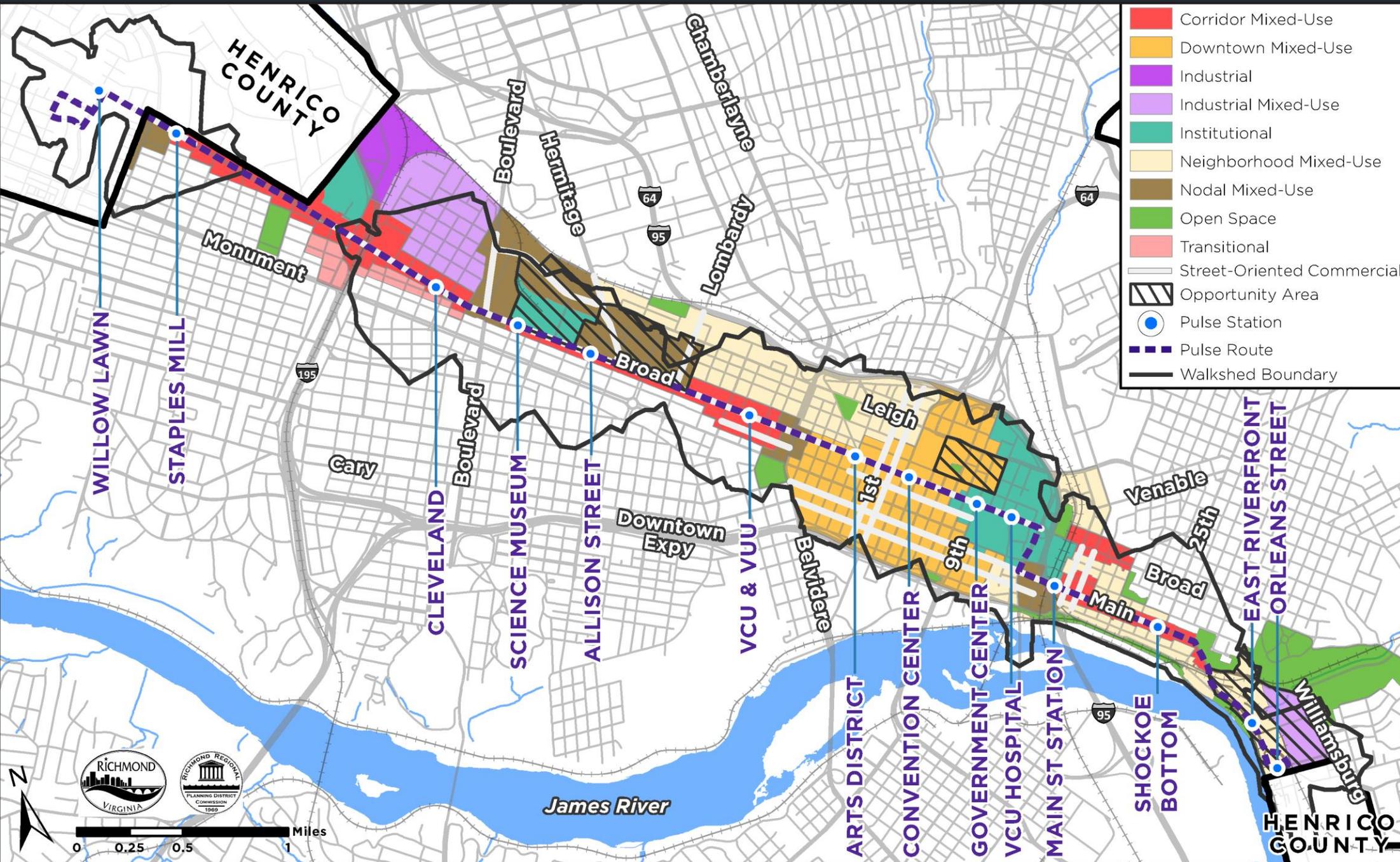


Proposed New Zoning District: B8 Nodal Mixed Use

Planning Commission Informational Presentation

March 6, 2017



Land Use Category and Description

Nodal Mixed-use

- Transit-oriented district immediately adjacent to the Pulse at key gateways and nodes in the city with highly-active street-oriented uses and urban design features that encourage pedestrian activity.
- Nodal Mixed-use provides an opportunity for intense development along the Pulse in locations that are not adjacent the Downtown Mixed-use area.
- Higher-density pedestrian- and transit-oriented development encouraged on vacant or underutilized sites.
- Active commercial uses on ground floors are required on all street frontages.
- New curb cuts prohibited on primary streets and minimal curb cuts allowed on secondary streets.
- Ground floor parking along the street is prohibited.
- Well-served by existing and planned public transportation providing access to parts of the city.

