

INTRODUCED: May 24, 2021

AN ORDINANCE No. 2021-151

To amend the official zoning map for the purpose of rezoning certain properties in the Science Museum, Allison Street, and VCU&VUU Pulse BRT Station Areas, in order to implement the adopted Richmond 300 Master Plan and Pulse Corridor 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 Science Museum, Allison Street, and Virginia Commonwealth University and Virginia Union University Pulse BRT Station Areas.

\_\_\_\_\_  
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 “Science Museum, Allison Street, and VCU&VUU Station Areas: 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 B-3 General Business District and shall no longer be subject to the provisions of sections 30-438.1 through 30-438.6 of the Code of

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

ADOPTED:    JUL 26 2021    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_

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:

1800 West Broad Street	Tax Parcel No.	N000-1000/003
1806 West Broad Street	Tax Parcel No.	N000-1000/007
2018 West Broad Street	Tax Parcel No.	N000-1095/003
2020 West Broad Street	Tax Parcel No.	N000-1095/005
2200 West Broad Street	Tax Parcel No.	N000-1095/012
1801 West Marshall Street	Tax Parcel No.	N000-1000/001
1807 West Marshall Street	Tax Parcel No.	N000-1000/002

§ 2. That, as shown on the attached map entitled “Science Museum, Allison Street, and VCU&VUU Station Areas: Proposed Zoning Districts,” prepared by the Department of Planning and Development Review, and dated April 26, 2021, and, 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 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:

900 Axtell Street	Tax Parcel No.	N000-0390/001
1108 Dinneen Street	Tax Parcel No.	N000-1005/001
1200 Dinneen Street	Tax Parcel No.	N000-1006/007
1200 A Dinneen Street	Tax Parcel No.	N000-1006/006
1215 Hermitage Road	Tax Parcel No.	N000-1100/001
800 West Leigh Street	Tax Parcel No.	N000-0390/002
900 West Leigh Street	Tax Parcel No.	N000-0390/005

§ 3. That, as shown on the attached map entitled “Science Museum, Allison Street, and VCU&VUU Station Areas: 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 R-63 Multifamily Urban Residential District and shall be subject to the provisions of sections 30-419.1 through 30-419.11 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

1010 Bowe Street	Tax Parcel No.	N000-0676/001
1100 West Broad Street	Tax Parcel No.	N000-0465/002
1125 West Clay Street	Tax Parcel No.	N000-0466/001B
1211 West Clay Street	Tax Parcel No.	N000-0516/001
1111 Dinneen Street	Tax Parcel No.	N000-0942/001
1201 Dinneen Street	Tax Parcel No.	N000-0942/010
1205 Dinneen Street	Tax Parcel No.	N000-0942/075
312 Goshen Street	Tax Parcel No.	N000-0385/029
313 Goshen Street	Tax Parcel No.	N000-0350/034
703 North Harrison Street	Tax Parcel No.	N000-0466/038
707 North Harrison Street	Tax Parcel No.	N000-0466/001
1000 A North Lombardy Street	Tax Parcel No.	N000-0942/026
1129 North Lombardy Street	Tax Parcel No.	N000-0677/014
801 West Marshall Street	Tax Parcel No.	N000-0350/009
810 West Marshall Street	Tax Parcel No.	N000-0351/033
811 West Marshall Street	Tax Parcel No.	N000-0350/007
812 West Marshall Street	Tax Parcel No.	N000-0351/023
812 1/2 West Marshall Street	Tax Parcel No.	N000-0351/022
816 West Marshall Street	Tax Parcel No.	N000-0351/026
817 West Marshall Street	Tax Parcel No.	N000-0350/004
821 West Marshall Street	Tax Parcel No.	N000-0350/002
822 W Marshall Street	Tax Parcel No.	N000-0351/029
823 West Marshall Street	Tax Parcel No.	N000-0350/001
900 West Marshall Street	Tax Parcel No.	N000-0386/028
901 West Marshall Street	Tax Parcel No.	N000-0385/028

903 West Marshall Street	Tax Parcel No.	N000-0385/027
903 1/2 West Marshall Street	Tax Parcel No.	N000-0385/026
905 West Marshall Street	Tax Parcel No.	N000-0385/025
907 West Marshall Street	Tax Parcel No.	N000-0385/024
909 West Marshall Street	Tax Parcel No.	N000-0385/023
1011 West Marshall Street	Tax Parcel No.	N000-0385/001
1109 West Marshall Street	Tax Parcel No.	N000-0465/001
1200 West Marshall Street	Tax Parcel No.	N000-0516/008
1300 West Marshall Street	Tax Parcel No.	N000-0571/027
1400 West Marshall Street	Tax Parcel No.	N000-0615/021
1414 West Marshall Street	Tax Parcel No.	N000-0615/042
1414 West Marshall Street	Tax Parcel No.	N000-0615/073
1414 West Marshall Street Unit 301	Tax Parcel No.	N000-0615/043
1414 West Marshall Street Unit 302	Tax Parcel No.	N000-0615/044
1414 West Marshall Street Unit 303	Tax Parcel No.	N000-0615/045
1414 West Marshall Street Unit 304	Tax Parcel No.	N000-0615/046
1414 West Marshall Street Unit 305	Tax Parcel No.	N000-0615/047
1414 West Marshall Street Unit 306	Tax Parcel No.	N000-0615/048
1414 West Marshall Street Unit 307	Tax Parcel No.	N000-0615/049
1414 West Marshall Street Unit 308	Tax Parcel No.	N000-0615/050
1414 West Marshall Street Unit 309	Tax Parcel No.	N000-0615/051
1414 West Marshall Street Unit 310	Tax Parcel No.	N000-0615/052
1414 West Marshall Street Unit 401	Tax Parcel No.	N000-0615/053
1414 West Marshall Street Unit 402	Tax Parcel No.	N000-0615/054
1414 West Marshall Street Unit 403	Tax Parcel No.	N000-0615/055
1414 West Marshall Street Unit 404	Tax Parcel No.	N000-0615/056
1414 West Marshall Street Unit 405	Tax Parcel No.	N000-0615/057
1414 West Marshall Street Unit 406	Tax Parcel No.	N000-0615/058
1414 West Marshall Street Unit 407	Tax Parcel No.	N000-0615/059
1414 West Marshall Street Unit 408	Tax Parcel No.	N000-0615/060
1414 West Marshall Street Unit 409	Tax Parcel No.	N000-0615/061
1414 West Marshall Street Unit 410	Tax Parcel No.	N000-0615/062
1414 West Marshall Street Unit 501	Tax Parcel No.	N000-0615/063
1414 West Marshall Street Unit 502	Tax Parcel No.	N000-0615/064
1414 West Marshall Street Unit 503	Tax Parcel No.	N000-0615/065
1414 West Marshall Street Unit 504	Tax Parcel No.	N000-0615/066
1414 West Marshall Street Unit 505	Tax Parcel No.	N000-0615/067
1414 West Marshall Street Unit 506	Tax Parcel No.	N000-0615/068
1414 West Marshall Street Unit 507	Tax Parcel No.	N000-0615/069
1414 West Marshall Street Unit 508	Tax Parcel No.	N000-0615/070
1414 West Marshall Street Unit 509	Tax Parcel No.	N000-0615/071
1414 West Marshall Street Unit 510	Tax Parcel No.	N000-0615/072
1418 West Marshall Street	Tax Parcel No.	N000-0615/030

§ 4. That, as shown on the attached map entitled “Science Museum, Allison Street, and VCU&VUU Station Areas: 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:

800 North Allen Avenue	Tax Parcel No.	N000-0937/001
901 North Allen Avenue	Tax Parcel No.	N000-0827/041
609 Bowe Street	Tax Parcel No.	N000-0570/003
800 Bowe Street	Tax Parcel No.	N000-0671/003
914 Bowe Street	Tax Parcel No.	N000-0671/002
1224 West Broad Street	Tax Parcel No.	N000-0570/002
1318 West Broad Street	Tax Parcel No.	N000-0614/029
1322 West Broad Street	Tax Parcel No.	N000-0614/031
1326 West Broad Street	Tax Parcel No.	N000-0614/033
1500 West Broad Street	Tax Parcel No.	N000-0670/012
1510 West Broad Street	Tax Parcel No.	N000-0670/019
1600 West Broad Street	Tax Parcel No.	N000-0822/001
1606 West Broad Street	Tax Parcel No.	N000-0822/007
1640 West Broad Street	Tax Parcel No.	N000-0822/025
1642 West Broad Street	Tax Parcel No.	N000-0822/040
1700 West Broad Street	Tax Parcel No.	N000-0937/003
1824 West Clay Street	Tax Parcel No.	N000-1002/001
901 Dinneen Street	Tax Parcel No.	N000-0829/011
840 Hermitage Road	Tax Parcel No.	N000-1098/010
850 Hermitage Road	Tax Parcel No.	N000-1098/016
901 Hermitage Road	Tax Parcel No.	N000-1096/024
911 Hermitage Road	Tax Parcel No.	N000-1096/001
914 Hermitage Road	Tax Parcel No.	N000-1098/001
1011 Hermitage Road	Tax Parcel No.	N000-1097/002
1501 West Leigh Street	Tax Parcel No.	N000-0671/046

