

INTRODUCED: May 24, 2021

AN ORDINANCE No. 2021-150

To amend the official zoning map for the purpose of rezoning certain properties in the Greater Scott's Addition neighborhood, in order to implement the adopted Richmond 300 Master Plan, and to amend the official zoning map for the purpose of designating certain street blocks as "priority streets" and certain street blocks as "street-oriented commercial streets" in the Greater Scott's Addition neighborhood.

Patron – Mayor Stoney

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUN 28 2021 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the attached map entitled "Greater Scott's Addition: Proposed Zoning Districts," prepared by the Department of Planning and Development Review, and dated April 26, 2021, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2021 records of the City Assessor, are excluded from the M-1 Light Industrial District and shall no longer be subject to the provisions of sections 30-452.1 through 30-452.4 of the Code of the City of Richmond (2020), as

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: JUL 26 2021 REJECTED: _____ STRICKEN: _____

amended, and that the same are included in the B-7 Mixed-Use Business District and shall be subject to the provisions of sections 30-446.1 through 30-446.8 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

1500 Cummings Drive	Tax Parcel No.	N000-1304/001
1505 Cummings Drive	Tax Parcel No.	N000-1304/013
1601 Cummings Drive	Tax Parcel No.	N000-1304/031
2600 Durham Street	Tax Parcel No.	N000-1304/015
2601 Durham Street	Tax Parcel No.	N000-1304/004
2700 Durham Street	Tax Parcel No.	N000-1304/032
2700 Hardy Street	Tax Parcel No.	N000-1304/012
1300 Hermitage Road	Tax Parcel No.	N000-1292/028
2504 Hermitage Road	Tax Parcel No.	N000-1292/027
2508 Hermitage Road	Tax Parcel No.	N000-1292/023
2510 Hermitage Road	Tax Parcel No.	N000-1292/020
2519 Hermitage Road	Tax Parcel No.	N000-1296/001
2601 Hermitage Road	Tax Parcel No.	N000-1304/030
2701 Hermitage Road	Tax Parcel No.	N000-1304/002
2709 Hermitage Road	Tax Parcel No.	N000-1304/006
2901 Hermitage Road	Tax Parcel No.	N000-1305/001
2901 Hermitage Road	Tax Parcel No.	N000-1305/001T
2919 Hermitage Road	Tax Parcel No.	N000-1305/010
3101 Hermitage Road	Tax Parcel No.	N000-1305/004
1400 Overbrook Road	Tax Parcel No.	N000-1296/002
1401 Overbrook Road	Tax Parcel No.	N000-1014/021
1405 Overbrook Road	Tax Parcel No.	N000-1014/022
1650 Overbrook Road	Tax Parcel No.	N000-1296/004
1654 Overbrook Road	Tax Parcel No.	N000-1296/017
1401 Rhoadmiller Street	Tax Parcel No.	N000-1296/003
1600 Rhoadmiller Street	Tax Parcel No.	N000-1304/005
1601 Rhoadmiller Street	Tax Parcel No.	N000-1296/016
1605 Rhoadmiller Street	Tax Parcel No.	N000-1296/014
1607 Rhoadmiller Street	Tax Parcel No.	N000-1296/012
1609 Rhoadmiller Street	Tax Parcel No.	N000-1296/010
1611 Rhoadmiller Street	Tax Parcel No.	N000-1296/008
1613 Rhoadmiller Street	Tax Parcel No.	N000-1296/006
1701 Rhoadmiller Street	Tax Parcel No.	N000-1292/010
1717 Rhoadmiller Street	Tax Parcel No.	N000-1292/009
1722 Rhoadmiller Street	Tax Parcel No.	N000-1292/011
1723 Rhoadmiller Street	Tax Parcel No.	N000-1292/007
1725 Rhoadmiller Street	Tax Parcel No.	N000-1292/008
1727 Rhoadmiller Street	Tax Parcel No.	N000-1292/006

1500 Robin Hood Road	Tax Parcel No.	N000-1305/006
1501 Robin Hood Road	Tax Parcel No.	N000-1305/015
1505 Robin Hood Road	Tax Parcel No.	N000-1305/003
1507 Robin Hood Road	Tax Parcel No.	N000-1305/016
1403 Sherwood Avenue	Tax Parcel No.	N000-1304/003
1407 Sherwood Avenue	Tax Parcel No.	N000-1304/010
1500 Sherwood Avenue	Tax Parcel No.	N000-1305/021
1601 Sherwood Avenue	Tax Parcel No.	N000-1304/009
1607 Sherwood Avenue	Tax Parcel No.	N000-1304/007

§ 2. That, as shown on the attached map entitled “Greater Scott’s Addition: Proposed Zoning Districts,” prepared by the Department of Planning and Development Review, and dated April 26, 2021, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2021 records of the City Assessor, are excluded from the M-1 Light Industrial District and shall no longer be subject to the provisions of sections 30-452.1 through 30-452.4 of the Code of the City of Richmond (2020), as amended, and that the same are included in the TOD-1 Transit-Oriented Nodal District and shall be subject to the provisions of sections 30-457.1 through 30-457.10 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

2907 North Arthur Ashe Boulevard	Tax Parcel No.	N000-1510/012
2909 North Arthur Ashe Boulevard	Tax Parcel No.	N000-1510/011
3001 North Arthur Ashe Boulevard	Tax Parcel No.	N000-1510/020B
3002 North Arthur Ashe Boulevard	Tax Parcel No.	N000-1601/006
3003 North Arthur Ashe Boulevard	Tax Parcel No.	N000-1510/020
3017 North Arthur Ashe Boulevard	Tax Parcel No.	N000-1510/009
3064 North Arthur Ashe Boulevard	Tax Parcel No.	N000-1601/005
3100 North Arthur Ashe Boulevard	Tax Parcel No.	N000-1316/051
3101 North Arthur Ashe Boulevard	Tax Parcel No.	N000-1512/001
3108 North Arthur Ashe Boulevard	Tax Parcel No.	N000-1316/013
1801 Ellen Road	Tax Parcel No.	N000-1601/004
1300 Hermitage Road	Tax Parcel No.	N000-1292/028
2730 Hermitage Road	Tax Parcel No.	N000-1510/013
2900 Hermitage Road	Tax Parcel No.	N000-1510/001
2200 West Leigh Street	Tax Parcel No.	N000-1396/015
2400 West Leigh Street	Tax Parcel No.	N000-1396/010

