

INTRODUCED: July 25, 2022

A RESOLUTION No. 2022-R048

To declare a public necessity to amend ch. 30 of the City Code and to initiate an amendment to the City's zoning ordinance to make such lawful changes as may be necessary to implement rezoning of properties along Richmond Highway, Midlothian Turnpike, and Hull Street to the TOD-1 Transit-Oriented Nodal District by requesting that the Chief Administrative Officer cause to be conducted a study to determine whether and, if so, how the City's zoning ordinance lawfully may be amended to permit the rezoning of properties along Richmond Highway, Midlothian Turnpike, and Hull Street to the TOD-1 Transit-Oriented Nodal District.

Patrons – Mr. Addison, Ms. Lynch, Mr. Jones, Ms. Nye and Ms. Lambert

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 12 2022 AT 6 P.M.

WHEREAS, section 15.2-2286 of the Code of Virginia (1950), as amended, provides that a zoning ordinance may include, among other things, reasonable regulations and provisions for the amendment of regulations or district maps from time to time; and

WHEREAS, in accordance with section 15.2-2286 of the Code of Virginia (1950), as amended, such amendment may be initiated by resolution of the governing body, provided that any such resolution by the governing body proposing an amendment to the regulations or district maps shall state the public purposes therefor; and

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: SEP 12 2022 REJECTED: _____ STRICKEN: _____

WHEREAS, the Council of the City of Richmond believes that the City's zoning ordinance, codified as Chapter 30 of the Code of the City of Richmond (2020), as amended, should be amended by implementing rezoning for properties along Richmond Highway, Midlothian Turnpike, and Hull Street to the TOD-1 Transit-Oriented Nodal District as contemplated in the Master Plan and to encourage dense, walkable, transit-oriented development along those corridors; and

WHEREAS, the Council believes that it is in the best interests of the citizens of the City of Richmond that the City amend its zoning ordinance, codified as Chapter 30 of the Code of the City of Richmond (2020), as amended, to make such lawful changes as may be necessary to implement rezoning for properties along Richmond Highway, Midlothian Turnpike, and Hull Street to the TOD-1 Transit-Oriented Nodal District;

NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

That the City Council hereby declares that the public necessity, convenience, general welfare and good zoning practices of the City require the initiation of an amendment of the zoning ordinance set forth in Chapter 30 of the City of Richmond (2020), as amended, to make such lawful changes as may be necessary to implement rezoning for properties along Richmond Highway, Midlothian Turnpike, and Hull Street to the TOD-1 Transit-Oriented Nodal District as contemplated in the Master Plan and to encourage dense, walkable, transit-oriented development along those corridors; and

BE IT FURTHER RESOLVED:

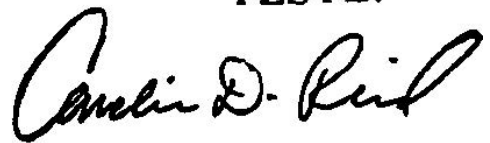
That, pursuant to section 15.2-2286 of the Code of Virginia (1950), as amended, and for the purposes of public necessity, convenience, general welfare, and good zoning practice, the City

Council hereby initiates an amendment to the City's zoning ordinance by requesting the Chief Administrative Officer to cause to be conducted a study to determine whether and, if so, how the City's zoning ordinance lawfully may be amended to permit, to the extent permitted by law, the implementation of rezoning for properties along Richmond Highway, Midlothian Turnpike, and Hull Street to the TOD-1 Transit-Oriented Nodal District as contemplated in the Master Plan to encourage dense, walkable, transit-oriented development along those corridors, and to provide the Council with a report concerning the results of the study and the recommended changes to the zoning ordinance based on such study as soon as practical after the adoption of this resolution.

BE IT FURTHER RESOLVED:

That the City Planning Commission is hereby directed to hold a public hearing on any such proposed changes to the zoning ordinance and submit its recommendation and any explanatory materials to the City Council as soon as practicable.

**A TRUE COPY:
TESTE:**

A handwritten signature in black ink, appearing to read "Carolin D. Reil". The signature is fluid and cursive, written over the printed text "TESTE:".

City Clerk



Richmond City Council

The Voice of the People

Richmond, Virginia

Office of the Council Chief of Staff

Ordinance/Resolution Request

TO Haskell Brown, Interim City Attorney

THROUGH Joyce Davis, Interim Council Chief of Staff

FROM Steven Taylor, Council Policy Analyst

COPY Andreas Addison, 1st District Council Member
Whitney Brown, 1st District Liaison
Tabrica Rentz, Interim Deputy City Attorney

DATE July 15, 2022

PAGE/s 1 of 2

TITLE Rezoning Study Richmond Highway, Midlothian Turnpike, and Hull Street for Transient Oriented Development.

This is a request for the drafting of an **Ordinance** ☒ **Resolution** ☐

REQUESTING COUNCILMEMBER/PATRON

Andreas Addison

SUGGESTED STANDING COMMITTEE

Land Use Housing & Transportation

ORDINANCE/RESOLUTION SUMMARY

The patron requests that legislation be drafted for Council's consideration requesting that the Planning Commission conduct necessary studies and make recommendations to the City Council to implement Transit Orient District rezoning of properties along Richmond Highway, Midlothian Turnpike, and Hull Street, as contemplated in the Master Plan.

BACKGROUND

Transit Orientated Nodal zones are designed to encourage dense, walkable transit-oriented development consistent with the objectives of the master plan particularly along principal corridors, at key gateways, and at areas and nodes of high activity located near transit service, bicycle infrastructure, and pedestrian-friendly streetscapes.

This type of zoning further allows for greater density, walkability, transit oriented mixed use development that includes residential and commercial use, minimal yards, open space requirements, and a maximum height of 12 stories. Most of this area is zoned industrial and commercial with large set-backs.

FISCAL IMPACT STATEMENT

Fiscal Impact Yes ☐ No ☒

Budget Amendment Required Yes ☐ No ☒

Estimated Cost or Revenue Impact \$ N/A

Note: .

Attachment/s Yes ☐ No ☒

Letter from Jermaine O’Neil, Supervisor Rec and Parks, verifying Mr. Jiggitts volunteer work.

Article from Richmond Free Press, 11/21/14 *Calhoun Cougars Win City League Championship*