DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW

Res. 2023-006, 2023-007, and 2023-008
TOD-1 Changes & Stadium District Signage Overlay

Maritza Mercado Pechin, AICP

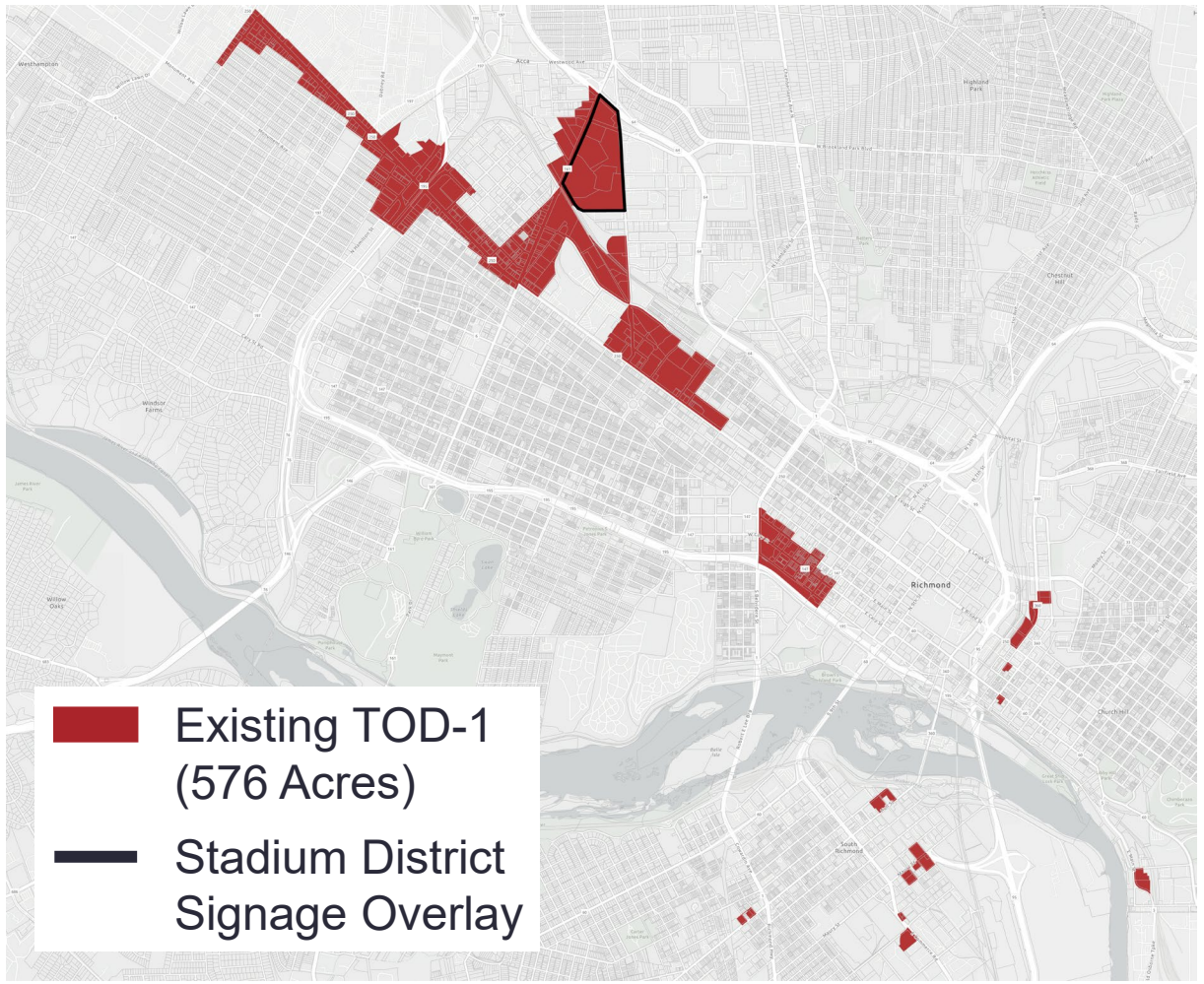
March 6, 2023

What are the three resolutions?