2500 West Leigh Street
1700 Robin Hood Road

Tax Parcel No. N000-1396/030
Tax Parcel No. N000-1512/002

§ 3. That, as shown on the attached map entitled “Greater Scott’s Addition: Proposed Zoning Districts,” prepared by the Department of Planning and Development Review, and dated April 26, 2021, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2021 records of the City Assessor, are excluded from the M-2 Heavy Industrial District and shall no longer be subject to the provisions of sections 30-454.1 through 30-454.6 of the Code of the City of Richmond (2020), as amended, and that the same are included in the B-7 Mixed-Use Business District and shall be subject to the provisions of sections 30-446.1 through 30-446.8 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

1719 Arlington Road	Tax Parcel No.	N000-1316/012
1721 Arlington Road	Tax Parcel No.	N000-1316/010
1722 Arlington Road	Tax Parcel No.	N000-1317/004
1723 Arlington Road	Tax Parcel No.	N000-1316/009
1725 Arlington Road	Tax Parcel No.	N000-1316/008
1727 Arlington Road	Tax Parcel No.	N000-1316/007
1728 Arlington Road	Tax Parcel No.	N000-1317/005
1729 Arlington Road	Tax Parcel No.	N000-1316/006
1730 Arlington Road	Tax Parcel No.	N000-1317/007
1730 A Arlington Road	Tax Parcel No.	N000-1317/016
1731 Arlington Road	Tax Parcel No.	N000-1316/004
1733 Arlington Road	Tax Parcel No.	N000-1316/003
2001 Bath Street	Tax Parcel No.	N000-1008/009
2007 Bath Street	Tax Parcel No.	N000-1008/007
2009 Bath Street	Tax Parcel No.	N000-1008/005
2011 Bath Street	Tax Parcel No.	N000-1008/001
1830 Botetourt Street	Tax Parcel No.	N000-0945/001
1838 Botetourt Street	Tax Parcel No.	N000-0945/047
1840 Botetourt Street	Tax Parcel No.	N000-0945/048
1842 Botetourt Street	Tax Parcel No.	N000-0945/049
1844 Botetourt Street	Tax Parcel No.	N000-0945/050
1846 Botetourt Street	Tax Parcel No.	N000-0945/051
2000 Botetourt Street	Tax Parcel No.	N000-1008/011

2001 Botetourt Street	Tax Parcel No.	N000-1007/031
2002 Botetourt Street	Tax Parcel No.	N000-1008/013
2003 Botetourt Street	Tax Parcel No.	N000-1007/030
2004 Botetourt Street	Tax Parcel No.	N000-1008/015
2006 Botetourt Street	Tax Parcel No.	N000-1008/017
2007 Botetourt Street	Tax Parcel No.	N000-1007/023
2008 Botetourt Street	Tax Parcel No.	N000-1008/019
2012 Botetourt Street	Tax Parcel No.	N000-1008/021
2014 Botetourt Street	Tax Parcel No.	N000-1008/023
2018 Botetourt Street	Tax Parcel No.	N000-1008/025
2020 Botetourt Street	Tax Parcel No.	N000-1008/027
2021 Botetourt Street	Tax Parcel No.	N000-1007/022
2022 Botetourt Street	Tax Parcel No.	N000-1008/029
2023 Botetourt Street	Tax Parcel No.	N000-1007/021
2024 Botetourt Street	Tax Parcel No.	N000-1008/031
2025 Botetourt Street	Tax Parcel No.	N000-1007/020
2027 Botetourt Street	Tax Parcel No.	N000-1007/019
2029 Botetourt Street	Tax Parcel No.	N000-1007/018
2031 Botetourt Street	Tax Parcel No.	N000-1007/017
2033 Botetourt Street	Tax Parcel No.	N000-1007/016
2033 1/2 Botetourt Street	Tax Parcel No.	N000-1007/015
2035 Botetourt Street	Tax Parcel No.	N000-1007/006
2036 Botetourt Street	Tax Parcel No.	N000-1008/041
2040 Botetourt Street	Tax Parcel No.	N000-1008/040
2059 Botetourt Street	Tax Parcel No.	N000-1007/001
1807 Boulevard West	Tax Parcel No.	N000-1605/020
1817 Boulevard West	Tax Parcel No.	N000-1605/017
1820 Boulevard West	Tax Parcel No.	N000-1605/002
1823 Boulevard West	Tax Parcel No.	N000-1605/016
1827 Boulevard West	Tax Parcel No.	N000-1605/014
1828 Boulevard West	Tax Parcel No.	N000-1605/004
1831 Boulevard West	Tax Parcel No.	N000-1605/013
1839 Boulevard West	Tax Parcel No.	N000-1605/012
1855 Boulevard West	Tax Parcel No.	N000-1605/008
1200 A Dinneen Street	Tax Parcel No.	N000-1006/006
1205 Dinneen Street	Tax Parcel No.	N000-0942/075
1252 Dinneen Street	Tax Parcel No.	N000-1006/005
1300 Dinneen Street	Tax Parcel No.	N000-1007/033
1301 Dinneen Street	Tax Parcel No.	N000-0944/001
1712 Ellen Road	Tax Parcel No.	N000-1316/027
1802 Ellen Road	Tax Parcel No.	N000-1316/035
1804 Ellen Road	Tax Parcel No.	N000-1316/036
1808 Ellen Road	Tax Parcel No.	N000-1316/038
1812 Ellen Road	Tax Parcel No.	N000-1316/042
1900 Ellen Road	Tax Parcel No.	N000-1875/006

