



MOTION OF THE CITY OF RICHMOND PLANNING COMMISSION

TO DECLARE AN INTENT TO AMEND THE OFFICIAL ZONING MAP FOR THE PURPOSE OF REZONING CERTAIN PROPERTIES ALONG WEST MAIN AND WEST CARY STREETS BETWEEN HARRISON AND MEADOW STREETS AND INCLUDING CERTAIN PROPERTIES IN THE MAIN STREET/UPTOWN PARKING OVERLAY DISTRICT

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, certain zoning along West Main and West Cary Streets between Harrison and Meadow Streets is in conflict with the existing character of the neighborhood and current land use; and

WHEREAS, the parking overlay districts were created to enable application of appropriate off-street parking requirements to business uses located within areas of the city characterized by a densely developed pedestrian shopping environment in close proximity to residential neighborhoods; and

WHEREAS, portions of West Cary Street have been redeveloped in recent years and are proposed to be added to the Main Street/Uptown PO-3 Parking Overlay District; and

WHEREAS, community support for the proposed rezoning was achieved through an extensive outreach program and citizen participation process; 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 district maps should be drafted for the purpose of rezoning certain properties along West Main and West Cary Streets between Harrison and Meadow Streets and that a public hearing on the proposed rezoning be held by the City Planning Commission prior to City Council action.

Rodney Poole
Chair, City Planning Commission

Lory Markham
Secretary, City Planning Commission