1505 West Leigh Street	Tax Parcel No.	N000-0671/045
1509 West Leigh Street	Tax Parcel No.	N000-0671/044
1513 West Leigh Street	Tax Parcel No.	N000-0671/043
1517 West Leigh Street	Tax Parcel No.	N000-0671/042
1521 West Leigh Street	Tax Parcel No.	N000-0671/041
1605 West Leigh Street	Tax Parcel No.	N000-0827/021
1801 West Leigh Street	Tax Parcel No.	N000-0829/001
2200 West Leigh Street	Tax Parcel No.	N000-1396/015
2400 West Leigh Street	Tax Parcel No.	N000-1396/010
2500 West Leigh Street	Tax Parcel No.	N000-1396/030
711 North Lombardy Street	Tax Parcel No.	N000-0670/006
900 North Lombardy Street	Tax Parcel No.	N000-0827/030
1800 West Marshall Street	Tax Parcel No.	N000-1001/021
2000 West Marshall Street	Tax Parcel No.	N000-1098/014
808 North Meadow Street	Tax Parcel No.	N000-1095/002
928 North Meadow Street	Tax Parcel No.	N000-0829/010
1010 North Meadow Street	Tax Parcel No.	N000-1097/001
911 Mozelle Street	Tax Parcel No.	N000-0827/042

§ 5. That, as shown on the attached map entitled “Science Museum, Allison Street, and VCU&VUU Station Areas: 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:

1200 A Dinneen Street	Tax Parcel No.	N000-1006/006
1215 Hermitage Road	Tax Parcel No.	N000-1100/001
1301 Hermitage Road	Tax Parcel No.	N000-1100/015

§ 6. That, as shown on the attached map entitled “Science Museum, Allison Street, and VCU&VUU Station Areas: 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 property known as 1205 Dinneen Street, with Tax Parcel Number N000-0942/075 as shown in the 2021 records of the City Assessor, is 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 is included in the R-63 Multifamily Urban Residential District and shall be subject to the provisions of sections 30-419.1 through 30-419.11 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended.

§ 7. That, as shown on the attached map entitled “Science Museum, Allison Street, and VCU&VUU Station Areas: 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 property known as 2200 West Leigh Street, with Tax Parcel Number N000-1396/015 as shown in the 2021 records of the City Assessor, is 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 is 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.

§ 8. That, as shown on the attached map entitled “Science Museum, Allison Street, and VCU&VUU Station Areas: 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 R-6 Single-Family Attached Residential District and shall no longer be subject to the provisions of sections 30-412.1 through 30-412.8 of the Code of the City of Richmond (2020), as amended, and that the same are included in the R-7 Single- and Two-Family Urban Residential District and shall be subject to the provisions of sections 30-413.1 through 30-413.9 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

1011 Dinneen Street	Tax Parcel No.	N000-0941/002
1006 Elizabeth Street	Tax Parcel No.	N000-0940/046
1000 North Harrison Street	Tax Parcel No.	N000-0574/014
1002 North Harrison Street	Tax Parcel No.	N000-0574/015
1004 North Harrison Street	Tax Parcel No.	N000-0574/016
1006 North Harrison Street	Tax Parcel No.	N000-0574/042
1008 North Harrison Street	Tax Parcel No.	N000-0574/041
1010 North Harrison Street	Tax Parcel No.	N000-0574/040
1012 North Harrison Street	Tax Parcel No.	N000-0574/045
1014 North Harrison Street	Tax Parcel No.	N000-0574/044
1016 North Harrison Street	Tax Parcel No.	N000-0574/043
1018 North Harrison Street	Tax Parcel No.	N000-0574/017
1020 North Harrison Street	Tax Parcel No.	N000-0574/018
1022 North Harrison Street	Tax Parcel No.	N000-0574/019
1001 Kinney Street	Tax Parcel No.	N000-0574/036
1003 Kinney Street	Tax Parcel No.	N000-0574/035
1005 Kinney Street	Tax Parcel No.	N000-0574/037
1007 Kinney Street	Tax Parcel No.	N000-0574/038
1009 Kinney Street	Tax Parcel No.	N000-0574/039
1010 Kinney Street	Tax Parcel No.	N000-0619/001
1011 Kinney Street	Tax Parcel No.	N000-0574/046
1013 Kinney Street	Tax Parcel No.	N000-0574/047
1014 Kinney Street	Tax Parcel No.	N000-0619/002
1015 Kinney Street	Tax Parcel No.	N000-0574/048
1017 Kinney Street	Tax Parcel No.	N000-0574/034
1018 Kinney Street	Tax Parcel No.	N000-0619/092
1019 Kinney Street	Tax Parcel No.	N000-0574/033
1020 Kinney Street	Tax Parcel No.	N000-0619/093
1022 Kinney Street	Tax Parcel No.	N000-0619/094
1024 Kinney Street	Tax Parcel No.	N000-0619/095
1026 Kinney Street	Tax Parcel No.	N000-0619/096



1028 Kinney Street	Tax Parcel No.	N000-0619/097
1030 Kinney Street	Tax Parcel No.	N000-0619/098
1100 West Leigh Street	Tax Parcel No.	N000-0469/003
1200 West Leigh Street	Tax Parcel No.	N000-0574/013
1202 West Leigh Street	Tax Parcel No.	N000-0574/012
1204 West Leigh Street	Tax Parcel No.	N000-0574/011
1206 West Leigh Street	Tax Parcel No.	N000-0574/010
1208 West Leigh Street	Tax Parcel No.	N000-0574/009
1210 West Leigh Street	Tax Parcel No.	N000-0574/008
1212 West Leigh Street	Tax Parcel No.	N000-0574/049
1214 West Leigh Street	Tax Parcel No.	N000-0574/007
1216 West Leigh Street	Tax Parcel No.	N000-0574/006
1218 West Leigh Street	Tax Parcel No.	N000-0574/005
1220 West Leigh Street	Tax Parcel No.	N000-0574/004
1222 West Leigh Street	Tax Parcel No.	N000-0574/003
1224 West Leigh Street	Tax Parcel No.	N000-0574/002
1226 West Leigh Street	Tax Parcel No.	N000-0574/001
1701 West Leigh Street	Tax Parcel No.	N000-0827/020
1702 West Leigh Street	Tax Parcel No.	N000-0940/047
1703 West Leigh Street	Tax Parcel No.	N000-0827/019
1704 West Leigh Street	Tax Parcel No.	N000-0940/048
1705 West Leigh Street	Tax Parcel No.	N000-0827/018
1707 West Leigh Street	Tax Parcel No.	N000-0827/016
1708 West Leigh Street	Tax Parcel No.	N000-0940/050
1709 West Leigh Street	Tax Parcel No.	N000-0827/015
1710 West Leigh Street	Tax Parcel No.	N000-0940/051
1711 West Leigh Street	Tax Parcel No.	N000-0827/014
1712 West Leigh Street	Tax Parcel No.	N000-0940/052
1715 West Leigh Street	Tax Parcel No.	N000-0827/012
1716 West Leigh Street	Tax Parcel No.	N000-0940/055
1717 West Leigh Street	Tax Parcel No.	N000-0827/011
1720 West Leigh Street	Tax Parcel No.	N000-0940/056
1721 West Leigh Street	Tax Parcel No.	N000-0827/009
1723 West Leigh Street	Tax Parcel No.	N000-0827/008
1724 West Leigh Street	Tax Parcel No.	N000-0940/058
1726 West Leigh Street	Tax Parcel No.	N000-0940/059
1727 West Leigh Street	Tax Parcel No.	N000-0827/006
1728 West Leigh Street	Tax Parcel No.	N000-0940/060
1730 West Leigh Street	Tax Parcel No.	N000-0940/062
1731 West Leigh Street	Tax Parcel No.	N000-0827/004
1732 West Leigh Street	Tax Parcel No.	N000-0940/064
1736 West Leigh Street	Tax Parcel No.	N000-0940/066
1740 West Leigh Street	Tax Parcel No.	N000-0940/067
1744 West Leigh Street	Tax Parcel No.	N000-0941/069
1748 West Leigh Street	Tax Parcel No.	N000-0941/087