1901 Ellen Road	Tax Parcel No.	N000-1601/007
2001 Ellen Road	Tax Parcel No.	N000-1605/005
1300 Hermitage Road	Tax Parcel No.	N000-1292/028
1301 Hermitage Road	Tax Parcel No.	N000-1100/015
2395 Hermitage Road	Tax Parcel No.	N000-1294/068
2400 Hermitage Road	Tax Parcel No.	N000-1292/004
2405 Hermitage Road	Tax Parcel No.	N000-1294/010
2504 Hermitage Road	Tax Parcel No.	N000-1292/027
1730 Kelly Road	Tax Parcel No.	N000-1873/029
1731 Kelly Road	Tax Parcel No.	N000-1317/019
1733 Kelly Road	Tax Parcel No.	N000-1317/018
1735 Kelly Road	Tax Parcel No.	N000-1317/017
1739 Kelly Road	Tax Parcel No.	N000-1317/020
1740 Kelly Road	Tax Parcel No.	N000-1873/038
3106 Lanvale Avenue	Tax Parcel No.	N000-1875/018
3107 Lanvale Avenue	Tax Parcel No.	N000-1316/001
3201 Lanvale Avenue	Tax Parcel No.	N000-1317/008
3203 Lanvale Avenue	Tax Parcel No.	N000-1317/010
3205 Lanvale Avenue	Tax Parcel No.	N000-1317/009
3206 Lanvale Avenue	Tax Parcel No.	N000-1875/020
3211 Lanvale Avenue	Tax Parcel No.	N000-1317/014
3213 Lanvale Avenue	Tax Parcel No.	N000-1317/015
3300 Lanvale Avenue	Tax Parcel No.	N000-1875/023
3303 Lanvale Avenue	Tax Parcel No.	N000-1873/030
3333 Lanvale Avenue	Tax Parcel No.	N000-1873/036
2030 Lunenburg Street	Tax Parcel No.	N000-1007/063
1400 Middlesex Street	Tax Parcel No.	N000-1294/020
1405 Overbrook Road	Tax Parcel No.	N000-1014/022
1421 Overbrook Road	Tax Parcel No.	N000-1294/021
1601 Ownby Lane	Tax Parcel No.	N000-1294/054
1601 1/2 Ownby Lane	Tax Parcel No.	N000-1294/070
1602 Ownby Lane	Tax Parcel No.	N000-1294/028
1603 Ownby Lane	Tax Parcel No.	N000-1294/056
1604 Ownby Lane	Tax Parcel No.	N000-1294/026
1607 Ownby Lane	Tax Parcel No.	N000-1294/058
1632 Ownby Lane	Tax Parcel No.	N000-1294/016
2400 Ownby Lane	Tax Parcel No.	N000-1294/030
2400 Ownby Lane	Tax Parcel No.	N000-1294/030T
2405 Ownby Lane	Tax Parcel No.	N000-1294/050
2407 Ownby Lane	Tax Parcel No.	N000-1294/046
2410 Ownby Lane	Tax Parcel No.	N000-1294/036
3200 Rosedale Avenue	Tax Parcel No.	N000-1875/025
3201 Rosedale Avenue	Tax Parcel No.	N000-1875/005
3202 Rosedale Avenue	Tax Parcel No.	N000-1875/013
3301 Rosedale Avenue	Tax Parcel No.	N000-1875/002

3308 Rosedale Avenue	Tax Parcel No.	N000-1875/017
3310 Rosedale Avenue	Tax Parcel No.	N000-1875/011
1831 Westwood Avenue	Tax Parcel No.	N000-1873/035
1831 Westwood Avenue Unit A	Tax Parcel No.	N000-1873/037
1831 Westwood Ave Unit A	Tax Parcel No.	N000-1873/037T
1901 Westwood Avenue	Tax Parcel No.	N000-1875/021
1905 Westwood Avenue	Tax Parcel No.	N000-1875/001
2031 Westwood Avenue Unit D	Tax Parcel No.	N000-1875/016
2051 Westwood Avenue	Tax Parcel No.	N000-1605/030

§ 4. That, as shown on the attached map entitled “Greater Scott’s Addition: Proposed Zoning Districts,” prepared by the Department of Planning and Development Review, and dated April 26, 2021, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2021 records of the City Assessor, are excluded from M-2 Heavy Industrial District and shall no longer be subject to the provisions of sections 30-454.1 through 30-454.6 of the Code of the City of Richmond (2020), as amended, and that the same are included in the TOD-1 Transit-Oriented Nodal District and shall be subject to the provisions of sections 30-457.1 through 30-457.10 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

2910 North Arthur Ashe Boulevard	Tax Parcel No.	N000-1601/002
2930 North Arthur Ashe Boulevard	Tax Parcel No.	N000-1601/001
3100 North Arthur Ashe Boulevard	Tax Parcel No.	N000-1316/051
3108 North Arthur Ashe Boulevard	Tax Parcel No.	N000-1316/013
3200 North Arthur Ashe Boulevard	Tax Parcel No.	N000-1317/003
1128 Hermitage Road	Tax Parcel No.	N000-1295/001
1130 Hermitage Road	Tax Parcel No.	N000-1295/002
1136 Hermitage Road	Tax Parcel No.	N000-1295/003
1300 Hermitage Road	Tax Parcel No.	N000-1292/028
2000 Hermitage Road	Tax Parcel No.	N000-1292/026
2300 Hermitage Road	Tax Parcel No.	N000-1292/002
2051 Westwood Avenue	Tax Parcel No.	N000-1605/030

§ 5. That, as shown on the map entitled “Greater Scott’s Addition: Proposed Priority Streets,” prepared by the Department of Planning and Development Review, and dated April 26,

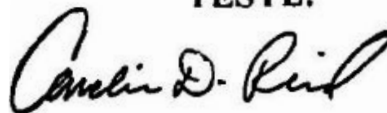
2021, a copy of which is attached to, incorporated into, and made a part of this ordinance, the official zoning map as set forth by section 30-200 of the Code of the City of Richmond (2020), as amended, is hereby amended to designate as “priority streets” for purposes of the regulations governing “priority street frontage” as defined in section 30-1220.86:1 of the Code of the City of Richmond (2020), as amended, those street blocks depicted as “priority streets” on such map.

