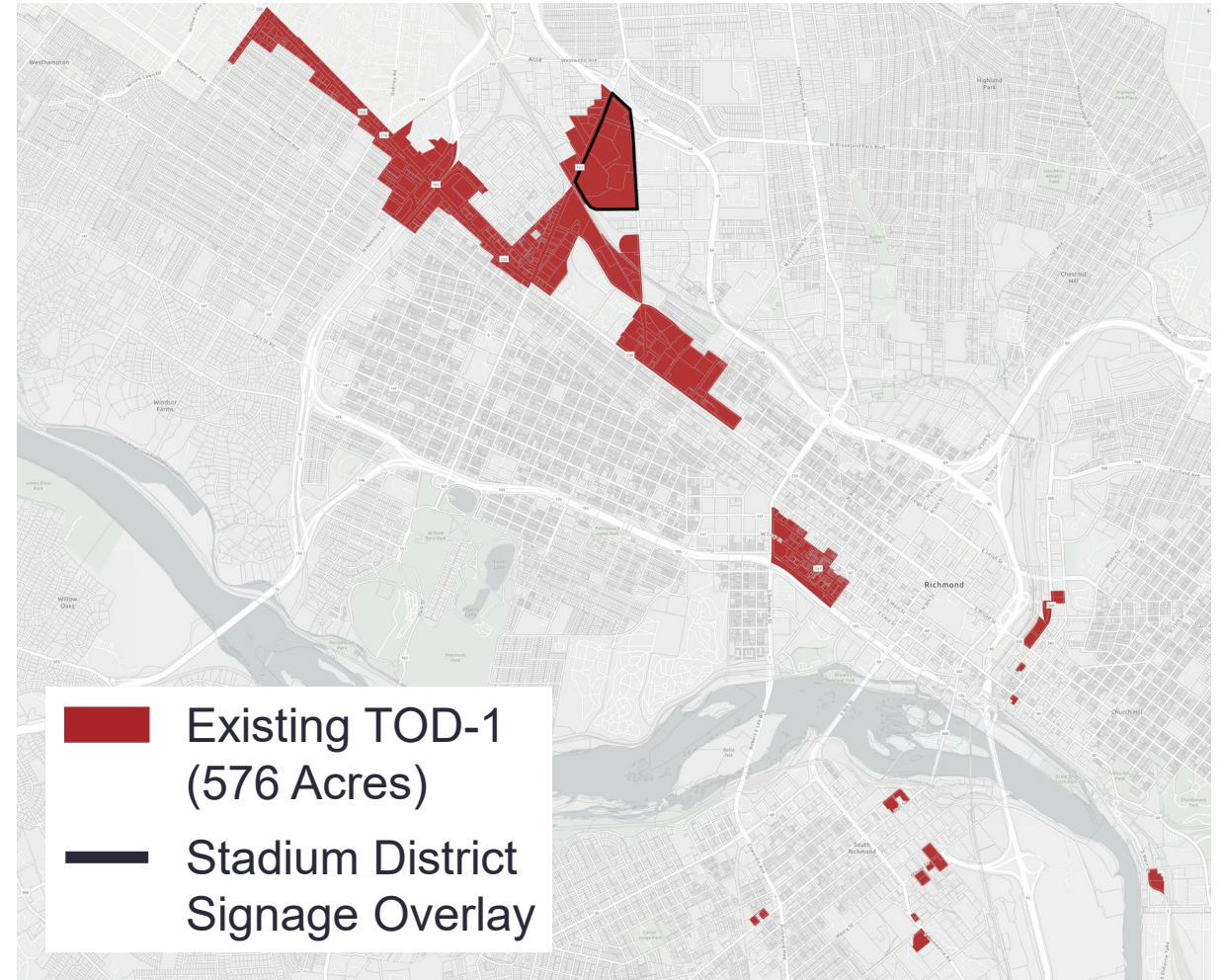
## **Resolution 2023-008:**

to amend the zoning map to  
show boundaries of the Stadium  
District Signage Overlay



