



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**CPCR. 2020-039:** To declare an intent to rezone certain properties in the B-3 General Business District.

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**To:** City Planning Commission  
**From:** Department of Planning and Development Review  
**Date:** August 3, 2020

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#### **PETITIONER**

City of Richmond  
900 East Broad Street  
Richmond, VA 23219

#### **LOCATION**

The B-3 district is applied in various locations throughout the city. The rezoning areas will be located throughout the city, where the B-3 district is inconsistent with surrounding neighborhood character and the Master Plan.

#### **PURPOSE**

To rezone certain properties currently zoned B-3 General Business District, where that zoning is not appropriate and where development pressure and market readiness make that area a priority for rezoning.

#### **SUMMARY & RECOMMENDATION**

This Resolution is one response to City Council Resolution 2018-R081, which requested “that the Planning Commission cause to be conducted a study of all properties zoned for the B-3 General Business District in all Council Districts of the city of Richmond to determine if such properties should be rezoned to facilitate development or redevelopment of such properties”. Since the publishing of that report in January of 2019, staff conducted further study along with further discussion with the Resolution’s Patron, and determined that the most effective course would be to amend the B-3 General Business district itself, then rezone certain properties to other districts. This resolution will initiate the process of rezoning those properties.

**Staff recommends approval of the resolution.**

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## **FINDINGS OF FACT**

### **Background**

Areas zoned B-3 General Business District have been shaped by the district regulations over the years, and are characterized by large parking lots between a building and the street, large-scale signage, and a preponderance of auto-oriented uses such as used car sales lots, tire sales and storage and service stations. The district also allows for adult uses including live entertainment establishments, and tends to attract a higher than average number of predatory lending establishments. These edits are aimed at improving public health, safety and welfare.

In addition to areas which have been shaped by the B-3 District, there are a number of properties that have not yet been shaped by the district because development has not occurred in many years. Rezoning these properties to districts that better fit their historic character, or the character of development happening around them, or to a more pedestrian-oriented district will ensure that new development is consistent with that context.

### **Master Plan**

In some areas, the B-3 zoning designation is in direct contradiction to what is in the Master Plan. The proposed rezonings will be consistent with the Richmond 300 Master Plan, which is expected to be adopted this fall.

### **Existing and Proposed Zoning**

Recommendations resulting from this process will vary depending on each individual area.

### **Public Engagement**

This Resolution will begin a process that includes public engagement including but not limited to public meetings as well as meetings with stakeholders and property owners, before a zoning scheme is proposed. Public notice of the rezoning will be published in newspapers and direct mailings will be sent to property owners, in accordance with general law. At any time, staff is available to discuss or take comments. Comments in writing will be published and forwarded to members of Planning Commission and City Council.

### **Staff Contact:**

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