



**RESOLUTION #2018.087
MOTION OF THE CITY OF RICHMOND PLANNING COMMISSION**

**TO DECLARE AN INTENT TO AMEND THE OFFICIAL ZONING ORDINANCE FOR
THE PURPOSE OF REMOVING THE INCLINED PLANE FROM THE
B-4 (CENTRAL BUSINESS) 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, among other things, recommends greater height and density in the area as well as little to no setback of new development, and suggests B-4 as an appropriate zoning designation; and

WHEREAS, the B-4 (Central Business) District has no specific height limitation, but determines maximum building height by an imaginary line rising from the street centerline at a slope of 4:1, which can only be broken by the building at a maximum of 50% of the distance the building runs along the street; and

WHEREAS, the Inclined Plane creates physical hardship on architects and developers by forcing buildings back from the street centerline and creating either a building shape formed by the inclined plane or unused pedestrian plazas; and

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 removing the Inclined Plane requirement from the B-4 (Central Business) district.

Rodney Poole
Chair, City Planning Commission

Matthew Ebinger
Secretary, City Planning Commission