§ 6. That, as shown on the map entitled “Greater Scott’s Addition: Proposed Street-Oriented Commercial Frontage,” prepared by the Department of Planning and Development Review, and dated April 26, 2021, a copy of which is attached to, incorporated into, and made a part of this ordinance, the official zoning map as set forth by section 30-200 of the Code of the City of Richmond (2020), as amended, is hereby amended to designate as “street-oriented commercial streets” for purposes of the regulations governing “street-oriented commercial frontage” as defined in section 30-1220.118:1 of the Code of the City of Richmond (2020), as amended, those street blocks depicted as “street-oriented commercial streets” on such map.

§ 7. This ordinance shall be in force and effect upon adoption.

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Amelia D. Reil".

City Clerk

City of Richmond

900 East Broad
Street
2nd Floor of City
Hall
Richmond, VA


Item Request

File Number:


O & R Request

DATE: 26 April 2021 **EDITION:** 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor 

THROUGH: J. E. Lincoln Saunders, Acting Chief Administrative Officer *JELS*

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Planning, Community, and Economic Development 

FROM: Kevin J. Vonck, Acting Director, Department of Planning and Development *Kevin J. Vonck* Review

RE: Request to amend the official zoning map for the purpose of rezoning certain properties and to update Priority Street and Street-Oriented Commercial designations in the Greater Scott's Addition neighborhood.

ORD. OR RES. No. TBD

PURPOSE: To amend the official zoning map for the purpose of rezoning certain properties and to update Priority Street and Street-Oriented Commercial designations in the Greater Scott's Addition neighborhood.

REASON: This rezoning will help implement the vision outlined for the Greater Scott's Addition neighborhood in the Richmond 300 Master Plan, which was adopted on December 14, 2020.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its June 21, 2021 meeting.

BACKGROUND: The Richmond 300 Master Plan sets forth recommendations and policy to guide the future growth of the city. One main recommendation of the plan is to rezone the city in accordance with the Future Land Use Plan. Greater Scott's Addition is identified in the Richmond 300 plan as a Priority Growth Node, with the potential to capture a large portion of the city's future population growth, and in

turn generate significant value to the surrounding neighborhoods and the city overall. Rezoning this area in alignment with the Future Land Use Plan is noted as a primary next step to achieve the vision of this area.

Master Plan

The Richmond 300 Master Plan describes the future vision of the Greater Scott's Addition neighborhood as being, in part, "home to a series of neighborhoods that provide new employment and housing developments connected by a series of open spaces and a transportation network that support families and aging-in-place. The variety of housing options and employment in Greater Scott's Addition provide opportunities for low-income, moderate-income, and high-income households"

The Future Land Use Plan designates the area of the neighborhood between N. Arthur Ashe Avenue and Hermitage Road as "Destination Mixed-Use," which is described as being, "key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements." Future development is envisioned to be mixed-use in nature, at higher-density, and transit-oriented, with ground floor uses that engage and enliven the street. Pedestrian, bicycle, and transit access are prioritized and accommodated.

The Future Land Use Plan designates the areas of the neighborhood to the north and west of N. Arthur Ashe Avenue and to the east of Hermitage Road as "Industrial Mixed-Use." which is described as "formerly traditional industrial areas that are transitioning to mixed-use because of their proximity to growing neighborhoods and changes in market conditions. These areas may still retain some light industrial uses." Future development is a mix of building types with low-scale, post-industrial buildings that are adapted for a new use which are adjacent to new taller residential and/or office buildings. New buildings are typically between three to eight stories. Pedestrian, bicycle, and transit access are prioritized and accommodate.

Existing and Proposed Zoning

Existing zoning throughout the Greater Scott's Addition neighborhood is primarily comprised of M-1 Light Industrial and M-2 Heavy Industrial. Recently, a number of Special Use Permits and Rezoning have been approved by property owner request to allow for non-industrial uses such as residential and commercial. The M-1 and M-2 zoning districts allow for a variety of commercial, warehousing, production, and distribution uses, but does not allow residential dwelling units. Maximum building height is limited to 45 feet. Few considerations exist for the design of buildings, their siting in relation to parking and driveways, or their impact on the pedestrian environment.

The proposed zoning for this neighborhood consists of TOD-1 Transit-Oriented Nodal District typically for properties located between N. Arthur Ashe Boulevard and Hermitage Road, and of B-7 Mixed-Use Business District for properties to the north and west of N. Arthur Ashe Boulevard and to the east of Hermitage Road. These districts would allow more uses, such as residential dwelling units, and appropriate scale and design for new buildings that would further the vision of the neighborhood set forth in the Richmond 300 Master Plan.

The TOD-1 Transit-Oriented Nodal District allows a mix of retail and service uses, as well as residential dwelling units. New buildings are required to be a minimum of two stories and a maximum of 12 stories. Form-based requirements exist for fenestration details, the location of driveways and parking areas, and landscaping of parking areas. No off-street parking requirements exist for uses except hotels and motels and residential dwelling units for buildings with more than 16 units, above which one off-street parking space is required for every two dwelling units.

The B-7 Mixed-Use Business District allows for a mix of retail and service uses, residential dwelling units, and limited warehousing and production uses. New buildings are typically limited to five stories in height, unless a development includes an entire block, in which case the maximum building height is six stories. Form-based requirements exist for fenestration details, the location of driveways and parking areas, and landscaping of parking areas. Off-street parking requirements for residential uses consist of one parking space per one dwelling unit. Commercial parking requirements are based on the square footage of the specified use. There is a 50% reduction in off-street parking required for existing buildings.

One important distinction of the B-7 Mixed-Use Business District is that while most uses found in the M-1 and M-2 districts are not allowed in the B-7 district, such uses that are existing prior to being rezoned are not considered non-conforming and can continue to operate as well as be maintained, expanded, and rebuilt. This distinction will allow existing industrial uses in the area to continue to operate without encumbrance, while allowing for the addition of residential and other uses that are envisioned for the future of the neighborhood.

