



MOTION OF THE CITY OF RICHMOND PLANNING COMMISSION

TO DECLARE AN INTENT TO AMEND THE OFFICIAL ZONING ORDINANCE FOR THE PURPOSE OF ADDING A NEW TRANSIT-ORIENTED NODAL DISTRICT WITH SUBSEQUENT AMENDMENTS TO THE PARKING, SIGNAGE, AND SCREENING SECTIONS AND TO AMEND THE B-7 MIXED USE BUSINESS DISTRICT TO INCLUDE PRIORITY STREETS, SMALL-SCALE MANUFACTURING USES, AND ADJUST PARKING REQUIREMENTS IN SPECIAL CASES

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 the creation of a new mid-rise zoning district as well as other land use recommendations; and

WHEREAS, the off-street parking and loading requirements of the zoning ordinance establish compatible parking for different land use districts; and

WHEREAS, the Department of Planning and Development Review has held an extensive community engagement process on the Pulse Corridor Plan and the zoning changes; 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 adding a new transit-oriented nodal district to the ordinance, including subsequent changes to the parking, signage, and screening sections and to amend the B-7 Mixed Use Business District to include priority streets, small-scale manufacturing uses, and adjust the parking requirements in special cases.

Rodney Poole
Chair, City Planning Commission

Matthew Ebinger
Secretary, City Planning Commission