Details

Density/Size: High density, buildings typically a minimum height of 5 stories
Zoning Districts: B-4, B-5, RF-1, RF-2, or new district
Primary Uses: Office, retail, cultural, and multi-family residential uses.
Secondary Uses: Institutional and governmental uses, and plazas, squares, pocket parks, and open space.

Example Photograph



Corridor Mixed-use

- Located between Nodal Mixed-use areas, Corridor Mixed-use areas are found along major thoroughfares that have traditionally been commercial corridors, like Broad Street or E. Main Street.
- Medium-density pedestrian- and transit-oriented development encouraged on vacant or underutilized sites.
- Active commercial uses on ground floors are required on primary street frontages. Residential uses may be permitted on the ground floor in certain sections of the Corridor. Ground floor residential units should still have street-oriented facades with setbacks, front yards, and balconies where appropriate.
- New curb cuts prohibited on primary streets and minimal curb cuts allowed on secondary streets.
- Ground floor parking prohibited on primary street frontages.
- Well-served by existing and planned public transportation providing access to parts of the city and the region.
- Parking lots/areas are located to the rear of buildings and are only permitted as an accessory use.

Density/Size: Medium density, buildings generally ranging from 2 to 10 stories
Zoning Districts UB-2, B-5, B-6, RF-1, or a new district
Primary Uses Office, retail, cultural, and multi-family residential uses.
Secondary Uses Institutional and governmental uses, and plazas, squares, pocket parks, and open space.



Uses

- Modeled on B-5 and B-6, including some uses from B-7 as appropriate like breweries; goal of making it a true mixed-use district allowing wide array of commercial uses, including intense uses like hospitals
- Would not allow parking lots and parking areas as a principal use
- Conditional uses: parking lots & parking areas, nightclubs

Height & Massing

- 2 story minimum, 12 story maximum
- No limit on residential density, set by form requirements (consistent with other mixed-use districts)
- Front yards have a maximum of 10', consistent with other mixed-use districts