Street oriented commercial frontage and priority street designations are proposed to be designated in this neighborhood. Arthur Ashe Boulevard is proposed to be designated as street-oriented commercial frontage, meaning that new developments would be required to provide that a minimum of one third, or 1,000 square feet, of the floor area of the ground floor of new buildings have a principal uses other than dwelling units of a depth not less than 20 feet.

Priority street designations are proposed on Arthur Ashe Boulevard, Hermitage Road, Sherwood Avenue, and Overbrook Road. The priority street designation would apply the form based requirements of principal street frontages when a building has multiple street frontages, and includes fenestration requirements, parking being located behind buildings, and limits to driveways across such streets when other access is available.

Public Engagement

In addition to the robust public engagement that was undertaken during the development of the Richmond 300 Master Plan in general and the Greater Scott's Addition neighborhood specifically, two virtual, public meetings were held to discuss the proposed rezoning on March 18, 2021 and April 13, 2021. Property owners were directly mailed notifications of the meetings beforehand, which were also advertised virtually on City social media accounts and through the Richmond 300 email list. There were approximately 40 public attendees at the first meeting, and 20 public attendees at the second meeting.

Feedback on the proposed rezoning was generally positive and any specific concerns from property owners have been adequately addressed.

FISCAL IMPACT/COST: None.

FISCAL IMPLICATIONS: None.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: The Department of Planning and Development Review anticipates that this rezoning will lead to additional development activity, which will lead to higher assesses property values, and thus higher property tax revenue.

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: Monday, May 24, 2021

CITY COUNCIL PUBLIC HEARING DATE: Monday, June 28, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Land Use, Housing and Transportation

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: City Planning Commission, on Monday, June 21, 2021

AFFECTED AGENCIES: Office of Chief Administrative Officer; Law Department (for review of draft ordinance)

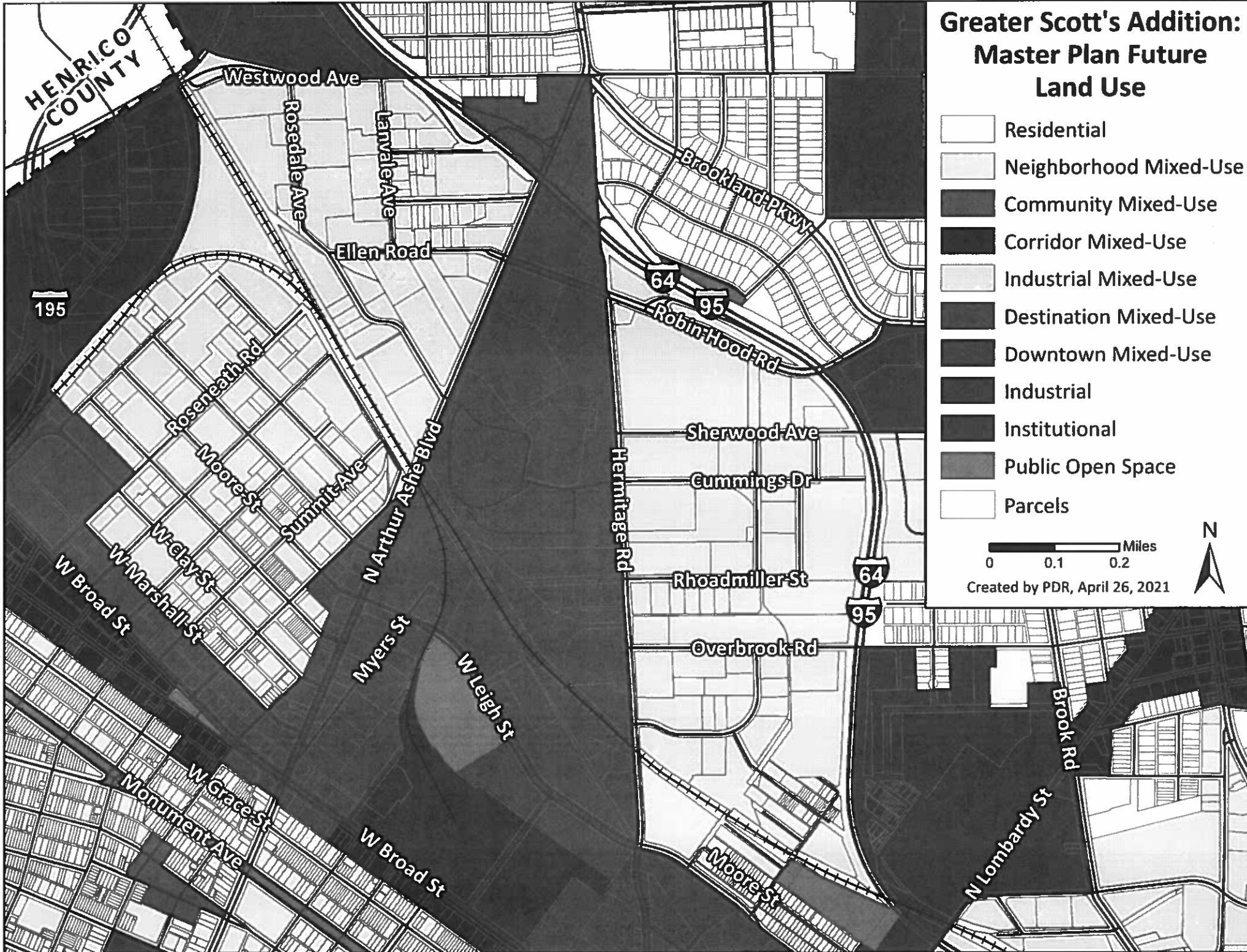
RELATIONSHIP TO EXISTING ORD. OR RES.: ORD. 2020-236 (adoption of Richmond 300)

