

RESOLUTION OF INTENT

Rezoning Greater Scott's Addition



*City Planning Commission
February 16, 2021*

Why Rezone Greater Scott's Addition?

- We are rezoning through a public process prior to issuing an RFP for the city-owned property
- We've already rezoned some areas in Scott's Addition from M-1/M-2 to TOD-1 and B-7 for Pulse Corridor Plan
- *Richmond 300: A Guide for Growth* identifies Greater Scott's Addition as a Priority Growth Node
 - Primary Next Steps: rezone area in alignment with the Future Land Use Plan (Goal 1)
- Current zoning isn't aligned with Future Land Use in the area
- Will reduce, if not, eliminate the need for SUPs
 - There have been 12 SUPs in this area since 2000, and PDR anticipates more unless zoning is changed

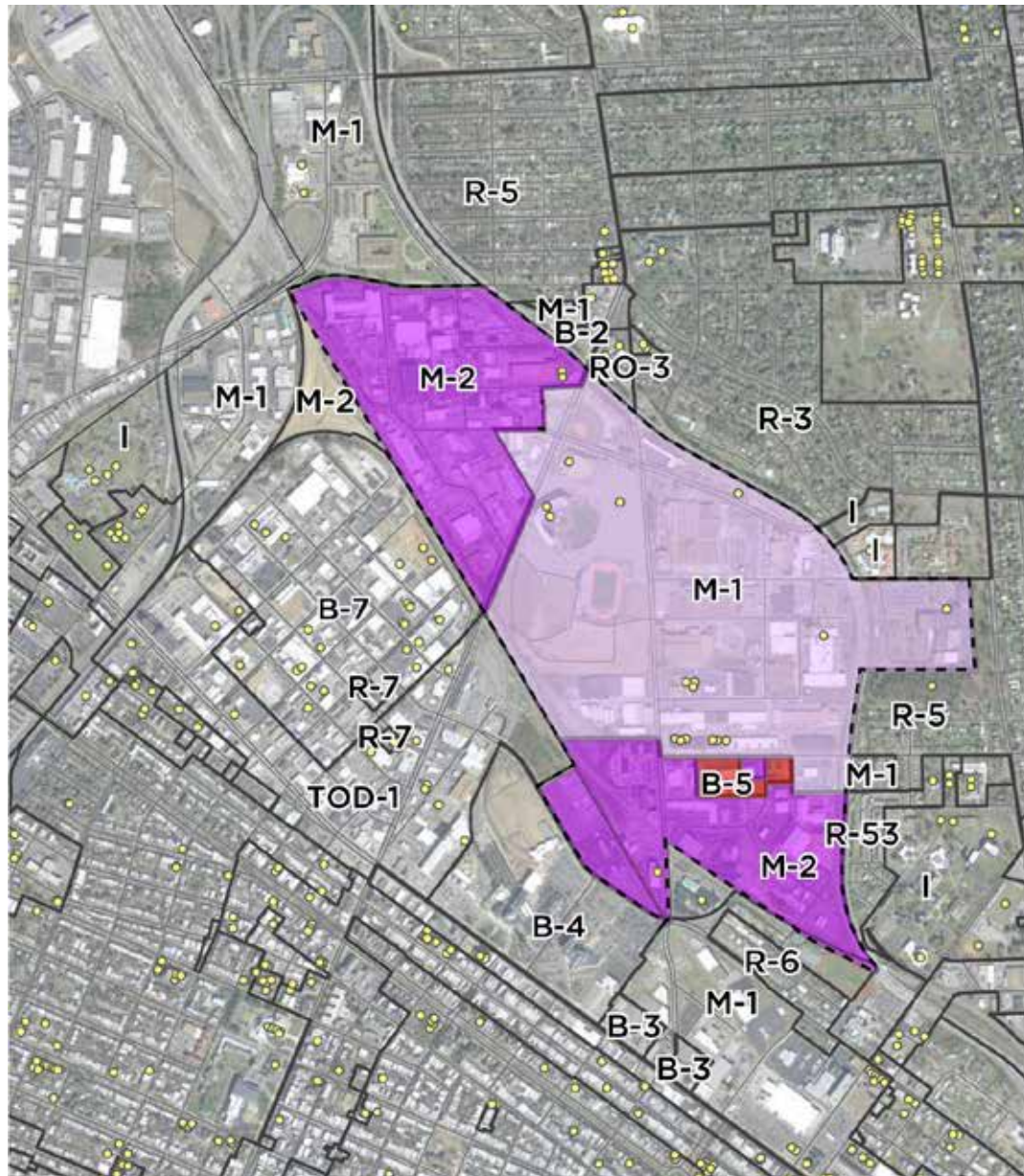
Richmond 300 Vision for Greater Scott's Addition

“Greater Scott’s Addition is home to a series of neighborhoods that provide new employment and housing developments connected by a series of open spaces and a transportation network that support families and aging-in-place. The variety of housing options and employment in Greater Scott’s Addition provide opportunities for low-income, moderate-income, and high-income households. The Diamond is demolished and a new multi-purpose stadium is constructed along Hermitage. Uses along Hermitage, a public plaza, and the crescent park complement the new stadium development. Visitors to Greater Scott’s Addition have the option to safely arrive by foot, bike, transit, or car. Parking is centralized in a few parking garages to encourage users to park once and visit multiple destinations. The signature public park, a crescent park, between Ashe and Hermitage serves as a central convening space and is connected with greenways to multiple smaller public parks.” (*Richmond 300* pg. 36)