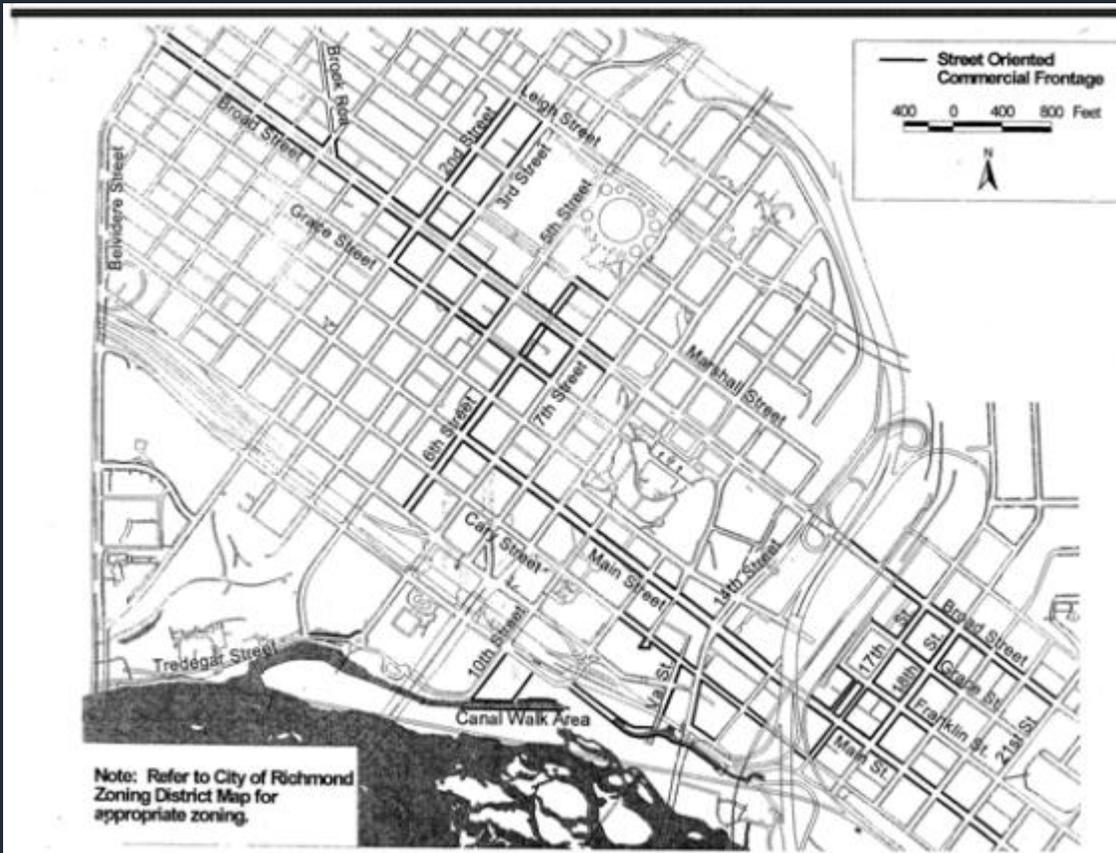
Parking

- No surface parking as a principal use
- No commercial parking requirement besides hotels (consistent with B4, B5)
- No residential parking requirement up to 16 dwelling units (consistent with B4, B5)
- Over 16 units, parking ratio of 1:2 (consistent with UB-2, more parking required than B4, B5)
- Added to districts allowing shared and off-premise parking, credit for on-street spaces

Form-based elements

- Fenestration requirements modeled after other mixed use business districts (B5, B6, RF1, RF2)
- Usable open space requirement: proposing ratio of 0.10
- Requirements for parking decks (including screening) & location of driveways and parking areas
- No drive-thrus

Update to Street-Oriented Commercial Requirements Map



- Must have ground floor commercial uses on these streets
- Digitizing the existing map
- Expanding beyond Downtown footprint to areas identified in Pulse Corridor Plan
- Re-evaluating Downtown designations based on Pulse Corridor Plan