REQUIRED CHANGES TO WORK PROGRAM(S): None

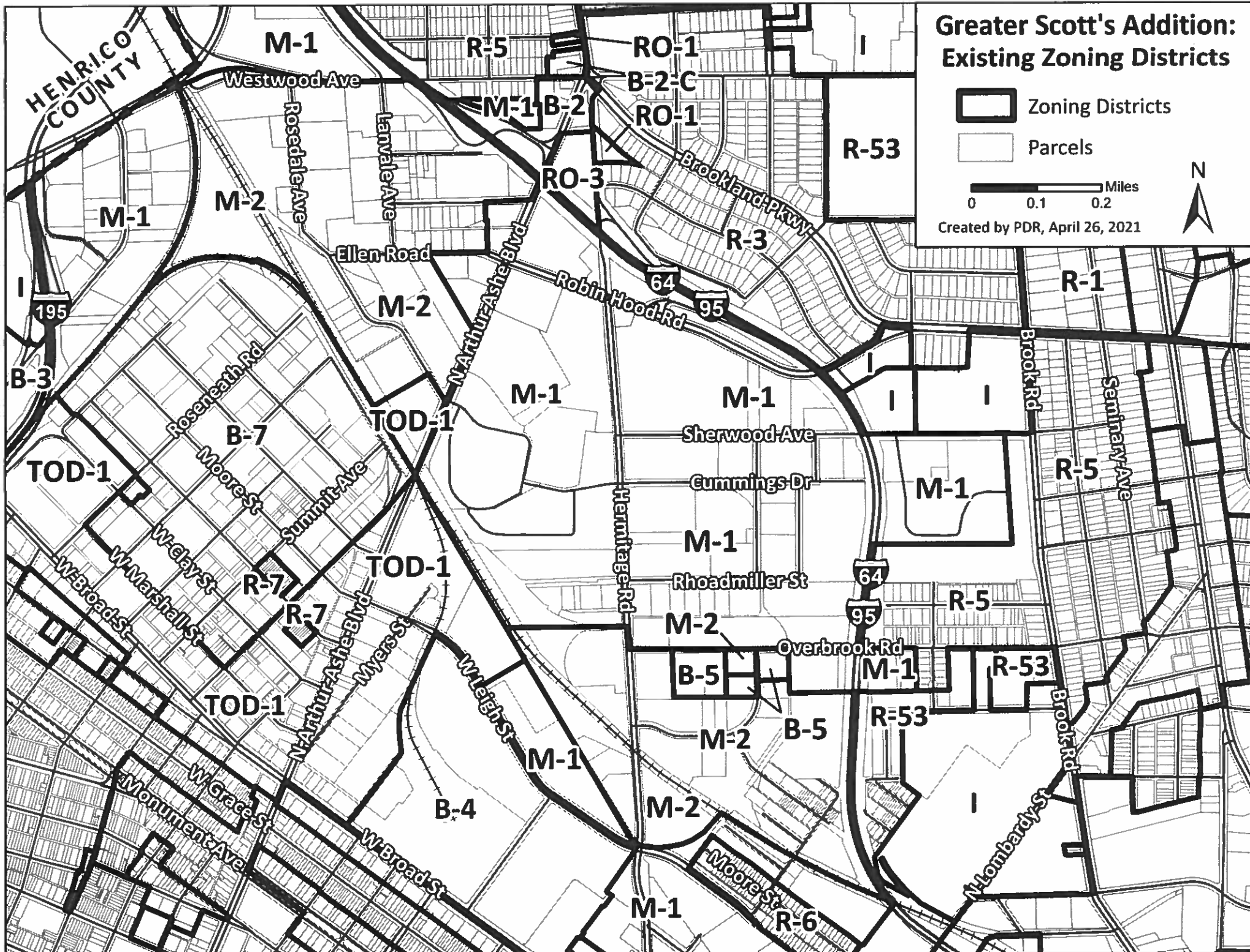
ATTACHMENTS:

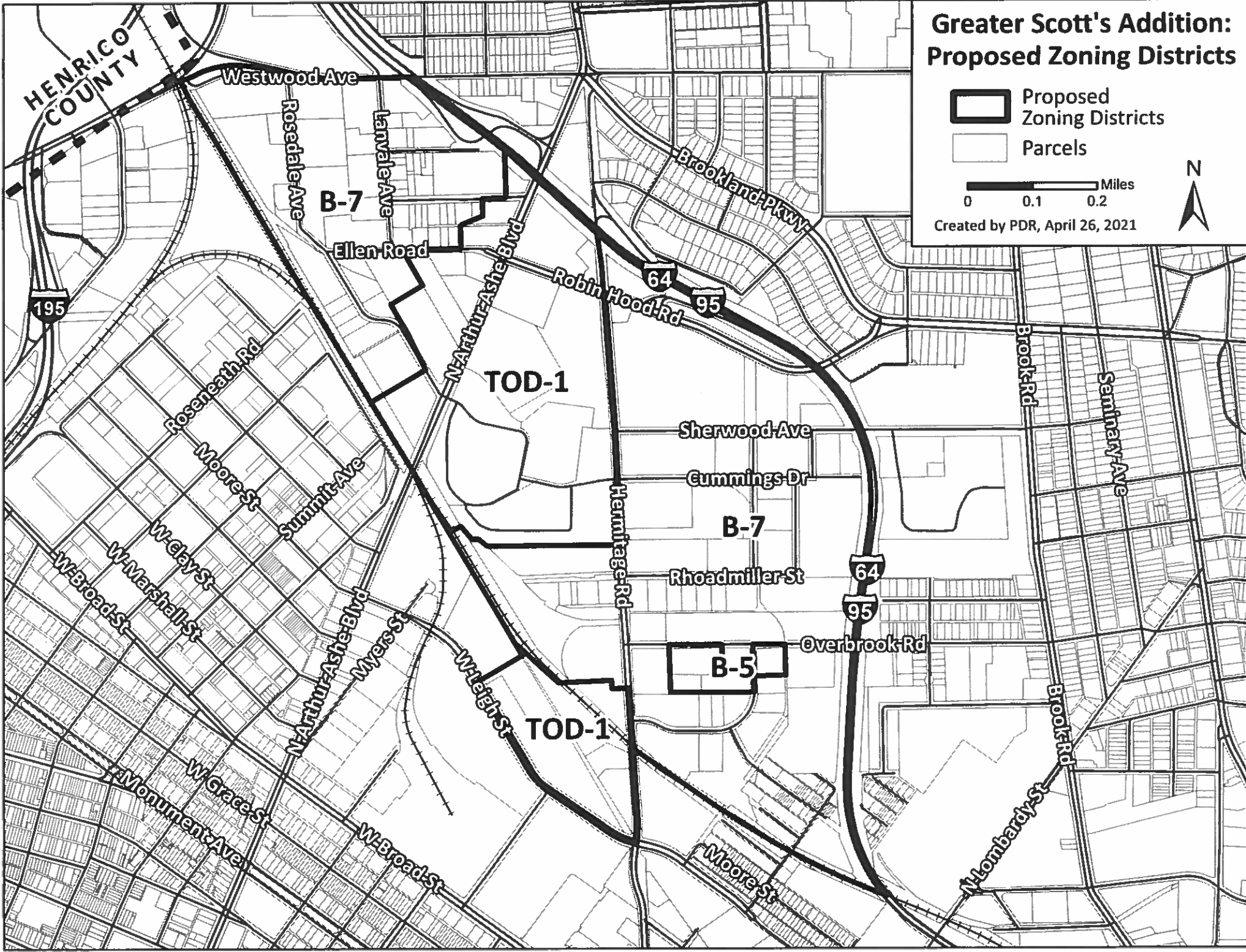
- Draft Ordinance
- Map of Master Plan Future Land Use
- Map of Existing Zoning
- Map of Proposed Zoning
- Map of Priority Streets
- Map of Street-Oriented Commercial Frontage
- City Planning Commission Resolution of Intent

