

Presentation to the Richmond City Planning Commission:

Resolution of Intent to Change the Coliseum Mall (CM) Zoning District Text

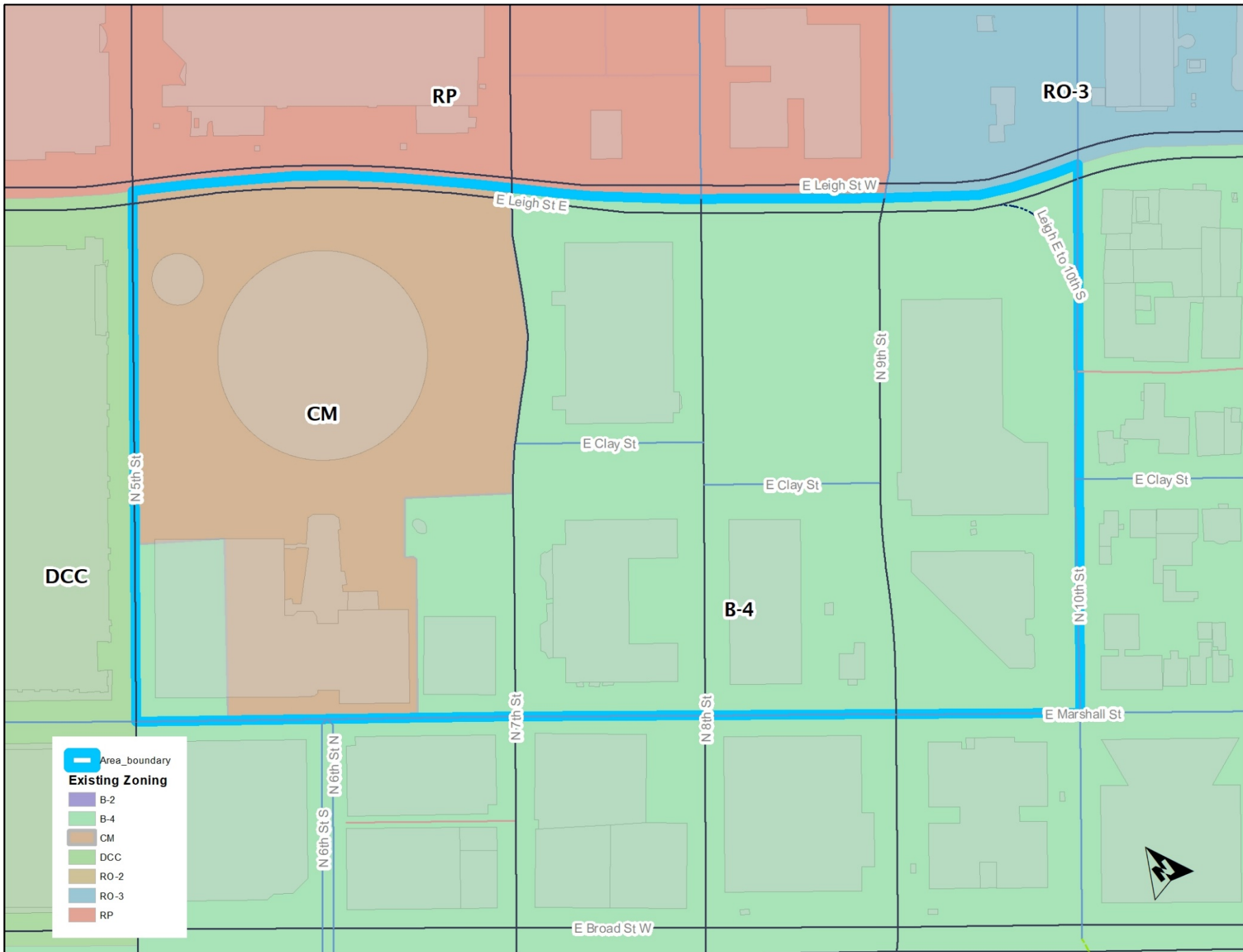
December 17, 2018



Resolution of Intent:

- The document before the Planning Commission today is a Resolution of Intent to initiate the process to change the language of the Coliseum Mall (CM) district, along with the signage and parking requirements for that district
- The Administration plans to submit all necessary ordinances related to the proposed redevelopment project to City Council at the same time
- Per state law, before a zoning text amendment ordinance can be introduced, a procedural step must occur to “initiate” the zoning amendment, usually in the form of a Resolution of Intent from CPC
- As such, this Resolution will solely satisfy the statutory prerequisite and allow PDR staff to start the process amending language for an ordinance containing a text amendment to the CM district
- The text ordinance will then be introduced Council with others at a later date and subject to the full review of Planning Commission