Resolution 2023-006:
to amend TOD-1 District

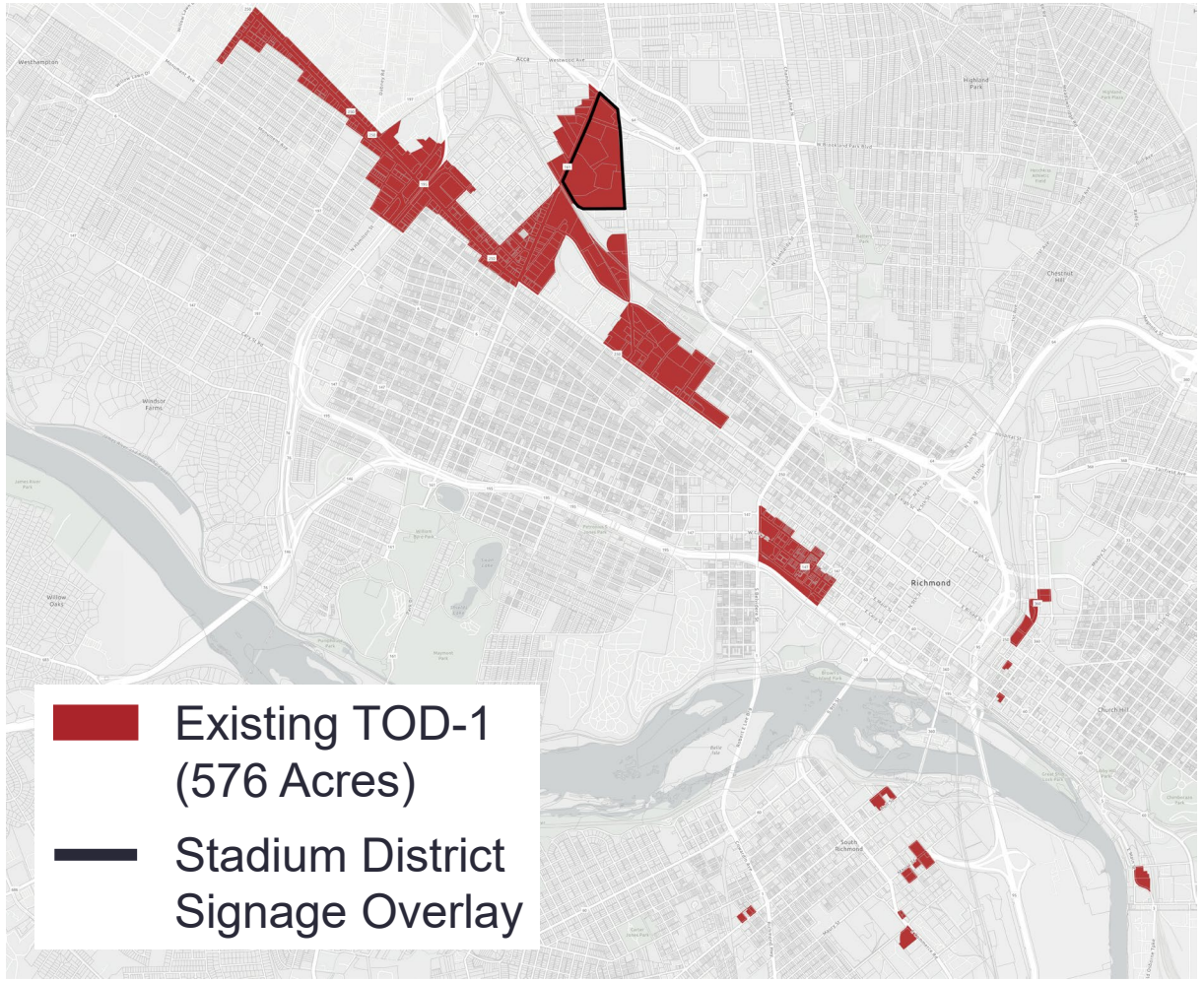
Resolution 2023-007:
to create a Stadium District Signage Overlay

Resolution 2023-008:
to amend the zoning map to show boundaries of the Stadium District Signage Overlay



