



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

CPCR.2021.001: To declare an intent to amend the official zoning map for the purpose of rezoning certain properties in the area generally east of the CSX Railroad, south and west of Interstate 64/95, and north of Leigh Street in accordance with the *Richmond 300* Master Plan.

To: City Planning Commission
From: Department of Planning and Development Review
Date: February 16, 2021

PETITIONER

City of Richmond
900 East Broad Street
Richmond, VA 23219

LOCATION

The area generally east of the CSX Railroad, south and west of Interstate 64/95, and north of Leigh Street

PURPOSE

To amend the Zoning Ordinance for the purpose of implementing the vision for Greater Scott's Addition as outlined in the *Richmond 300: A Guide for Growth* Master Plan.

SUMMARY & RECOMMENDATION

Richmond 300: A Guide for Growth was adopted by the City Planning Commission Resolution 2020-050 and City Council Ordinance 2020-237.

The Plan defines a series of Nodes throughout the city and identifies Greater Scott's Addition as a Priority Growth Node. The Plan outlines the following 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. (p. 36)

The current zoning of Greater Scott's Addition is primarily M-1 and M-2 and does not align with the vision described in *Richmond 300* via the vision statement (see above), illustrations, site plans, and future land use designations for the Greater Scott's Addition area – see pages 36-43 for the description of the Greater Scott's Addition Node and pages 52-71 for descriptions of the future land use categories.

A primary next step to further the vision created by Richmonders for Greater Scott's Addition is to "Rezone Greater Scott's Addition in alignment with the Future Land Use Plan (Goal 1)" (p.36). The Greater Scott's Addition primary next step refers to Goal 1 of the plan which contains many strategies to help implement the vision of the Nodes, including, but not limited to the following:

Goal 1: Establish a city of complete neighborhoods that have access to Nodes connected by major corridors in a gridded street network. (p.82)

Objective 1.1 Rezone the city in accordance with the Future Land Use Plan, as shown in Figure 18 and described in Chapter 1. (p.84)

Strategy 1.1.b. Prioritize rezoning parcels in Primary Growth Nodes (see Figure 19 for locations of the primary growth Nodes).

In order to commence the rezoning process, Staff recommends that the City Planning Commission approve this resolution. After approval, Staff will commence a community engagement process to determine the appropriate zoning districts to reclassify parcels within the study area to achieve the City's vision, as outlined in *Richmond 300*, for Greater Scott's Addition.

Staff recommends approval of the Resolution.

Staff Contact:

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