



CITY OF RICHMOND

PLANNING COMMISSION

July 20, 2015

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 BROOKLAND PARK BOULEVARD BETWEEN MONTROSE AND WOODROW AVENUES AND ALONG NORTH AVENUE BETWEEN ESSEX AND CRAWFORD STREETS, TO REPEAL THE BROOKLAND PARK BOULEVARD/NORTH AVENUE PARKING OVERLAY DISTRICT, AND TO ESTABLISH THE BROOKLAND PARK BOULEVARD/NORTH AVENUE PARKING EXEMPT 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 Brookland Park Boulevard between Montrose and Woodrow Avenues and along North Avenue between Essex and Crawford Streets is in conflict with the existing character of the neighborhood and current land use; and

WHEREAS, the City's current Master Plan identifies the area as a commercial corridor appropriate for pedestrian-oriented neighborhood commercial uses; and

WHEREAS, the parking exempt overlay district is proposed to provide relief from the off-street parking requirements for certain uses so as to facilitate the development and redevelopment of economically depressed, older, urban commercial districts characterized by a substantial number of vacant and deteriorated structures; 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 official zoning map should be drafted for the purpose of rezoning certain properties along Brookland Park Boulevard between Montrose and Woodrow Avenues and along North Avenue between Essex and Crawford Streets, that amendments to the Zoning Ordinance should be drafted for the purpose of repealing the existing parking overlay district and establishing a parking exempt overlay district, and that a public hearing on the proposed rezoning and amendments to the Zoning Ordinance be held by the City Planning Commission prior to City Council action.


Rodney Poole
Chair, City Planning Commission


Lory Markham
Secretary, City Planning Commission