

INTRODUCED: March 8, 2021

A RESOLUTION No. 2021-R017

To declare a public necessity to amend ch. 30 of the City Code and to initiate an amendment to the City's zoning ordinance to rezone the properties currently zoned for uses and areas within the B-3 General Business District that are situated north and south of West Broad Street from Interstate Route I-195 west to the City's corporate boundary with Henrico County to the TOD-1 Transit-Oriented Nodal District.

\_\_\_\_\_  
Patron – Mr. Addison

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: MAR 22 2021 AT 6 P.M.

WHEREAS, section 15.2-2286 of the Code of Virginia (1950), as amended, provides that a zoning ordinance may include, among other things, reasonable regulations and provisions for the amendment of regulations or district maps from time to time; and

WHEREAS, in accordance with section 15.2-2286 of the Code of Virginia (1950), as amended, such amendment may be initiated by resolution of the governing body, provided that any such resolution by the governing body proposing an amendment to the regulations or district maps shall state the public purposes therefor; and

AYES: 9 NOES: 0 ABSTAIN: \_\_\_\_\_

ADOPTED: MAR 22 2021 REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

WHEREAS, the Council believes that the City's zoning ordinance, codified as Chapter 30 of the Code of the City of Richmond (2020), as amended, should be amended by rezoning the properties currently zoned for uses and areas within the B-3 General Business District that are situated north and south of West Broad Street from Interstate Route I-195 west to the City's corporate boundary with Henrico County to the TOD-1 Transit-Oriented Nodal District to encourage future TOD-1 Transit-Oriented Nodal District type infill along the designated corridor and to create continuity along the Pulse rapid transit bus system corridor; and

WHEREAS, the Council believes that it is in the best interests of the citizens of the City of Richmond that the City amend its zoning ordinance, codified as Chapter 30 of the Code of the City of Richmond (2020), as amended, to rezone the properties currently zoned for uses and areas within the B-3 General Business District that are situated north and south of West Broad Street from Interstate Route I-195 west to the City's corporate boundary with Henrico County to the TOD-1 Transit-Oriented Nodal District;

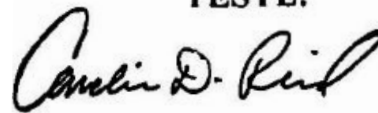
NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

That the City Council hereby declares that the public necessity, convenience, general welfare and good zoning practices of the City require the initiation of an amendment of the zoning ordinance set forth in Chapter 30 of the City of Richmond (2020), as amended, to rezone the properties currently zoned for uses and areas within the B-3 General Business District that are situated north and south of West Broad Street from Interstate Route I-195 west to the City's corporate boundary with Henrico County to the TOD-1 Transit Oriented Nodal District to encourage future TOD-1 Transit-Oriented Nodal District type infill along the designated corridor and to create continuity along the Pulse rapid transit bus system corridor.

**A TRUE COPY:**

**TESTE:**

A handwritten signature in black ink, appearing to read "Camille D. Reed".

**City Clerk**



# Richmond City Council

The Voice of the People

Richmond, Virginia

## Office of the Council Chief of Staff

### Ordinance/Resolution Request

**TO** Haskell C. Brown, III, Interim Richmond City Attorney  
Richmond Office of the City Attorney

**THROUGH** Joyce L. Davis  
Interim Council Chief of Staff

**FROM** William E. Echelberger, Jr, Council Budget Analyst

**COPY** Andreas D. Addison, 1<sup>st</sup> District Representative  
Tabrica C. Rentz, Interim Deputy City Attorney  
Daniel Wagner, 1<sup>st</sup> District Liaison on

**DATE** February 25, 2020

**PAGE/s** 1 of 2

**TITLE** Transit-Oriented Nodal District - Broad St. from I-195 to Henrico County

This is a request for the drafting of an **Ordinance** ☐ **Resolution** ☒

#### REQUESTING COUNCILMEMBER/PATRON

Andreas D. Addison, 1<sup>st</sup> District  
Representative

#### SUGGESTED STANDING COMMITTEE

Land Use, Housing, and Transportation

#### ORDINANCE/RESOLUTION SUMMARY

- The Patron requests a resolution to rezone the properties currently zoned B-3 Business District that are situated north and south of Broad St. from I-195 west to the City's border with Henrico County to the TOD-1 Transit-Oriented Nodal District.

#### BACKGROUND

##### Summary:

- The patron believes that the requested zoning change will encourage future TOD-1 Transit-Oriented Nodal District type infill along the designated corridor.
- The patron further believes that the requested zoning change is in line with the goals of the Richmond 300 comprehensive plan, and creates continuity along the Pulse corridor, which has already begun it's rezoning processes to TOD-1 near Scott's Addition

## FISCAL IMPACT STATEMENT

Fiscal Impact

Yes ☐ No ☒

Budget Amendment Required

Yes ☐ No ☒

Estimated Cost or Revenue Impact

There will be no significant revenue or expenditure impact.

**Attachment/s**

Yes ☐ No ☒

Richmond City Council Ordinance/Resolution Request Form/updated 10.5.2012 /jrs