Perimeter Buffers & Signs

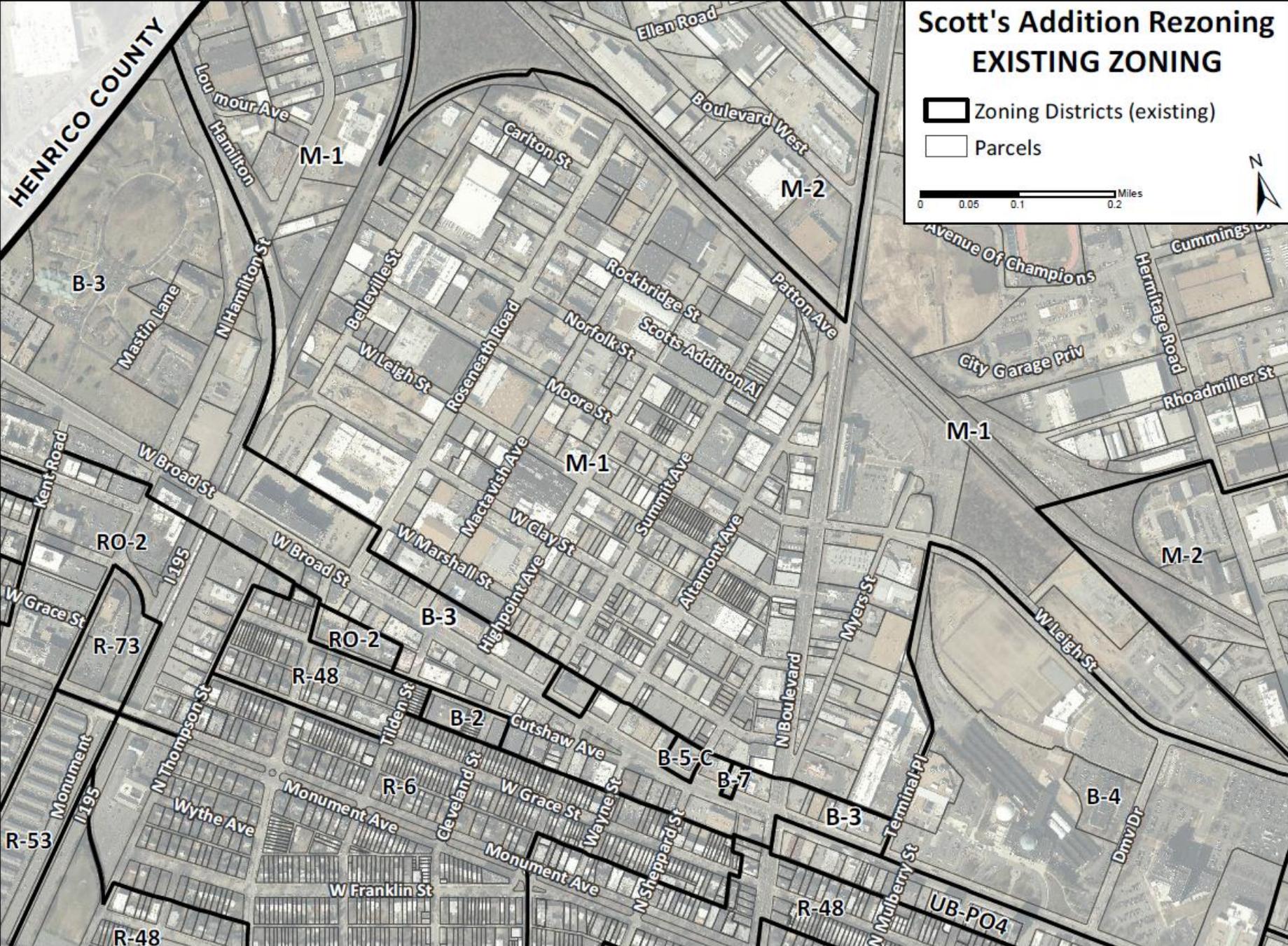
- Consistent with other mixed-use business districts

Application

- Intended to be a nodal mixed use: located at key gateways, prominent areas of activity, and served by transit

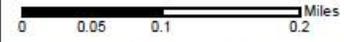
Application

- Intended to be a nodal mixed use: located at key gateways, prominent areas of activity, and served by transit



Scott's Addition Rezoning EXISTING ZONING

- Zoning Districts (existing)
- Parcels



HENRICO COUNTY

Ellen Road
 Boulevard West
 Lou mour Ave
 Hamilton
 M-1
 M-2
 Carlton St
 Rockbridge St
 Patton Ave
 Belleville St
 Norfolk St
 Scotts Addition A1
 W Leigh St
 Roseneath Road
 Moore St
 M-1
 M-1
 M-2
 Avenue Of Champions
 Cummings
 Hermitage Road
 City Garage Priv
 Rhoadmiller St
 Kent Road
 W Broad St
 W Broad St
 M-1
 M-2
 W Grace St
 R-73
 R-48
 R-2
 W Marshall St
 W Clay St
 Summit Ave
 Altamont Ave
 Myers St
 W Leigh St
 I-195
 I-195
 W Grace St
 R-73
 R-48
 R-2
 B-3
 B-3
 Highpoint Ave
 N Boulevard
 W Leigh St
 Tilden St
 B-2
 Cutshaw Ave
 B-5-C
 B-7
 Monument Ave
 R-6
 Cleveland St
 W Grace St
 Wayne St
 B-3
 Terminal Pl
 B-4
 Dmv Dr
 Monument
 I-195
 N Thompson St
 Wythe Ave
 Monument Ave
 W Franklin St
 W Sheppard St
 R-48
 N Mulberry St
 UB-PO4



Next Steps

- Refining the proposed district through internal review
- Developing draft rezoning of the Scott's Addition and West Broad Street areas
- Meeting with Scott's Addition Boulevard Association & Museum District Association over next two months
- Planning a public forum for April
- Propose to bring a resolution of intent forward accompanying the Pulse Corridor Plan