# Why the shift in approach?

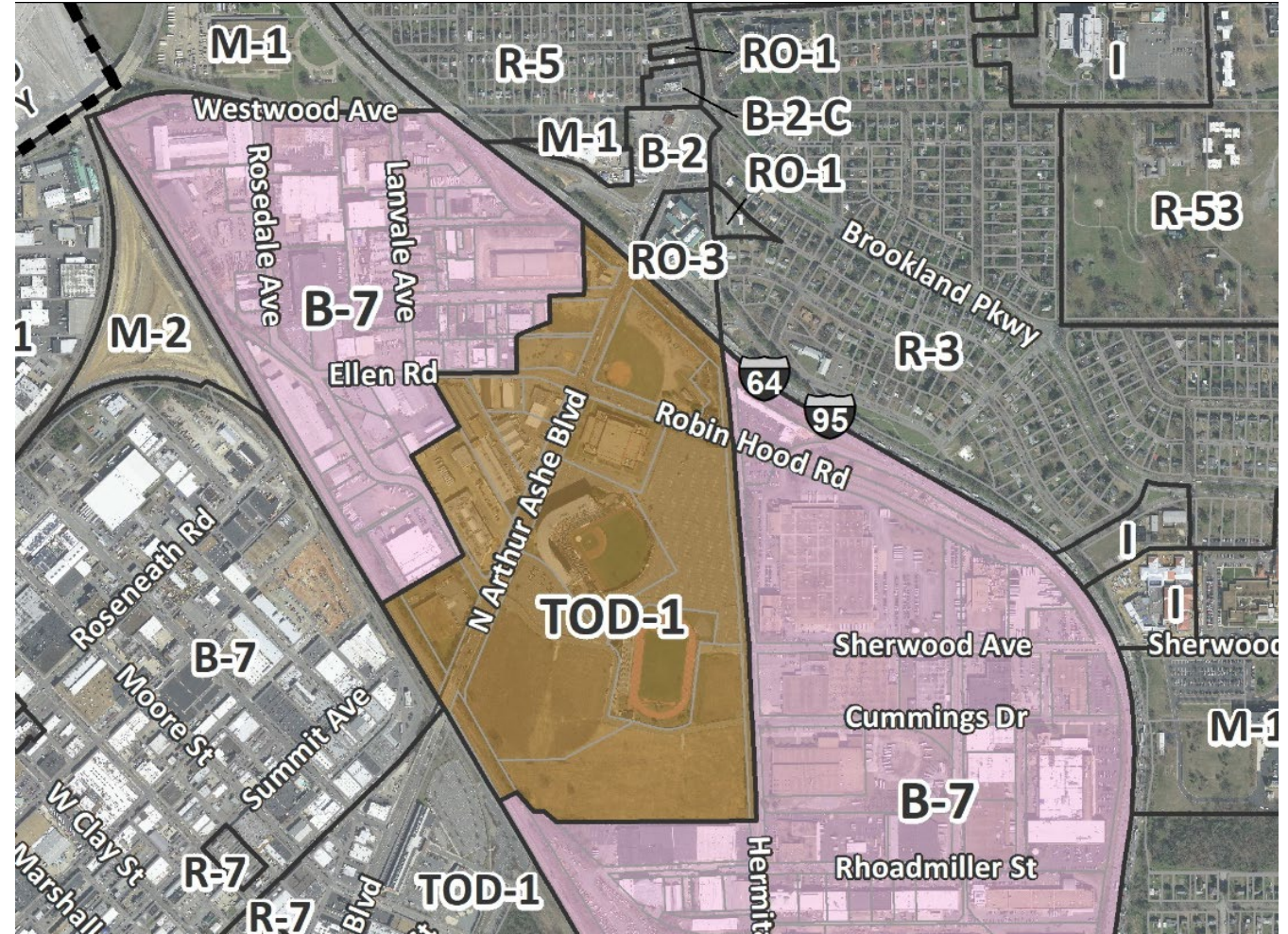
- As we developed the Stadium Zoning District, we realized the tweaks we wanted to make to the TOD-1 regulations would be good to make to all of TOD-1 instead of just in a new district
- Require additional height (beyond 12 stories) to go through SUP process