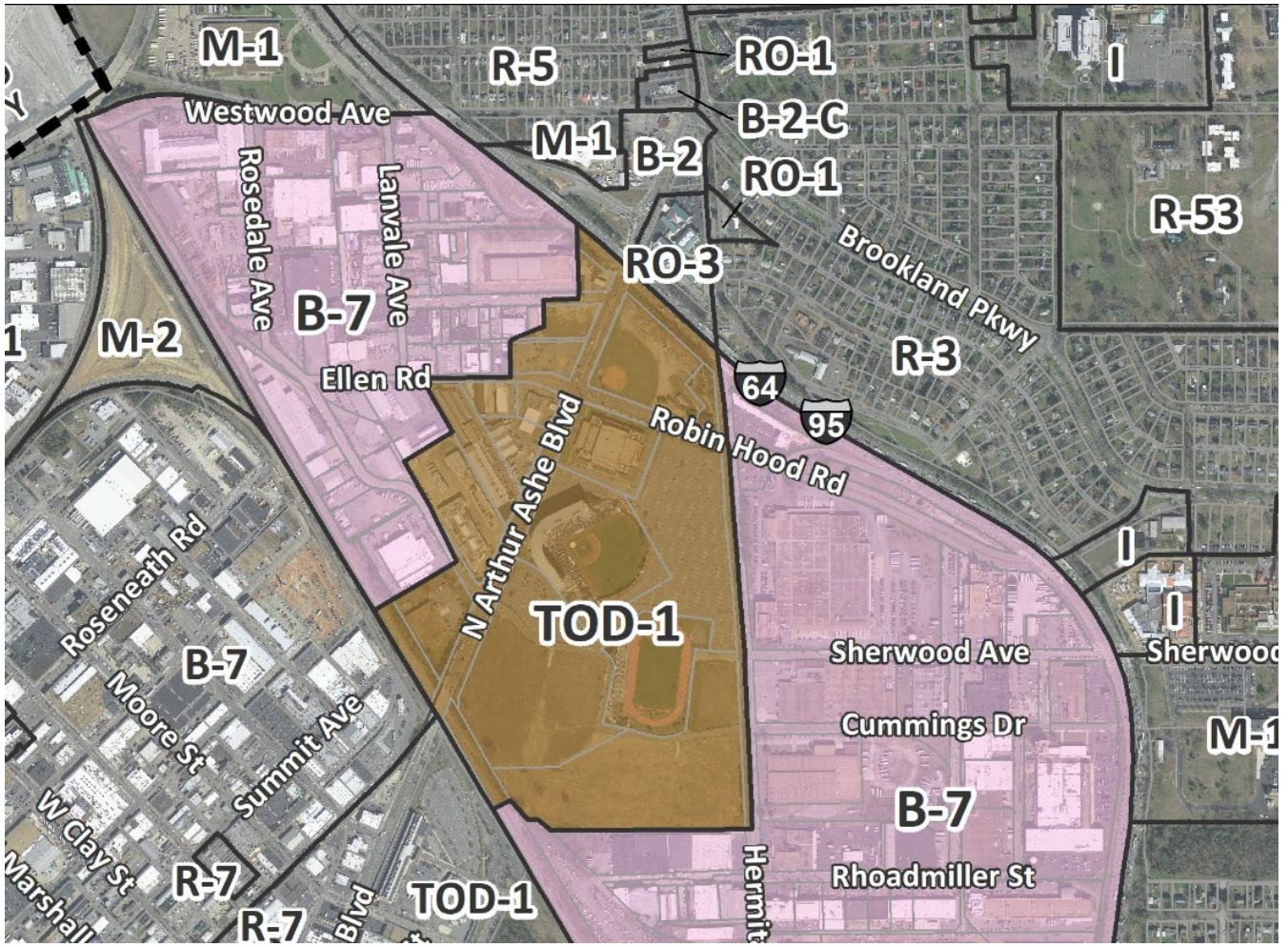
Why the shift in approach?

- As we developed the Stadium Zoning District, we realized the tweaks we wanted to make to the TOD-1 regulations would be good to make to all of TOD-1 instead of just in a new district
- Require additional height (beyond 12 stories) to go through SUP process