1750 West Leigh Street	Tax Parcel No.	N000-0941/073
1752 West Leigh Street	Tax Parcel No.	N000-0941/074
1754 West Leigh Street	Tax Parcel No.	N000-0941/075
1800 West Leigh Street	Tax Parcel No.	N000-0941/077
1804 West Leigh Street	Tax Parcel No.	N000-0941/078
1806 West Leigh Street	Tax Parcel No.	N000-0941/081
1808 West Leigh Street	Tax Parcel No.	N000-0941/086
2000 West Leigh Street	Tax Parcel No.	N000-1004/025
1100 Moore Street	Tax Parcel No.	N000-0469/015
1116 Moore Street	Tax Parcel No.	N000-0469/025
1200 Moore Street	Tax Parcel No.	N000-0577/049
1200 A Moore Street	Tax Parcel No.	N000-0577/001
1201 Moore Street	Tax Parcel No.	N000-0574/020
1202 Moore Street	Tax Parcel No.	N000-0577/050
1203 Moore Street	Tax Parcel No.	N000-0574/021
1204 Moore Street	Tax Parcel No.	N000-0577/051
1205 Moore Street	Tax Parcel No.	N000-0574/022
1206 Moore Street	Tax Parcel No.	N000-0577/052
1207 Moore Street	Tax Parcel No.	N000-0574/023
1208 Moore Street	Tax Parcel No.	N000-0577/053
1209 Moore Street	Tax Parcel No.	N000-0574/024
1210 Moore Street	Tax Parcel No.	N000-0577/054
1211 Moore Street	Tax Parcel No.	N000-0574/025
1212 Moore Street	Tax Parcel No.	N000-0577/055
1213 Moore Street	Tax Parcel No.	N000-0574/026
1214 Moore Street	Tax Parcel No.	N000-0577/056
1215 Moore Street	Tax Parcel No.	N000-0574/027
1216 Moore Street	Tax Parcel No.	N000-0577/057
1217 Moore Street	Tax Parcel No.	N000-0574/028
1218 Moore Street	Tax Parcel No.	N000-0577/058
1219 Moore Street	Tax Parcel No.	N000-0574/029
1220 Moore Street	Tax Parcel No.	N000-0577/059
1221 Moore Street	Tax Parcel No.	N000-0574/030
1222 Moore Street	Tax Parcel No.	N000-0577/060
1223 Moore Street	Tax Parcel No.	N000-0574/031
1224 Moore Street	Tax Parcel No.	N000-0577/061
1225 Moore Street	Tax Parcel No.	N000-0574/032
1226 Moore Street	Tax Parcel No.	N000-0577/062
1228 Moore Street	Tax Parcel No.	N000-0577/063
1230 Moore Street	Tax Parcel No.	N000-0577/064
1232 Moore Street	Tax Parcel No.	N000-0577/065
1234 Moore Street	Tax Parcel No.	N000-0577/066
1236 Moore Street	Tax Parcel No.	N000-0577/067
1238 Moore Street	Tax Parcel No.	N000-0577/068
1240 Moore Street	Tax Parcel No.	N000-0577/069

1242 Moore Street	Tax Parcel No.	N000-0577/070
1244 Moore Street	Tax Parcel No.	N000-0577/071
1246 Moore Street	Tax Parcel No.	N000-0577/072
1248 Moore Street	Tax Parcel No.	N000-0619/073
1250 Moore Street	Tax Parcel No.	N000-0619/074
1252 Moore Street	Tax Parcel No.	N000-0619/075
1254 Moore Street	Tax Parcel No.	N000-0619/076
1256 Moore Street	Tax Parcel No.	N000-0619/077
1258 Moore Street	Tax Parcel No.	N000-0619/078
1260 Moore Street	Tax Parcel No.	N000-0619/079
1262 Moore Street	Tax Parcel No.	N000-0619/080
1264 Moore Street	Tax Parcel No.	N000-0619/081
1266 Moore Street	Tax Parcel No.	N000-0619/082
1268 Moore Street	Tax Parcel No.	N000-0619/083
1270 Moore Street	Tax Parcel No.	N000-0619/084
1272 Moore Street	Tax Parcel No.	N000-0619/085
1274 Moore Street	Tax Parcel No.	N000-0619/086
1276 Moore Street	Tax Parcel No.	N000-0619/087
1278 Moore Street	Tax Parcel No.	N000-0619/088
1280 Moore Street	Tax Parcel No.	N000-0619/089
1282 Moore Street	Tax Parcel No.	N000-0619/090
1284 Moore Street	Tax Parcel No.	N000-0619/091
1480 Moore Street	Tax Parcel No.	N000-0677/016
1700 Moore Street	Tax Parcel No.	N000-0942/028
1701 Moore Street	Tax Parcel No.	N000-0940/042
1702 Moore Street	Tax Parcel No.	N000-0942/030
1703 Moore Street	Tax Parcel No.	N000-0940/041
1706 Moore Street	Tax Parcel No.	N000-0942/033
1709 Moore Street	Tax Parcel No.	N000-0940/040
1710 Moore Street	Tax Parcel No.	N000-0942/034
1711 Moore Street	Tax Parcel No.	N000-0940/038
1713 Moore Street	Tax Parcel No.	N000-0940/037
1714 Moore Street	Tax Parcel No.	N000-0942/036
1717 Moore Street	Tax Parcel No.	N000-0940/036
1718 Moore Street	Tax Parcel No.	N000-0942/038
1722 Moore Street	Tax Parcel No.	N000-0942/040
1723 Moore Street	Tax Parcel No.	N000-0940/034
1727 Moore Street	Tax Parcel No.	N000-0940/032
1728 Moore Street	Tax Parcel No.	N000-0942/043
1729 Moore Street	Tax Parcel No.	N000-0940/030
1730 Moore Street	Tax Parcel No.	N000-0942/044
1801 Moore Street	Tax Parcel No.	N000-0940/028
1804 Moore Street	Tax Parcel No.	N000-0942/045
1805 Moore Street	Tax Parcel No.	N000-0940/023
1809 Moore Street	Tax Parcel No.	N000-0940/069

1812 Moore Street	Tax Parcel No.	N000-0942/049
1813 Moore Street	Tax Parcel No.	N000-0940/071
1818 Moore Street	Tax Parcel No.	N000-0942/052
1819 Moore Street	Tax Parcel No.	N000-0941/020
1822 Moore Street	Tax Parcel No.	N000-0942/053
1825 Moore Street	Tax Parcel No.	N000-0941/018
1826 Moore Street	Tax Parcel No.	N000-0942/054
1829 Moore Street	Tax Parcel No.	N000-0941/016
1830 Moore Street	Tax Parcel No.	N000-0942/055
1833 Moore Street	Tax Parcel No.	N000-0941/014
1834 Moore Street	Tax Parcel No.	N000-0942/056
1837 Moore Street	Tax Parcel No.	N000-0941/011
1841 Moore Street	Tax Parcel No.	N000-0941/010
1843 Moore Street	Tax Parcel No.	N000-0941/008
1844 Moore Street	Tax Parcel No.	N000-0942/064
1845 Moore Street	Tax Parcel No.	N000-0941/006
1846 Moore Street	Tax Parcel No.	N000-0942/066
1847 Moore Street	Tax Parcel No.	N000-0941/004
1850 Moore Street	Tax Parcel No.	N000-0942/067
1856 Moore Street	Tax Parcel No.	N000-0942/068
2000 Moore Street	Tax Parcel No.	N000-1005/021
2001 Moore Street	Tax Parcel No.	N000-1004/024
2006 Moore Street	Tax Parcel No.	N000-1005/023
2007 Moore Street	Tax Parcel No.	N000-1004/020
2011 Moore Street	Tax Parcel No.	N000-1004/027
2012 Moore Street	Tax Parcel No.	N000-1005/025
2013 Moore Street	Tax Parcel No.	N000-1004/019
2014 Moore Street	Tax Parcel No.	N000-1005/027
2017 Moore Street	Tax Parcel No.	N000-1004/017
2018 Moore Street	Tax Parcel No.	N000-1005/030
2021 Moore Street	Tax Parcel No.	N000-1004/016
2022 Moore Street	Tax Parcel No.	N000-1005/032
2023 Moore Street	Tax Parcel No.	N000-1004/015
2025 Moore Street	Tax Parcel No.	N000-1004/014
2026 Moore Street	Tax Parcel No.	N000-1005/034
2027 Moore Street	Tax Parcel No.	N000-1004/013
2028 Moore Street	Tax Parcel No.	N000-1005/035
2029 Moore Street	Tax Parcel No.	N000-1004/012
2031 Moore Street	Tax Parcel No.	N000-1004/026
2032 Moore Street	Tax Parcel No.	N000-1005/037
2035 Moore Street	Tax Parcel No.	N000-1004/011
2038 Moore Street	Tax Parcel No.	N000-1005/039
2039 Moore Street	Tax Parcel No.	N000-1004/010
2040 Moore Street	Tax Parcel No.	N000-1005/058
2041 Moore Street	Tax Parcel No.	N000-1004/009