# TOD-1 and Greater Scott's Addition

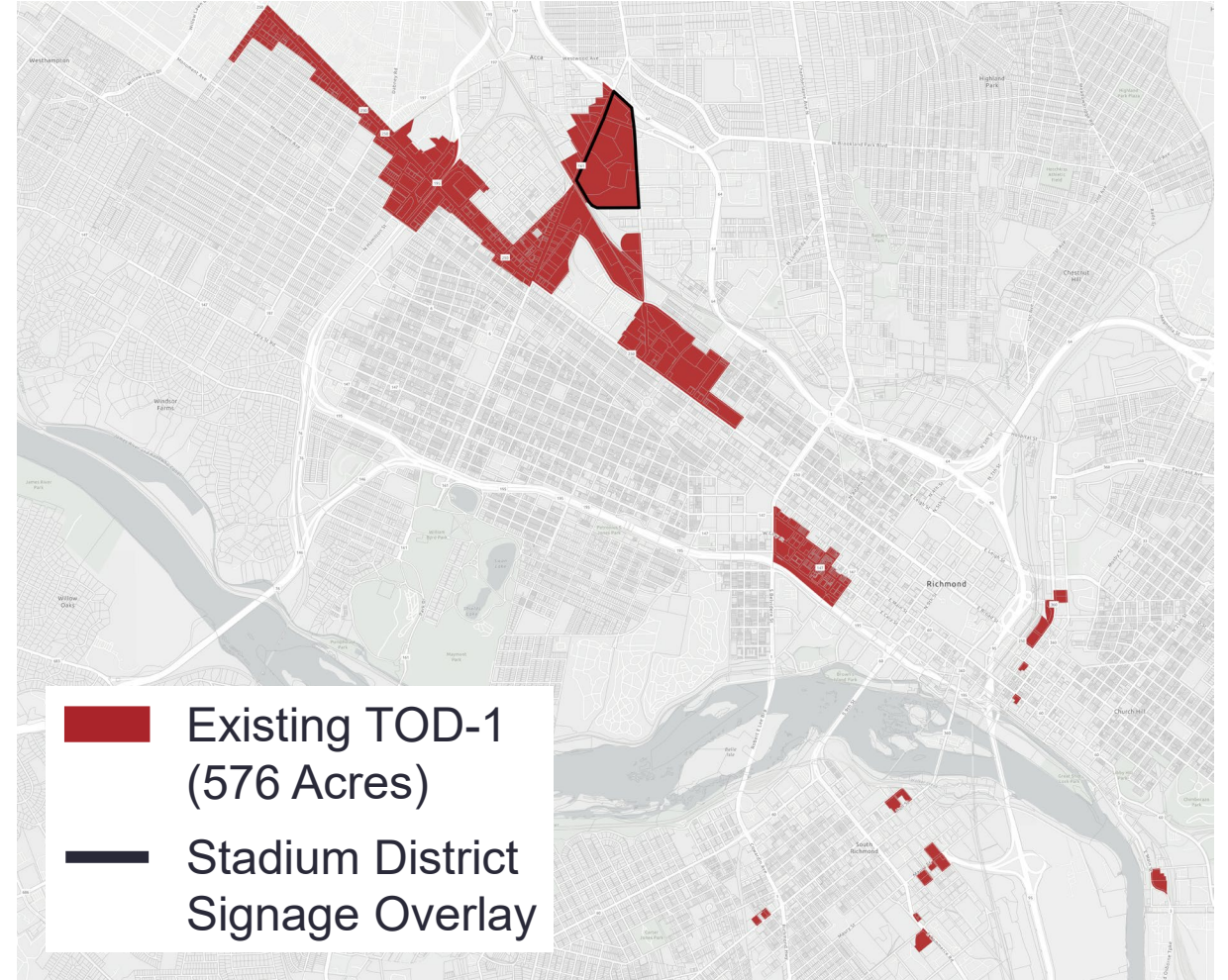
- Rezoning the Diamond District and adjacent properties from M-1 and M-2 to TOD-1 and B-7 in 2021 put the City in the best position to get lots of interest
- Since the creation of the TOD-1 in 2017 staff has noticed some tweaks that need to be addressed





# Why amend TOD-1 District?

- Amend permitted uses
- Amend building height minimum
- Amend form regulations
- And other minor changes