EXISTING ZONING



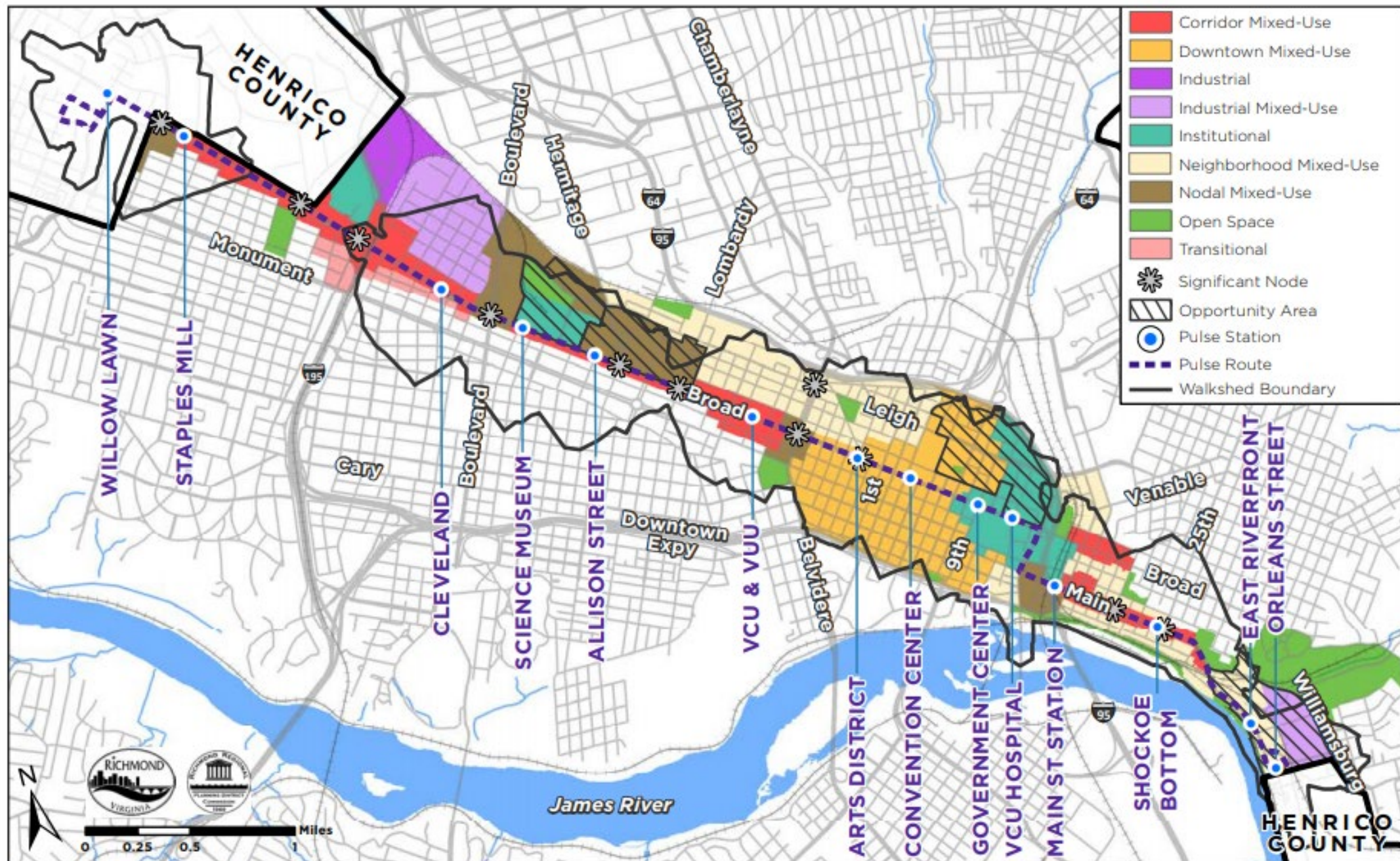
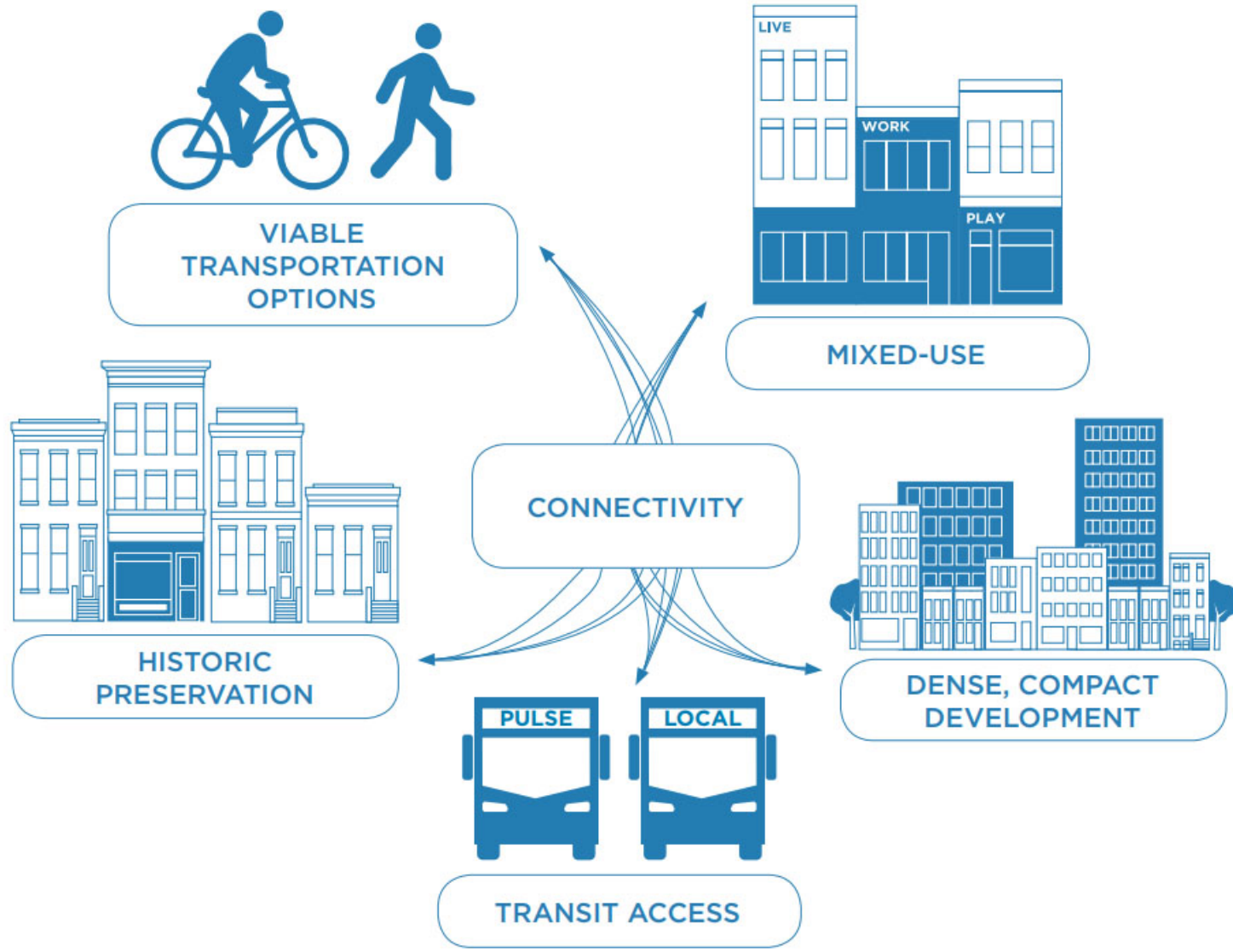


Figure ES.6 Future Land Use

Six Principles of the Pulse Corridor Plan



Six Design Elements of the Pulse Corridor Plan



Hold the Corner



Appropriate Setbacks/Stepbacks



Entrances Face the Street



Transparency



Façade Articulation



Screened Parking/Services

Contemplated changes to the CM district will provide for a more intensive, pedestrian-oriented district by doing the following:

- Adding permitted uses befitting of a mixed-use district: hotels, dwelling units, grocery stores, and other transit-oriented development uses
- Removing inappropriate uses e.g., surface parking lots
- Increasing height limit
- Amending sign provisions to be unique to this district
- Setbacks and screening similar to B-4 or TOD-1