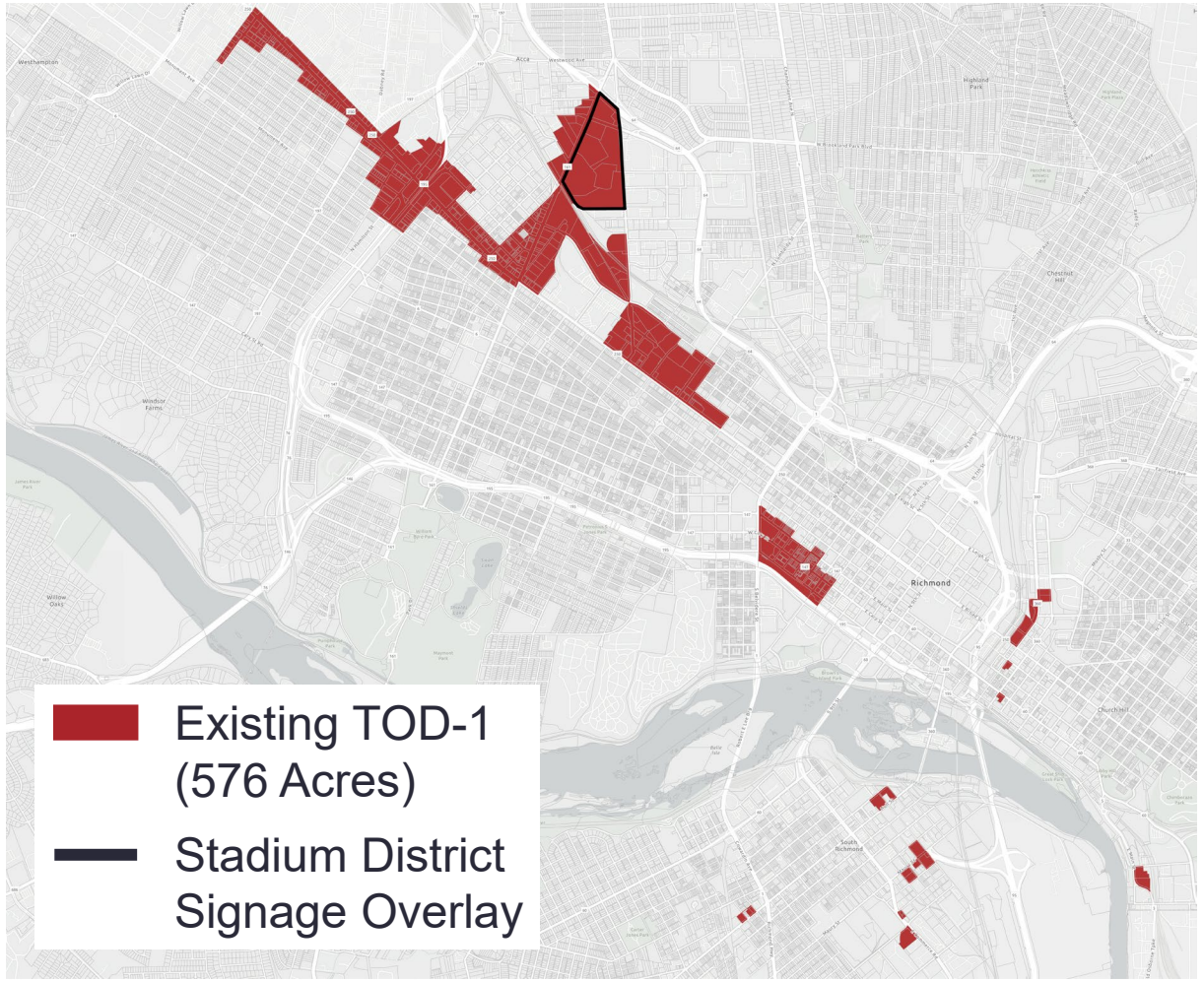
TOD-1 and Greater Scott's Addition

- Rezoning the Diamond District and adjacent properties from M-1 and M-2 to TOD-1 and B-7 in 2021 put the City in the best position to get lots of interest
- Since the creation of the TOD-1 in 2017 staff has noticed some tweaks that need to be addressed



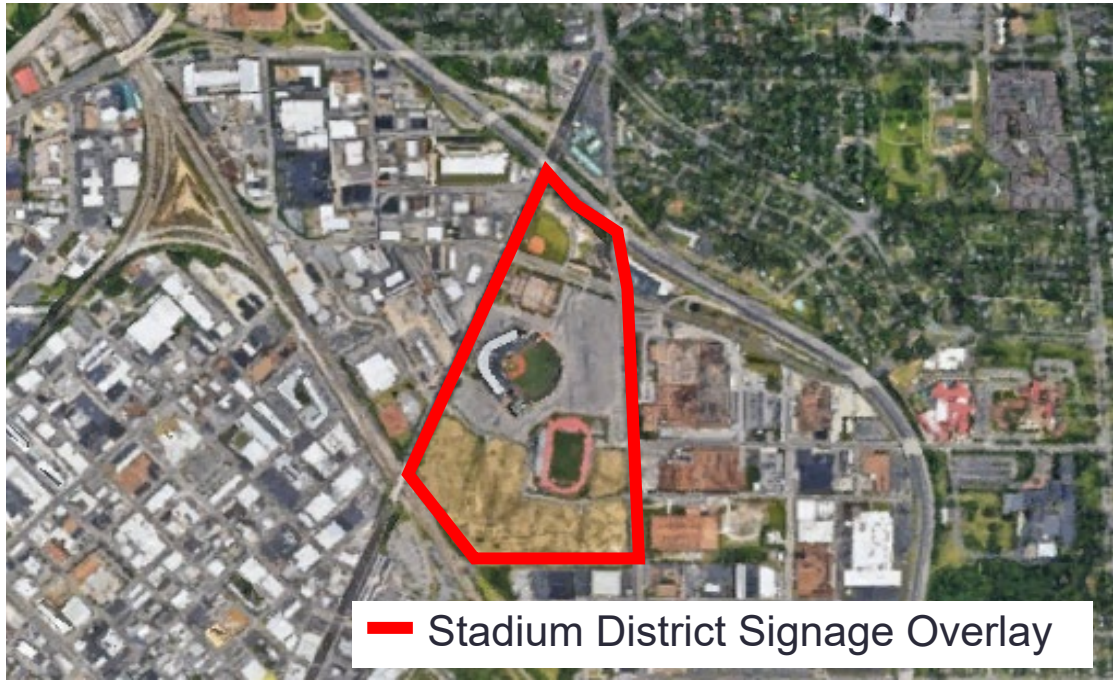
Why amend TOD-1 District?