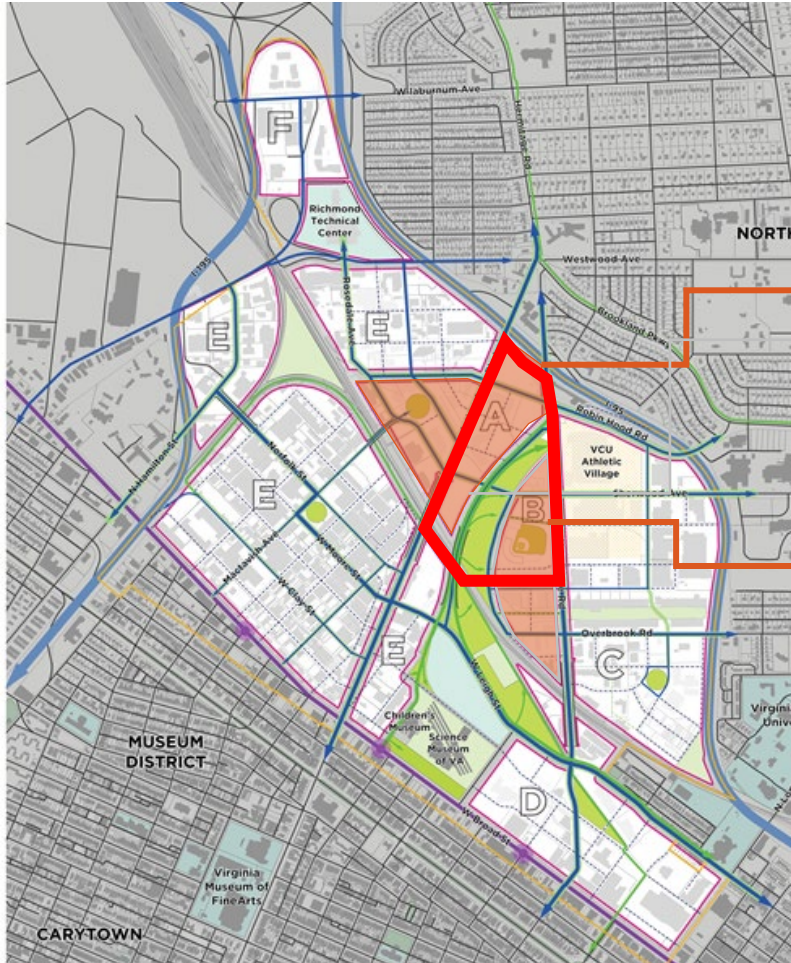
# Why a signage overlay?

Permit more signage than is allowed in TOD-1 within the Diamond District, specifically around the stadium, along major roads, and within the park.

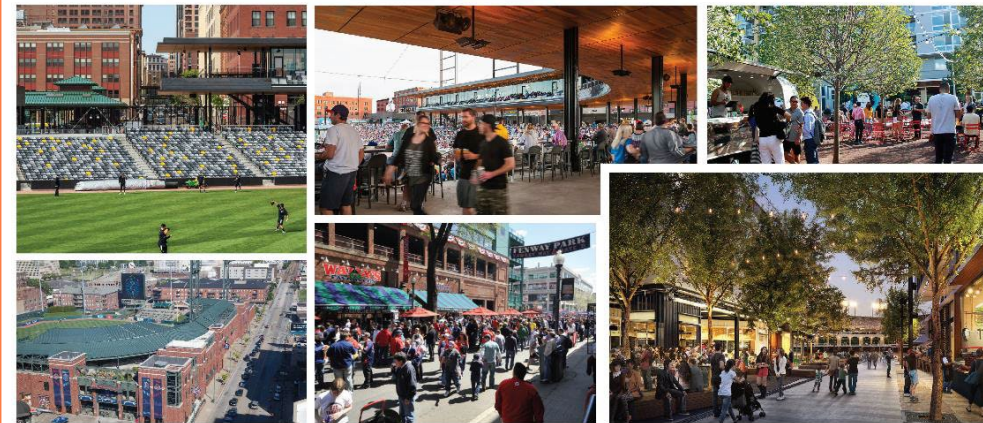




# Richmond 300: Gateway & Ballpark Districts



**Gateway District:**  
Regional destination for offices, shopping, and entertainment with landmark architecture



**Ballpark District:**  
Lively community integrated with entertainment and a new sports venue

# Next steps

- Community meeting – March 14 at 6pm via MS Teams
- Draft changes presentation to CPC on March 20
- Introduce ordinances to:
  - Amend TOD-1 District
  - Create a Stadium signage overlay, and
  - Amend the Zoning Map (to map the overlay)
- City Planning Commission hearing
- City Council hearing