Richmond 300 Vision for Greater Scott's Addition

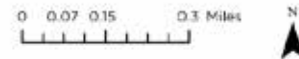


Current Zoning and SUPs



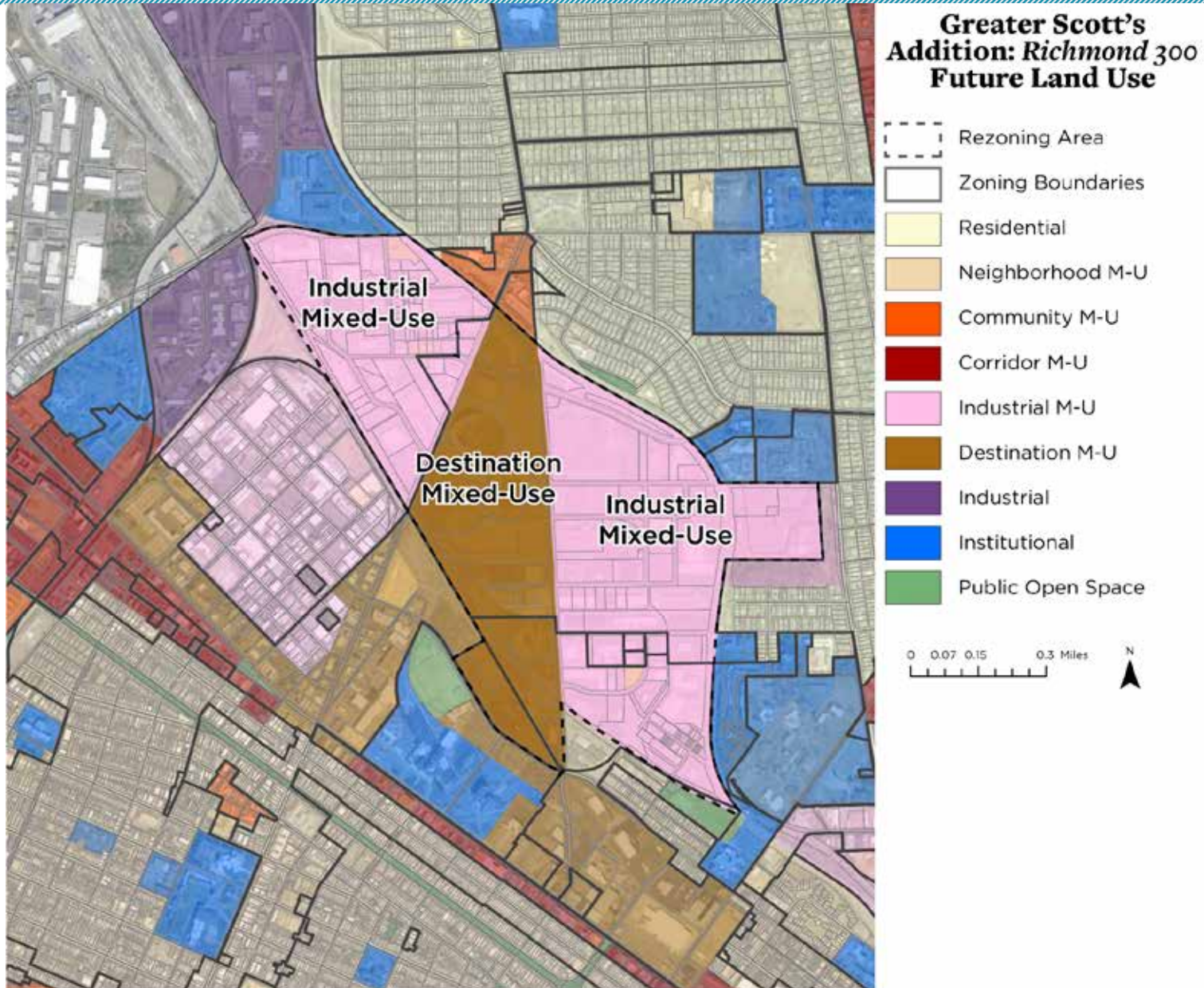
Greater Scott's Addition: Current Zoning and SUPs

- Rezoning Area
- Zoning Boundaries
- M-1 Light Industrial
- M-2 Heavy Industrial
- B-5 Central Business
- Special Use Permit



Since 2000, 5 SUPs and 3 Rezoning for residential (6), motel, outdoor dining, signage, auto sales

Richmond 300 Future Land Use



Incompatibilities in Current Zoning & Future Land Use

- **M-1 Light Industrial District & M-2 Heavy Industrial District:**
 - “No building shall be erected for dwelling use or converted to such use unless permitted by the Board of Zoning Appeals pursuant to the provisions of [Section 17.20](#) of the Charter, in which event such use shall be discontinued within ten years from the date such use is permitted...” (Zoning Code Sec. 30-452.1, Sec. 30-454.1)
 - “No building or structure shall exceed 45 feet in height...”
- **Industrial Mixed-Use & Destination Mixed-Use:**
 - “Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.” (*Richmond* 300 pg. 62, 64)
 - Height: 3-8 stories (Industrial M-U), minimum of 5 stories (Destination M-U)

Next Steps

February

- Internal meetings
- Notify property owners

March

- Community meetings

April/May

- City Planning Commission
- City Council

Questions?



RICHMOND PLANNING &
DEVELOPMENT REVIEW

PDR