2044 Moore Street	Tax Parcel No.	N000-1005/043
2045 Moore Street	Tax Parcel No.	N000-1004/008
2048 Moore Street	Tax Parcel No.	N000-1005/045
2052 Moore Street	Tax Parcel No.	N000-1005/047
2056 Moore Street	Tax Parcel No.	N000-1005/057
2057 Moore Street	Tax Parcel No.	N000-1004/001

§ 9. That, as shown on the attached map entitled “Science Museum, Allison Street, and VCU&VUU Station Areas: 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 R-7 Single- and Two-Family Urban Residential District and shall no longer be subject to the provisions of sections 30-413.1 through 30-413.9 of the Code of the City of Richmond (2020), as amended, and that the same are included in the R-63 Multifamily Urban Residential District and shall be subject to the provisions of sections 30-419.1 through 30-419.11 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

1006 Bowe Street	Tax Parcel No.	N000-0676/025
1200 West Clay Street	Tax Parcel No.	N000-0517/014
1301 West Clay Street	Tax Parcel No.	N000-0571/018
405 Hancock Street	Tax Parcel No.	N000-0386/055
1500 West Leigh Street	Tax Parcel No.	N000-0676/026
1502 West Leigh Street	Tax Parcel No.	N000-0676/027
1504 West Leigh Street	Tax Parcel No.	N000-0676/028
1506 West Leigh Street	Tax Parcel No.	N000-0676/029
1508 West Leigh Street	Tax Parcel No.	N000-0676/030
1510 West Leigh Street	Tax Parcel No.	N000-0676/031
1512 West Leigh Street	Tax Parcel No.	N000-0676/032
1514 West Leigh Street	Tax Parcel No.	N000-0676/033
1001 North Lombardy Street	Tax Parcel No.	N000-0676/034
800 West Marshall Street	Tax Parcel No.	N000-0351/017
1100 West Marshall Street	Tax Parcel No.	N000-0466/022
1130 West Marshall Street	Tax Parcel No.	N000-0466/037

§ 10. That, as shown on the attached map entitled “Science Museum, Allison Street, and VCU&VUU Station Areas: 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 R-7 Single- and Two-Family Urban Residential District and shall no longer be subject to the provisions of sections 30-413.1 through 30-413.9 of the Code of the City of Richmond (2020), as amended, and that the same are included in the R-8 Urban Residential District and shall be subject to the provisions of sections 30-413.10 through 30-413.19 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

700 Catherine Street	Tax Parcel No.	N000-0308/022
701 Catherine Street	Tax Parcel No.	N000-0307/016
703 Catherine Street	Tax Parcel No.	N000-0307/015
703 1/2 Catherine Street	Tax Parcel No.	N000-0307/014
705 Catherine Street	Tax Parcel No.	N000-0307/013
706 Catherine Street	Tax Parcel No.	N000-0308/025
707 Catherine Street	Tax Parcel No.	N000-0307/012
709 Catherine Street	Tax Parcel No.	N000-0307/011
710 Catherine Street	Tax Parcel No.	N000-0308/027
713 Catherine Street	Tax Parcel No.	N000-0307/009
714 Catherine St	Tax Parcel No.	N000-0308/030
715 Catherine St	Tax Parcel No.	N000-0307/008
718 Catherine Street	Tax Parcel No.	N000-0308/032
719 Catherine Street	Tax Parcel No.	N000-0307/006
720 1/2 Catherine Street	Tax Parcel No.	N000-0308/035
721 Catherine Street	Tax Parcel No.	N000-0307/005
725 Catherine Street	Tax Parcel No.	N000-0307/003
726 Catherine Street	Tax Parcel No.	N000-0308/036
729 Catherine Street	Tax Parcel No.	N000-0307/002
730 Catherine Street	Tax Parcel No.	N000-0308/037
731 Catherine Street	Tax Parcel No.	N000-0307/001
800 Catherine Street	Tax Parcel No.	N000-0353/026
801 Catherine Street	Tax Parcel No.	N000-0352/026
802 Catherine Street	Tax Parcel No.	N000-0353/025
803 Catherine Street	Tax Parcel No.	N000-0352/022

804 Catherine Street	Tax Parcel No.	N000-0353/024
805 Catherine Street	Tax Parcel No.	N000-0352/011
806 Catherine Street	Tax Parcel No.	N000-0353/023
807 Catherine Street	Tax Parcel No.	N000-0352/009
808 Catherine Street	Tax Parcel No.	N000-0353/022
809 Catherine Street	Tax Parcel No.	N000-0352/008
810 Catherine Street	Tax Parcel No.	N000-0353/021
811 Catherine Street	Tax Parcel No.	N000-0352/007
812 Catherine Street	Tax Parcel No.	N000-0353/020
813 Catherine Street	Tax Parcel No.	N000-0352/001
814 Catherine Street	Tax Parcel No.	N000-0353/019
815 Catherine Street	Tax Parcel No.	N000-0352/006
816 Catherine Street	Tax Parcel No.	N000-0353/018
817 Catherine Street	Tax Parcel No.	N000-0352/005
818 Catherine Street	Tax Parcel No.	N000-0353/017
819 Catherine Street	Tax Parcel No.	N000-0352/004
820 Catherine Street	Tax Parcel No.	N000-0353/016
821 Catherine Street	Tax Parcel No.	N000-0352/003
900 Catherine Street	Tax Parcel No.	N000-0388/039
901 Catherine Street	Tax Parcel No.	N000-0387/066
903 Catherine Street	Tax Parcel No.	N000-0387/065
904 Catherine Street	Tax Parcel No.	N000-0388/042
905 Catherine Street	Tax Parcel No.	N000-0387/064
907 Catherine Street	Tax Parcel No.	N000-0387/063
909 Catherine Street	Tax Parcel No.	N000-0387/062
911 Catherine Street	Tax Parcel No.	N000-0387/061
913 Catherine Street	Tax Parcel No.	N000-0387/060
915 Catherine Street	Tax Parcel No.	N000-0387/017
923 Catherine Street	Tax Parcel No.	N000-0387/015
925 Catherine Street	Tax Parcel No.	N000-0387/013
1001 Catherine Street	Tax Parcel No.	N000-0387/012
1003 Catherine Street	Tax Parcel No.	N000-0387/010
1005 Catherine Street	Tax Parcel No.	N000-0387/009
1009 Catherine Street	Tax Parcel No.	N000-0387/007
1011 Catherine Street	Tax Parcel No.	N000-0387/006
1014 Catherine Street	Tax Parcel No.	N000-0388/062
1019 Catherine Street	Tax Parcel No.	N000-0387/055
1020 Catherine Street	Tax Parcel No.	N000-0388/064
1109 Catherine Street	Tax Parcel No.	N000-0467/004
1109 Catherine Street Rear	Tax Parcel No.	N000-0467/046
1110 Catherine Street	Tax Parcel No.	N000-0468/022
1111 Catherine Street	Tax Parcel No.	N000-0467/045
1114 Catherine Street	Tax Parcel No.	N000-0468/024
1117 Catherine Street	Tax Parcel No.	N000-0467/001
1118 Catherine Street	Tax Parcel No.	N000-0468/026

