



CITY OF RICHMOND

PLANNING COMMISSION

May 4, 2020

**RESOLUTION CPR.2020.017
MOTION OF THE CITY OF RICHMOND PLANNING COMMISSION**

**TO DECLARE AN INTENT TO AMEND THE OFFICIAL ZONING ORDINANCE FOR
THE PURPOSE OF PROVIDING MORE ROBUST PARKING LOT LANDSCAPING
STANDARDS.**

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, Richmond's Zoning Ordinance currently has nominal parking lot landscaping requirements for new parking areas and parking lots that lead to unsatisfactory results and fall far below the level of national best practices; and

WHEREAS, quality parking lot landscaping adds long-term value to both the property and surrounding neighborhood; and

WHEREAS, exterior screening of parking lots provides a physical and visual barrier between the public right of way and parking areas and between residential areas and parking areas, creating a more attractive, visually compelling and harmonious environment; and

WHEREAS, under the current standards, the re-paving of an existing parking lot or parking area does not necessitate any change in landscaping;

WHEREAS, minimally landscaped asphalt parking lots are major contributors to urban heat island effect and high levels of stormwater runoff, which can be reduced by the addition of landscaping including shade trees; and

WHEREAS, DESMAN, Inc., the City's parking consultant for Richmond 300, stated that many off-street parking lots have an unsightly appearance and don't conform to any basic design and layout standards.

NOW, THEREFORE BE IT RESOLVED THAT, for purposes of public necessity, convenience, general welfare and good zoning practices, the City of Richmond Planning Commission hereby adopts a resolution of intent to amend the official zoning ordinance for the purpose of providing more robust landscaping standards.

Handwritten signature of Rodney Poole in blue ink.

Rodney Poole
Chair, City Planning Commission

Handwritten signature of Matthew Ebinger in blue ink.

Matthew Ebinger
Secretary, City Planning Commission