- Amend permitted uses
- Amend building height minimum
- Amend form regulations
- And other minor changes

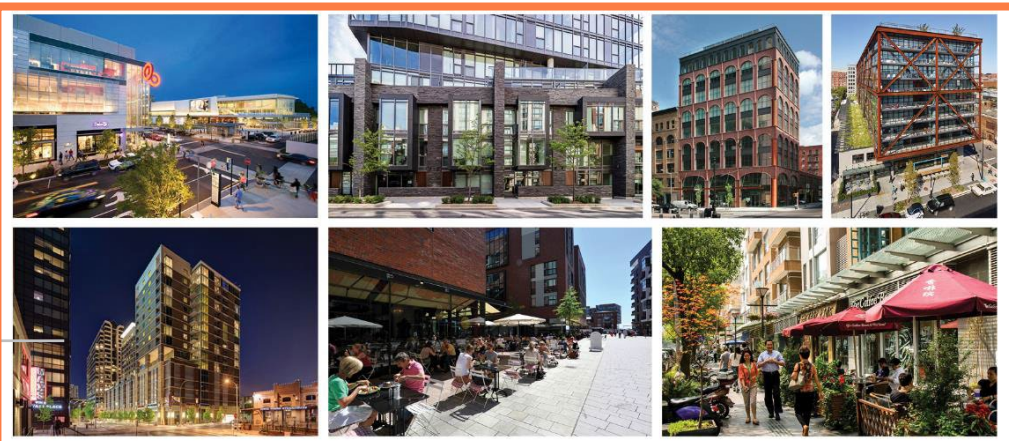


Why a signage overlay?

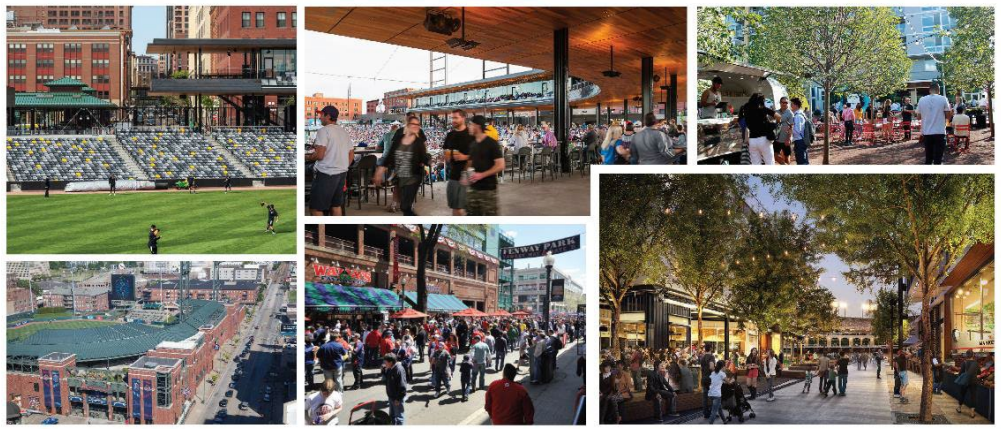
Permit more signage than is allowed in TOD-1 within the Diamond District, specifically around the stadium, along major roads, and within the park.



Richmond 300: Gateway & Ballpark Districts



Gateway District:
Regional destination for offices, shopping, and entertainment with landmark architecture



Ballpark District:
Lively community integrated with entertainment and a new sports venue

Next steps

- Community meeting – March 14 at 6pm via MS Teams
- Draft changes presentation to CPC on March 20
- Introduce ordinances to:
  - Amend TOD-1 District
  - Create a Stadium signage overlay, and
  - Amend the Zoning Map (to map the overlay)
- City Planning Commission hearing
- City Council hearing