1128 Catherine Street	Tax Parcel No.	N000-0468/027
1130 Catherine Street	Tax Parcel No.	N000-0468/032
1134 Catherine Street	Tax Parcel No.	N000-0468/029
1205 Catherine Street	Tax Parcel No.	N000-0517/006
1211 Catherine Street	Tax Parcel No.	N000-0517/004
1213 Catherine Street	Tax Parcel No.	N000-0517/003
1215 Catherine Street	Tax Parcel No.	N000-0517/002
1216 Catherine Street	Tax Parcel No.	N000-0518/006
1217 Catherine Street	Tax Parcel No.	N000-0517/001
1218 Catherine Street	Tax Parcel No.	N000-0518/028
1305 Catherine Street	Tax Parcel No.	N000-0572/037
1306 Catherine Street	Tax Parcel No.	N000-0573/040
1307 Catherine Street	Tax Parcel No.	N000-0572/008
1309 Catherine Street	Tax Parcel No.	N000-0572/044
1311 Catherine Street	Tax Parcel No.	N000-0572/045
1312 Catherine Street	Tax Parcel No.	N000-0573/022
1313 Catherine Street	Tax Parcel No.	N000-0572/005
1315 Catherine Street	Tax Parcel No.	N000-0572/001
1318 Catherine Street	Tax Parcel No.	N000-0573/028
1322 Catherine Street	Tax Parcel No.	N000-0573/029
1400 Catherine Street	Tax Parcel No.	N000-0617/018
1409 Catherine Street	Tax Parcel No.	N000-0616/024
1420 Catherine Street	Tax Parcel No.	N000-0617/026
700 West Clay Street	Tax Parcel No.	N000-0307/017
701 West Clay Street	Tax Parcel No.	N000-0306/017
702 West Clay Street	Tax Parcel No.	N000-0307/018
703 West Clay Street	Tax Parcel No.	N000-0306/016
704 West Clay Street	Tax Parcel No.	N000-0307/019
705 West Clay Street	Tax Parcel No.	N000-0306/015
705 1/2 West Clay Street	Tax Parcel No.	N000-0306/014
706 West Clay Street	Tax Parcel No.	N000-0307/020
707 West Clay Street	Tax Parcel No.	N000-0306/013
708 West Clay Street	Tax Parcel No.	N000-0307/021
709 1/2 West Clay Street	Tax Parcel No.	N000-0306/011
710 West Clay Street	Tax Parcel No.	N000-0307/022
711 West Clay Street	Tax Parcel No.	N000-0306/010
712 West Clay Street	Tax Parcel No.	N000-0307/024
712 1/2 West Clay Street	Tax Parcel No.	N000-0307/025
713 West Clay Street	Tax Parcel No.	N000-0306/009
714 West Clay Street	Tax Parcel No.	N000-0307/026
715 West Clay Street	Tax Parcel No.	N000-0306/008
716 West Clay Street	Tax Parcel No.	N000-0307/027
716 1/2 West Clay Street	Tax Parcel No.	N000-0307/028
717 West Clay Street	Tax Parcel No.	N000-0306/007
718 West Clay Street	Tax Parcel No.	N000-0307/029



719 West Clay Street	Tax Parcel No.	N000-0306/006
719 1/2 West Clay Street	Tax Parcel No.	N000-0306/005
720 West Clay Street	Tax Parcel No.	N000-0307/030
721 West Clay Street	Tax Parcel No.	N000-0306/004
722 West Clay Street	Tax Parcel No.	N000-0307/031
723 West Clay Street	Tax Parcel No.	N000-0306/003
724 West Clay Street	Tax Parcel No.	N000-0307/032
725 West Clay Street	Tax Parcel No.	N000-0306/002
726 West Clay Street	Tax Parcel No.	N000-0307/033
727 West Clay Street	Tax Parcel No.	N000-0306/001
800 West Clay Street	Tax Parcel No.	N000-0352/010
801 West Clay Street	Tax Parcel No.	N000-0351/012
802 West Clay Street	Tax Parcel No.	N000-0352/031
803 West Clay Street	Tax Parcel No.	N000-0351/011
804 West Clay Street	Tax Parcel No.	N000-0352/012
805 West Clay Street	Tax Parcel No.	N000-0351/010
806 West Clay Street	Tax Parcel No.	N000-0352/013
807 West Clay Street	Tax Parcel No.	N000-0351/009
807 1/2 West Clay Street	Tax Parcel No.	N000-0351/008
807 3/4 West Clay Street	Tax Parcel No.	N000-0351/006
807 3/4a West Clay Street	Tax Parcel No.	N000-0351/007
807 3/4b West Clay Street	Tax Parcel No.	N000-0351/031
808 West Clay Street	Tax Parcel No.	N000-0352/014
809 West Clay Street	Tax Parcel No.	N000-0351/005
810 West Clay Street	Tax Parcel No.	N000-0352/016
811 West Clay Street	Tax Parcel No.	N000-0351/004
811 1/2 West Clay Street	Tax Parcel No.	N000-0351/003
812 West Clay Street	Tax Parcel No.	N000-0352/017
813 West Clay Street	Tax Parcel No.	N000-0351/002
814 West Clay Street	Tax Parcel No.	N000-0352/018
814 1/2 West Clay Street	Tax Parcel No.	N000-0352/019
815 West Clay Street	Tax Parcel No.	N000-0351/001
816 West Clay Street	Tax Parcel No.	N000-0352/020
818 West Clay Street	Tax Parcel No.	N000-0352/021
900 West Clay Street	Tax Parcel No.	N000-0387/030
901 West Clay Street	Tax Parcel No.	N000-0386/026
902 West Clay Street	Tax Parcel No.	N000-0387/031
903 West Clay Street	Tax Parcel No.	N000-0386/025
903 1/2 West Clay Street	Tax Parcel No.	N000-0386/024
904 West Clay Street	Tax Parcel No.	N000-0387/032
905 West Clay Street	Tax Parcel No.	N000-0386/023
906 West Clay Street	Tax Parcel No.	N000-0387/033
907 West Clay Street	Tax Parcel No.	N000-0386/022
908 West Clay Street	Tax Parcel No.	N000-0387/035
908 1/2 West Clay Street	Tax Parcel No.	N000-0387/036

909 West Clay Street	Tax Parcel No.	N000-0386/021
910 West Clay Street	Tax Parcel No.	N000-0387/037
911 West Clay Street	Tax Parcel No.	N000-0386/020
912 West Clay Street	Tax Parcel No.	N000-0387/038
913 West Clay Street	Tax Parcel No.	N000-0386/019
914 West Clay Street	Tax Parcel No.	N000-0387/039
915 West Clay Street	Tax Parcel No.	N000-0386/018
916 West Clay Street	Tax Parcel No.	N000-0387/040
917 West Clay Street	Tax Parcel No.	N000-0386/017
918 West Clay Street	Tax Parcel No.	N000-0387/041
919 West Clay Street	Tax Parcel No.	N000-0386/016
920 West Clay Street	Tax Parcel No.	N000-0387/042
921 West Clay Street	Tax Parcel No.	N000-0386/015
922 West Clay Street	Tax Parcel No.	N000-0387/043
923 West Clay Street	Tax Parcel No.	N000-0386/014
925 West Clay Street	Tax Parcel No.	N000-0386/013
927 West Clay Street	Tax Parcel No.	N000-0386/012
929 West Clay Street	Tax Parcel No.	N000-0386/011
931 West Clay Street	Tax Parcel No.	N000-0386/010
933 West Clay Street	Tax Parcel No.	N000-0386/009
935 West Clay Street	Tax Parcel No.	N000-0386/008
1000 West Clay Street	Tax Parcel No.	N000-0387/044
1002 West Clay Street	Tax Parcel No.	N000-0387/045
1004 West Clay Street	Tax Parcel No.	N000-0387/046
1006 West Clay Street	Tax Parcel No.	N000-0387/047
1006 1/2 W Clay Street	Tax Parcel No.	N000-0387/068
1008 West Clay Street	Tax Parcel No.	N000-0387/069
1009 West Clay Street	Tax Parcel No.	N000-0386/007
1010 West Clay Street	Tax Parcel No.	N000-0387/070
1011 West Clay Street	Tax Parcel No.	N000-0386/006
1012 West Clay Street	Tax Parcel No.	N000-0387/050
1012 1/2 West Clay Street	Tax Parcel No.	N000-0387/051
1013 West Clay Street	Tax Parcel No.	N000-0386/005
1014 West Clay Street	Tax Parcel No.	N000-0387/052
1015 West Clay Street	Tax Parcel No.	N000-0386/004
1016 West Clay Street	Tax Parcel No.	N000-0387/071
1017 West Clay Street	Tax Parcel No.	N000-0386/003
1018 West Clay Street	Tax Parcel No.	N000-0387/067
1019 West Clay Street	Tax Parcel No.	N000-0386/002
1021 West Clay Street	Tax Parcel No.	N000-0386/001
1100 West Clay Street	Tax Parcel No.	N000-0467/016
1101 West Clay Street	Tax Parcel No.	N000-0466/015
1102 West Clay Street	Tax Parcel No.	N000-0467/017
1103 West Clay Street	Tax Parcel No.	N000-0466/016
1104 West Clay Street	Tax Parcel No.	N000-0467/018

