



CITY OF RICHMOND

PLANNING COMMISSION

December 5, 2016

MOTION OF THE CITY OF RICHMOND PLANNING COMMISSION

TO DECLARE AN INTENT TO AMEND THE OFFICIAL ZONING ORDINANCE FOR THE PURPOSE OF REMOVING PARKING LOTS AND PARKING AREAS AS A PRINCIPAL USE AND REDUCING THE OFF-STREET PARKING REQUIREMENTS FOR DWELLING, HOTEL AND MOTEL USES WITHIN THE B-4 AND B-5 CENTRAL BUSINESS DISTRICTS

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 City has adopted a Master Plan, which, among other things, establishes a vision where the long-term goal of Downtown development is to eliminate surface parking lots and areas and recommends abolishing minimum parking standards for buildings; and

WHEREAS, the City's Pulse Corridor Plan process has further advanced the recommendations of the Downtown Master Plan for the Central Business District; and


WHEREAS, the off-street parking and loading requirements of the zoning ordinance establish compatible parking for different land use districts; 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 eliminating parking areas and parking lots as a principal permitted use within the B-4 and B-5 Central Business District; establishing standards for the conditional permitted use of parking areas and parking lots; and reducing off-street parking and loading requirements in the B-4 and B-5 Central Business District for multi-family dwelling, hotel, and motel uses; and that a public hearing on the proposed rezoning be held by the City Planning Commission prior to City Council action.


Rodney Poole
Chair, City Planning Commission


Lory Markham
Secretary, City Planning Commission