STAFF: William Palmquist, Planner, Department of Planning and Development Review
(p) 804.646.6307 (e) william.palmquist@richmondgov.com



Created by PDR, April 26, 2021





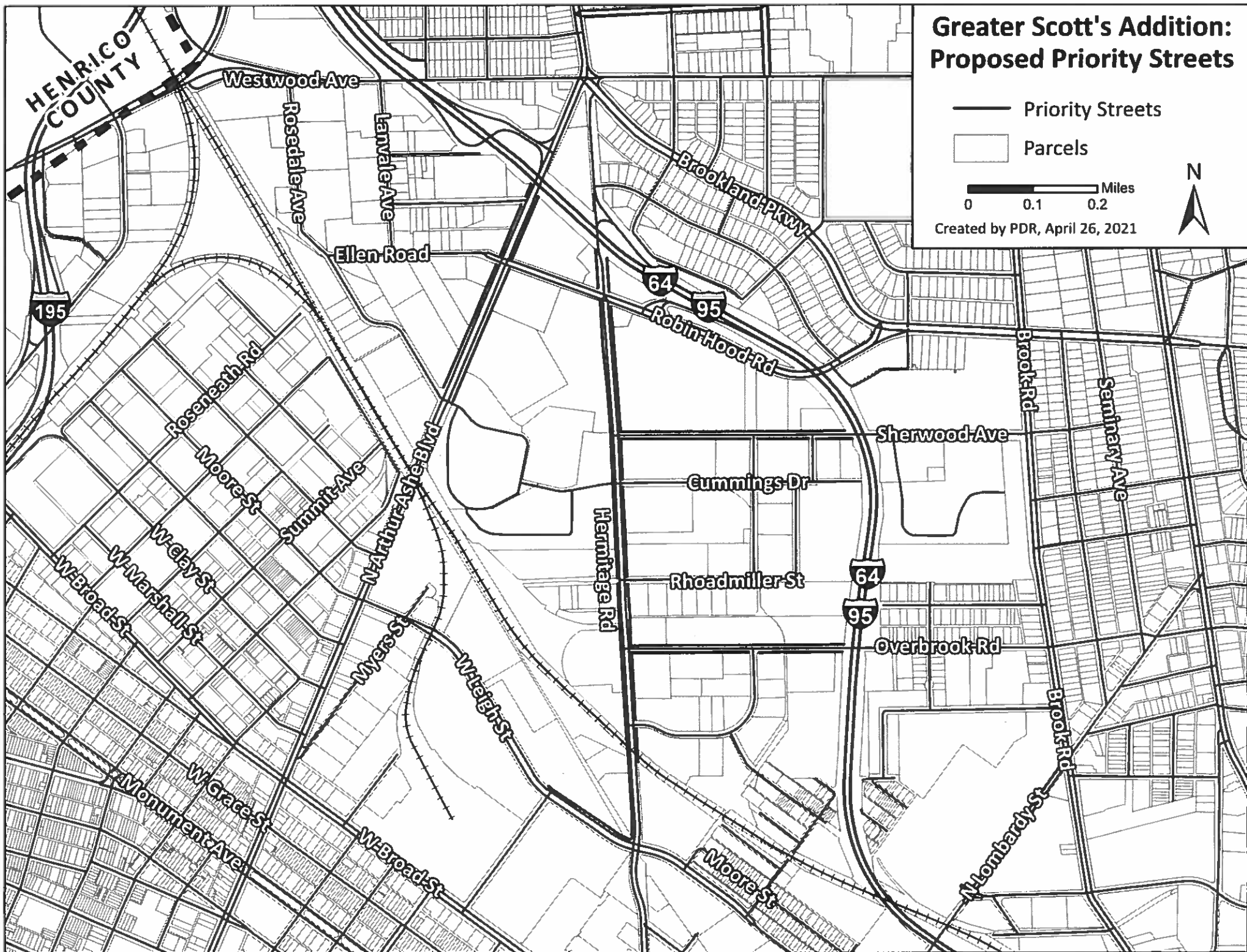
**Greater Scott's Addition:
Proposed Zoning Districts**