1105 West Clay Street	Tax Parcel No.	N000-0466/014
1106 West Clay Street	Tax Parcel No.	N000-0467/019
1107 West Clay Street	Tax Parcel No.	N000-0466/013
1109 West Clay Street	Tax Parcel No.	N000-0466/012
1111 West Clay Street	Tax Parcel No.	N000-0466/011
1113 West Clay Street	Tax Parcel No.	N000-0466/010
1202 West Clay Street	Tax Parcel No.	N000-0517/015
1202 1/2 West Clay Street	Tax Parcel No.	N000-0517/016
1204 West Clay Street	Tax Parcel No.	N000-0517/034
1204 1/2 West Clay St	Tax Parcel No.	N000-0517/018
1206 West Clay Street	Tax Parcel No.	N000-0517/019
1208 West Clay Street	Tax Parcel No.	N000-0517/020
1210 West Clay Street	Tax Parcel No.	N000-0517/021
1212 West Clay Street	Tax Parcel No.	N000-0517/022
1214 West Clay Street	Tax Parcel No.	N000-0517/023
1216 West Clay Street	Tax Parcel No.	N000-0517/024
1218 West Clay Street	Tax Parcel No.	N000-0517/025
1218 1/2 West Clay Street	Tax Parcel No.	N000-0517/026
1220 West Clay Street	Tax Parcel No.	N000-0517/027
1300 West Clay Street	Tax Parcel No.	N000-0572/020
1302 West Clay Street	Tax Parcel No.	N000-0572/021
1303 West Clay Street	Tax Parcel No.	N000-0571/017
1304 West Clay Street	Tax Parcel No.	N000-0572/022
1305 West Clay Street	Tax Parcel No.	N000-0571/016
1306 West Clay Street	Tax Parcel No.	N000-0572/023
1306 1/2 West Clay St	Tax Parcel No.	N000-0572/024
1307 West Clay Street	Tax Parcel No.	N000-0571/015
1308 West Clay Street	Tax Parcel No.	N000-0572/025
1308 1/2 West Clay St	Tax Parcel No.	N000-0572/026
1309 West Clay Street	Tax Parcel No.	N000-0571/014
1310 West Clay Street	Tax Parcel No.	N000-0572/027
1311 West Clay Street	Tax Parcel No.	N000-0571/013
1312 West Clay Street	Tax Parcel No.	N000-0572/028
1313 West Clay Street	Tax Parcel No.	N000-0571/012
1314 West Clay Street	Tax Parcel No.	N000-0572/029
1315 West Clay Street	Tax Parcel No.	N000-0571/011
1316 West Clay Street	Tax Parcel No.	N000-0572/030
1317 West Clay Street	Tax Parcel No.	N000-0571/010
1319 West Clay Street	Tax Parcel No.	N000-0571/009
1320 West Clay Street	Tax Parcel No.	N000-0572/031
1320 1/2 W Clay Street	Tax Parcel No.	N000-0572/032
1321 West Clay Street	Tax Parcel No.	N000-0571/008
1322 West Clay Street	Tax Parcel No.	N000-0572/033
1323 West Clay Street	Tax Parcel No.	N000-0571/007
1327 West Clay Street	Tax Parcel No.	N000-0571/005

1329 West Clay Street	Tax Parcel No.	N000-0571/003
1333 West Clay Street	Tax Parcel No.	N000-0571/002
1335 West Clay Street	Tax Parcel No.	N000-0571/001
1400 West Clay Street	Tax Parcel No.	N000-0616/001
1405 West Clay Street	Tax Parcel No.	N000-0615/012
1407 West Clay Street	Tax Parcel No.	N000-0615/011
1408 West Clay Street	Tax Parcel No.	N000-0616/005
1409 West Clay Street	Tax Parcel No.	N000-0615/010
1410 West Clay Street	Tax Parcel No.	N000-0616/023
1411 West Clay Street	Tax Parcel No.	N000-0615/009
1411 1/2 West Clay Street	Tax Parcel No.	N000-0615/008
1412 West Clay Street	Tax Parcel No.	N000-0616/007
1414 West Clay Street	Tax Parcel No.	N000-0616/008
1415 West Clay Street	Tax Parcel No.	N000-0615/007
1416 West Clay Street	Tax Parcel No.	N000-0616/009
1417 West Clay Street	Tax Parcel No.	N000-0615/006
1418 West Clay Street	Tax Parcel No.	N000-0616/010
1419 West Clay Street	Tax Parcel No.	N000-0615/005
1420 West Clay Street	Tax Parcel No.	N000-0616/011
1421 West Clay Street	Tax Parcel No.	N000-0615/002
1422 West Clay Street	Tax Parcel No.	N000-0616/012
1424 West Clay Street	Tax Parcel No.	N000-0616/013
1425 West Clay Street	Tax Parcel No.	N000-0615/001
1428 West Clay Street	Tax Parcel No.	N000-0616/014
1430 West Clay Street	Tax Parcel No.	N000-0616/015
402 Gilmer Street	Tax Parcel No.	N000-0351/015
405 Gilmer Street	Tax Parcel No.	N000-0306/039
406 Gilmer Street	Tax Parcel No.	N000-0351/014
408 Gilmer Street	Tax Parcel No.	N000-0351/013
409 Gilmer Street	Tax Parcel No.	N000-0306/040
411 Gilmer Street	Tax Parcel No.	N000-0306/041
417 Gilmer Street	Tax Parcel No.	N000-0306/042
419 Gilmer Street	Tax Parcel No.	N000-0306/043
421 Gilmer Street	Tax Parcel No.	N000-0306/044
423 Gilmer Street	Tax Parcel No.	N000-0306/045
507 Gilmer Street	Tax Parcel No.	N000-0307/034
509 Gilmer Street	Tax Parcel No.	N000-0307/035
412 Goshen Street	Tax Parcel No.	N000-0386/027
412 Goshen Street	Tax Parcel No.	N000-0386/060
609 Goshen Street	Tax Parcel No.	N000-0353/014
402 Hancock Street	Tax Parcel No.	N000-0466/021
404 Hancock Street	Tax Parcel No.	N000-0466/020
406 Hancock Street	Tax Parcel No.	N000-0466/019
407 Hancock Street	Tax Parcel No.	N000-0386/056
408 Hancock Street	Tax Parcel No.	N000-0466/018

410 Hancock Street	Tax Parcel No.	N000-0466/017
411 Hancock Street	Tax Parcel No.	N000-0386/057
413 Hancock Street	Tax Parcel No.	N000-0386/058
415 Hancock Street	Tax Parcel No.	N000-0386/059
506 Hancock Street	Tax Parcel No.	N000-0467/015
507 Hancock Street	Tax Parcel No.	N000-0387/058
509 Hancock Street	Tax Parcel No.	N000-0387/057
510 Hancock Street	Tax Parcel No.	N000-0467/011
511 Hancock Street	Tax Parcel No.	N000-0387/056
513 Hancock Street	Tax Parcel No.	N000-0387/005
514 Hancock Street	Tax Parcel No.	N000-0467/038
515 Hancock Street	Tax Parcel No.	N000-0387/003
516 Hancock Street	Tax Parcel No.	N000-0467/010
517 Hancock Street	Tax Parcel No.	N000-0387/001
602 Hancock Street	Tax Parcel No.	N000-0468/019
604 Hancock Street	Tax Parcel No.	N000-0468/017
604 1/2 Hancock Street	Tax Parcel No.	N000-0468/016
605 Hancock Street	Tax Parcel No.	N000-0388/069
606 Hancock Street	Tax Parcel No.	N000-0468/015
608 Hancock Street	Tax Parcel No.	N000-0468/014
609 Hancock Street	Tax Parcel No.	N000-0388/070
610 Hancock Street	Tax Parcel No.	N000-0468/013
612 Hancock Street	Tax Parcel No.	N000-0468/010
809 North Harrison Street	Tax Parcel No.	N000-0467/039
809 North Harrison Street Unit A	Tax Parcel No.	N000-0467/032
810 North Harrison Street	Tax Parcel No.	N000-0517/013
810 North Harrison Street Rear	Tax Parcel No.	N000-0517/033
811 North Harrison Street	Tax Parcel No.	N000-0467/040
812 North Harrison Street	Tax Parcel No.	N000-0517/012
813 North Harrison Street	Tax Parcel No.	N000-0467/041
813 North Harrison St Unit A	Tax Parcel No.	N000-0467/034
815 North Harrison Street	Tax Parcel No.	N000-0467/042
816 North Harrison Street	Tax Parcel No.	N000-0517/010
817 North Harrison Street	Tax Parcel No.	N000-0467/043
817 North Harrison Street Unit A	Tax Parcel No.	N000-0467/036
818 North Harrison Street	Tax Parcel No.	N000-0517/009
819 North Harrison Street	Tax Parcel No.	N000-0467/044
900 North Harrison Street	Tax Parcel No.	N000-0518/020
909 North Harrison Street	Tax Parcel No.	N000-0468/030
910 North Harrison Street	Tax Parcel No.	N000-0518/027
913 North Harrison Street	Tax Parcel No.	N000-0468/031
714 Kinney Street	Tax Parcel No.	N000-0615/015
813 Kinney Street	Tax Parcel No.	N000-0572/034
815 Kinney Street	Tax Parcel No.	N000-0572/036
819 Kinney Street	Tax Parcel No.	N000-0572/035

901 Kinney Street	Tax Parcel No.	N000-0573/031
903 Kinney Street	Tax Parcel No.	N000-0573/032
905 Kinney Street	Tax Parcel No.	N000-0573/033
907 Kinney Street	Tax Parcel No.	N000-0573/035
909 Kinney Street	Tax Parcel No.	N000-0573/036
911 Kinney Street	Tax Parcel No.	N000-0573/037
913 Kinney Street	Tax Parcel No.	N000-0573/039
703 West Leigh Street	Tax Parcel No.	N000-0308/019
705 West Leigh Street	Tax Parcel No.	N000-0308/018
705 1/2 West Leigh Street	Tax Parcel No.	N000-0308/017
709 West Leigh Street	Tax Parcel No.	N000-0308/014
713 West Leigh Street	Tax Parcel No.	N000-0308/013
715 West Leigh Street	Tax Parcel No.	N000-0308/010
717 West Leigh Street	Tax Parcel No.	N000-0308/009
719 West Leigh Street	Tax Parcel No.	N000-0308/008
723 West Leigh Street	Tax Parcel No.	N000-0308/006
727 West Leigh Street	Tax Parcel No.	N000-0308/005
731 West Leigh Street	Tax Parcel No.	N000-0308/001
801 West Leigh Street	Tax Parcel No.	N000-0353/013
803 West Leigh Street	Tax Parcel No.	N000-0353/012
805 West Leigh Street	Tax Parcel No.	N000-0353/011
807 West Leigh Street	Tax Parcel No.	N000-0353/010
809 West Leigh Street	Tax Parcel No.	N000-0353/009
811 West Leigh Street	Tax Parcel No.	N000-0353/008
813 West Leigh Street	Tax Parcel No.	N000-0353/007
815 West Leigh Street	Tax Parcel No.	N000-0353/006
817 West Leigh Street	Tax Parcel No.	N000-0353/005
819 West Leigh Street	Tax Parcel No.	N000-0353/004
821 West Leigh Street	Tax Parcel No.	N000-0353/003
823 West Leigh Street	Tax Parcel No.	N000-0353/001
903 West Leigh Street	Tax Parcel No.	N000-0388/035
905 West Leigh Street	Tax Parcel No.	N000-0388/032
913 West Leigh Street	Tax Parcel No.	N000-0388/031
915 West Leigh Street	Tax Parcel No.	N000-0388/030
919 West Leigh Street	Tax Parcel No.	N000-0388/029
921 West Leigh Street	Tax Parcel No.	N000-0388/027
925 West Leigh Street	Tax Parcel No.	N000-0388/025
927 West Leigh Street	Tax Parcel No.	N000-0388/024
931 West Leigh Street	Tax Parcel No.	N000-0388/020
937 West Leigh Street	Tax Parcel No.	N000-0388/019
1001 West Leigh Street	Tax Parcel No.	N000-0388/016
1005 West Leigh Street	Tax Parcel No.	N000-0388/014
1007 West Leigh Street	Tax Parcel No.	N000-0388/012
1011 West Leigh Street	Tax Parcel No.	N000-0388/009
1013 West Leigh Street	Tax Parcel No.	N000-0388/008

1019 West Leigh Street	Tax Parcel No.	N000-0388/004
1021 West Leigh Street	Tax Parcel No.	N000-0388/002
1103 West Leigh Street	Tax Parcel No.	N000-0468/007
1107 West Leigh Street	Tax Parcel No.	N000-0468/005
1109 West Leigh Street	Tax Parcel No.	N000-0468/004
1111 West Leigh Street	Tax Parcel No.	N000-0468/003
1115 West Leigh Street	Tax Parcel No.	N000-0468/002
1117 West Leigh Street	Tax Parcel No.	N000-0468/001
1201 West Leigh Street	Tax Parcel No.	N000-0518/015
1203 1/2 West Leigh Street	Tax Parcel No.	N000-0518/013
1205 West Leigh Street	Tax Parcel No.	N000-0518/012
1205 1/2 W Leigh Street	Tax Parcel No.	N000-0518/011
1207 West Leigh Street	Tax Parcel No.	N000-0518/010
1207 1/2 W Leigh Street	Tax Parcel No.	N000-0518/009
1209 West Leigh Street	Tax Parcel No.	N000-0518/008
1209 1/2 W Leigh Street	Tax Parcel No.	N000-0518/007
1211 1/2 W Leigh Street	Tax Parcel No.	N000-0518/005
1213 West Leigh Street	Tax Parcel No.	N000-0518/004
1215 West Leigh Street	Tax Parcel No.	N000-0518/003
1217 West Leigh Street	Tax Parcel No.	N000-0518/002
1223 West Leigh Street	Tax Parcel No.	N000-0518/001
1303 West Leigh Street	Tax Parcel No.	N000-0573/015
1303 1/2 W Leigh Street	Tax Parcel No.	N000-0573/013
1305 West Leigh Street	Tax Parcel No.	N000-0573/012
1307 West Leigh Street	Tax Parcel No.	N000-0573/011
1309 West Leigh Street	Tax Parcel No.	N000-0573/009
1311 West Leigh Street	Tax Parcel No.	N000-0573/010
1311 1/2 West Leigh Street	Tax Parcel No.	N000-0573/008
1311 1/2a West Leigh Street	Tax Parcel No.	N000-0573/007
1313 West Leigh Street	Tax Parcel No.	N000-0573/006
1315 West Leigh Street	Tax Parcel No.	N000-0573/005
1317 West Leigh Street	Tax Parcel No.	N000-0573/004
1319 West Leigh Street	Tax Parcel No.	N000-0573/003
1321 West Leigh Street	Tax Parcel No.	N000-0573/002
1323 West Leigh Street	Tax Parcel No.	N000-0573/001
1401 West Leigh Street	Tax Parcel No.	N000-0617/015
1403 West Leigh Street	Tax Parcel No.	N000-0617/014
1403 1/2 West Leigh Street	Tax Parcel No.	N000-0617/013
1405 West Leigh Street	Tax Parcel No.	N000-0617/012
1407 West Leigh Street	Tax Parcel No.	N000-0617/011
1409 West Leigh Street	Tax Parcel No.	N000-0617/010
1411 West Leigh Street	Tax Parcel No.	N000-0617/009
1411 1/2 West Leigh St	Tax Parcel No.	N000-0617/008
1413 West Leigh Street	Tax Parcel No.	N000-0617/007
1415 West Leigh Street	Tax Parcel No.	N000-0617/006

1417 West Leigh Street	Tax Parcel No.	N000-0617/005
1419 West Leigh Street	Tax Parcel No.	N000-0617/004
1421 West Leigh Street	Tax Parcel No.	N000-0617/003
1423 West Leigh Street	Tax Parcel No.	N000-0617/002
1425 West Leigh Street	Tax Parcel No.	N000-0617/001
802 West Marshall Street	Tax Parcel No.	N000-0351/018
804 West Marshall Street	Tax Parcel No.	N000-0351/019
806 West Marshall Street	Tax Parcel No.	N000-0351/020
808 West Marshall Street	Tax Parcel No.	N000-0351/021
1004 West Marshall Street	Tax Parcel No.	N000-0386/047
1006 West Marshall Street	Tax Parcel No.	N000-0386/048
1008 West Marshall Street	Tax Parcel No.	N000-0386/049
1010 West Marshall Street	Tax Parcel No.	N000-0386/050
1014 West Marshall Street	Tax Parcel No.	N000-0386/052
1018 West Marshall Street	Tax Parcel No.	N000-0386/053
1102 West Marshall Street	Tax Parcel No.	N000-0466/023
1104 West Marshall Street	Tax Parcel No.	N000-0466/024
1106 West Marshall Street	Tax Parcel No.	N000-0466/025
1108 West Marshall Street	Tax Parcel No.	N000-0466/026
1110 West Marshall Street	Tax Parcel No.	N000-0466/027
1112 West Marshall Street	Tax Parcel No.	N000-0466/028
1114 West Marshall Street	Tax Parcel No.	N000-0466/029
1114 1/2 West Marshall Street	Tax Parcel No.	N000-0466/039
1116 West Marshall Street	Tax Parcel No.	N000-0466/030
1118 West Marshall Street	Tax Parcel No.	N000-0466/031
1120 West Marshall Street	Tax Parcel No.	N000-0466/032
1122 West Marshall Street	Tax Parcel No.	N000-0466/033
1124 West Marshall Street	Tax Parcel No.	N000-0466/034
1126 West Marshall Street	Tax Parcel No.	N000-0466/035
1128 West Marshall Street	Tax Parcel No.	N000-0466/036
404 Munford Street	Tax Parcel No.	N000-0306/020
406 Munford Street	Tax Parcel No.	N000-0306/019
408 Munford Street	Tax Parcel No.	N000-0306/018
806 Norton Street	Tax Parcel No.	N000-0572/014
806 Norton Street Unit A	Tax Parcel No.	N000-0572/038
806 Norton Street Unit B	Tax Parcel No.	N000-0572/039
807 Norton Street	Tax Parcel No.	N000-0517/028
808 Norton Street Unit A	Tax Parcel No.	N000-0572/040
808 Norton Street Unit B	Tax Parcel No.	N000-0572/041
810 Norton Street Unit A	Tax Parcel No.	N000-0572/042
810 Norton Street Unit B	Tax Parcel No.	N000-0572/043
812 Norton Street	Tax Parcel No.	N000-0572/013
814 Norton Street	Tax Parcel No.	N000-0572/012
815 Norton Street	Tax Parcel No.	N000-0517/029
816 Norton Street	Tax Parcel No.	N000-0572/011