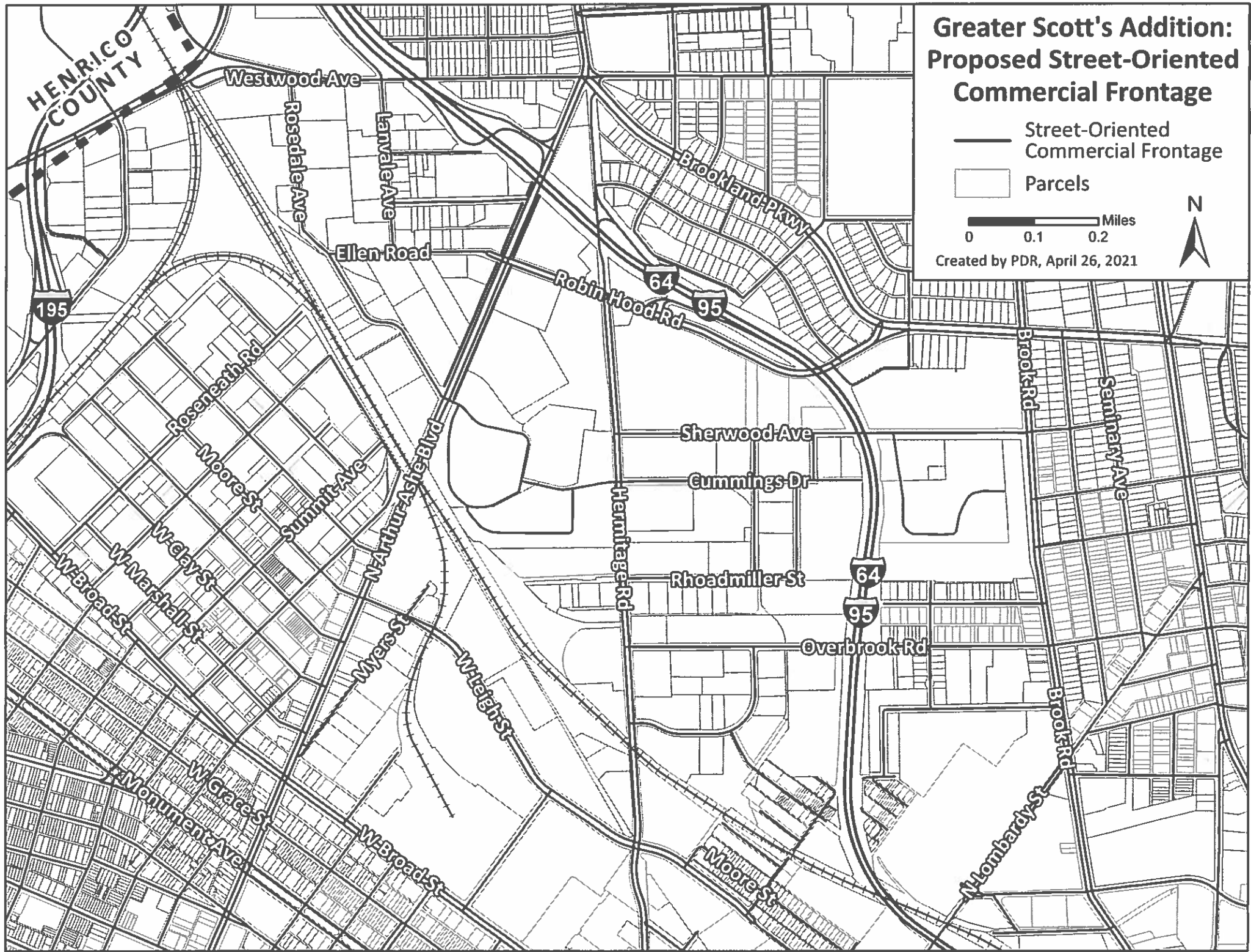
-  Proposed Zoning Districts
-  Parcels

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CITY OF RICHMOND

PLANNING COMMISSION

February 16, 2021

**RESOLUTION 2021-001
MOTION OF THE CITY OF RICHMOND PLANNING COMMISSION**

**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 IN THE AREA GENERALLY EAST OF THE CSX
RAILROAD, SOUTH AND WEST OF INTERSTATE 64/95, AND NORTH OF LEIGH
STREET IN ACCORDANCE WITH THE RICHMOND 300 MASTER PLAN.**

WHEREAS, in accordance with §17.06 of the Charter of the City of Richmond, the City Planning Commission has adopted and City Council has approved a master plan, known as Richmond 300, to promote a coordinated, adjusted, and harmonious development of the city and its environs; and

WHEREAS, in accordance with §17.10 of the Charter of the City of Richmond, the City Council has adopted a comprehensive zoning ordinance in order to regulate the use of land, buildings, and structures in a manner consistent with future land uses identified in the Richmond 300 master plan; and

WHEREAS, the Richmond 300 master plan provides detailed descriptions, illustrations, and maps for certain geographic areas, including a Priority Growth Node known as Greater Scott's Addition, with specific reference to the creation of "Gateway" and "Ballpark and Entertainment" Districts; and

WHEREAS, the zoning of certain areas within Greater Scott's Addition, including the "Gateway," "Ballpark and Entertainment," "Ownby" and "Industrial Mixed-Use" Districts shown in Richmond 300, conflicts with current land use conditions, trends, and goals identified in the Richmond 300 master plan; and

WHEREAS, in accordance with §17.14 of the Charter of the City of Richmond, the City Planning Commission may prepare and submit changes to the zoning ordinance, including both districts and maps, as changing conditions may make necessary.

NOW, THEREFORE BE IT RESOLVED, that the City Planning Commission hereby concludes, for the purposes of public necessity, convenience, general welfare, and good zoning practice, and in order to best promote health, safety, morals, comfort, prosperity, and general welfare, as well as efficiency and economy in the process of development, that an amendment to the City's official zoning map shall be drafted for the purpose of rezoning certain properties in the area generally east of the CSX Railroad, south and west of Interstate 64/95, and north of Leigh Street in accordance with the Richmond 300 Master Plan.

Rodney Poole
Chair, City Planning Commission

Matthew Ebinger
Secretary, City Planning Commission