817 Norton Street	Tax Parcel No.	N000-0517/030
819 Norton Street	Tax Parcel No.	N000-0517/031
821 Norton Street	Tax Parcel No.	N000-0517/032
900 Norton Street	Tax Parcel No.	N000-0573/021
901 Norton Street	Tax Parcel No.	N000-0518/023
902 Norton Street	Tax Parcel No.	N000-0573/020
904 Norton Street	Tax Parcel No.	N000-0573/019
905 Norton Street	Tax Parcel No.	N000-0518/025
906 Norton Street	Tax Parcel No.	N000-0573/018
907 Norton Street	Tax Parcel No.	N000-0518/026
908 Norton Street	Tax Parcel No.	N000-0573/017
916 Norton Street	Tax Parcel No.	N000-0573/016

§ 11. That, as shown on the attached map entitled “Science Museum, Allison Street, and VCU&VUU Station Areas: 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 R-53 Multifamily Residential District and shall no longer be subject to the provisions of sections 30-418.1 through 30-418.8 of the Code of the City of Richmond (2020), as amended, and that the same are included in the R-63 Multifamily Urban Residential District and shall be subject to the provisions of sections 30-419.1 through 30-419.11 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

715 Bowe Street Unit 1	Tax Parcel No.	N000-0615/038
715 Bowe Street Unit 2	Tax Parcel No.	N000-0615/040
715 Bowe Street Unit 3	Tax Parcel No.	N000-0615/041
719 Bowe Street	Tax Parcel No.	N000-0615/037
813 Bowe Street	Tax Parcel No.	N000-0616/016
815 Bowe Street	Tax Parcel No.	N000-0616/018
821 Bowe Street	Tax Parcel No.	N000-0616/020
823 Bowe Street	Tax Parcel No.	N000-0616/022
901 Bowe Street	Tax Parcel No.	N000-0617/028
903 Bowe Street	Tax Parcel No.	N000-0617/029
905 Bowe Street	Tax Parcel No.	N000-0617/030

907 Bowe Street	Tax Parcel No.	N000-0617/031
909 Bowe Street	Tax Parcel No.	N000-0617/032
911 Bowe Street	Tax Parcel No.	N000-0617/033
915 Bowe Street	Tax Parcel No.	N000-0617/034
1120 West Clay Street	Tax Parcel No.	N000-0467/024
1600 West Leigh Street	Tax Parcel No.	N000-0732/001
400 Munford Street	Tax Parcel No.	N000-0306/023

§ 12. That, as shown on the attached map entitled “Science Museum, Allison Street, and VCU&VUU Station Areas: 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 R-73 Multifamily Residential District and shall no longer be subject to the provisions of sections 30-420.1 through 30-420.8 of the Code of the City of Richmond (2020), as amended, and that the same are included in the B-4 Central Business District and shall be subject to the provisions of sections 30-440 through 30-440.7 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

1235 West Broad Street	Tax Parcel No.	W000-0482/027
500 North Harrison Street	Tax Parcel No.	W000-0482/026

§ 13. That, as shown on the attached map entitled “Science Museum, Allison Street, and VCU&VUU Station Areas: 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 UB-PO4 Urban Business District and shall no longer be subject to the provisions of sections 30-433.1 through 30-433.8 and section

30-910.4 of the Code of the City of Richmond (2020), as amended, and that the same are included in the B-4 Central Business District and shall be subject to the provisions of sections 30-440 through 30-440.7 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

1203 West Broad Street	Tax Parcel No.	W000-0482/021
1205 West Broad Street	Tax Parcel No.	W000-0482/018
1209 West Broad Street	Tax Parcel No.	W000-0482/016
1211 West Broad Street	Tax Parcel No.	W000-0482/015
1213 West Broad Street	Tax Parcel No.	W000-0482/014
1217 West Broad Street	Tax Parcel No.	W000-0482/012
1219 West Broad Street	Tax Parcel No.	W000-0482/008
1235 West Broad Street	Tax Parcel No.	W000-0482/027
500 North Harrison Street	Tax Parcel No.	W000-0482/026
534 North Harrison Street	Tax Parcel No.	W000-0482/024

§ 14. That after the effective date of this ordinance and as shown on the attached map entitled “Science Museum, Allison Street, and VCU&VUU Station Areas: 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 UB-PO4 Urban Business District and shall no longer be subject to the provisions of sections 30-433.1 through 30-433.8 and section 30-910.4 of the Code of the City of Richmond (2020), as amended, and that the same are included in the B-5 Central Business District and shall be subject to the provisions of sections 30-442.1 through 30-442.7 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

2305 West Broad Street	Tax Parcel No.	W000-1048/029
2309 West Broad Street	Tax Parcel No.	W000-1048/025
2311 West Broad Street	Tax Parcel No.	W000-1048/018
2315 West Broad Street	Tax Parcel No.	W000-1048/010
2325 West Broad Street	Tax Parcel No.	W000-1048/008

2337 West Broad Street	Tax Parcel No.	W000-1048/002
2501 West Broad Street	Tax Parcel No.	W000-1130/004
2501 West Broad Street	Tax Parcel No.	W000-1130/004B
2501 West Broad Street	Tax Parcel No.	W000-1130/004T
2515 West Broad Street	Tax Parcel No.	W000-1130/003
2525 West Broad Street	Tax Parcel No.	W000-1130/002
2529 West Broad Street	Tax Parcel No.	W000-1130/001
2601 West Broad Street	Tax Parcel No.	W000-1170/001
2607 West Broad Street	Tax Parcel No.	W000-1170/002
2613 West Broad Street	Tax Parcel No.	W000-1170/005
2617 West Broad Street	Tax Parcel No.	W000-1170/010
2701 West Broad Street	Tax Parcel No.	W000-1214/029
2705 West Broad Street	Tax Parcel No.	W000-1214/027
2707 West Broad Street	Tax Parcel No.	W000-1214/025
2727 West Broad Street	Tax Parcel No.	W000-1214/018
2729 West Broad Street	Tax Parcel No.	W000-1214/012
2745 West Broad Street	Tax Parcel No.	W000-1214/003
2753 West Broad Street	Tax Parcel No.	W000-1214/001
805 North Davis Avenue	Tax Parcel No.	W000-1048/004

§ 15. That after the effective date of this ordinance and as shown on the attached map entitled “Science Museum, Allison Street, and VCU&VUU Station Areas: 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 UB-PO4 Urban Business District and shall no longer be subject to the provisions of sections 30-433.1 through 30-433.8 and section 30-910.4 of the Code of the City of Richmond (2020), as amended, and that the same are included in the B-6 Mixed-Use Business District and shall be subject to the provisions of sections 30-444.1 through 30-444.8 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

709 Allison Street	Tax Parcel No.	W000-0911/052
1301 West Broad Street	Tax Parcel No.	W000-0615/029
1313 West Broad Street	Tax Parcel No.	W000-0615/024

1319 West Broad Street	Tax Parcel No.	W000-0615/018
1333 West Broad Street RSPS	Tax Parcel No.	W000-0615/105
1333 West Broad Street Unit 121	Tax Parcel No.	W000-0615/106
1333 West Broad Street Unit 122	Tax Parcel No.	W000-0615/107
1333 West Broad Street Unit 201	Tax Parcel No.	W000-0615/049
1333 West Broad Street Unit 202	Tax Parcel No.	W000-0615/050
1333 West Broad Street Unit 203	Tax Parcel No.	W000-0615/051
1333 West Broad Street Unit 204	Tax Parcel No.	W000-0615/052
1333 West Broad Street Unit 205	Tax Parcel No.	W000-0615/053
1333 West Broad Street Unit 206	Tax Parcel No.	W000-0615/054
1333 West Broad Street Unit 207	Tax Parcel No.	W000-0615/055
1333 West Broad Street Unit 208	Tax Parcel No.	W000-0615/056
1333 West Broad Street Unit 209	Tax Parcel No.	W000-0615/057
1333 West Broad Street Unit 210	Tax Parcel No.	W000-0615/058
1333 West Broad Street Unit 211a	Tax Parcel No.	W000-0615/059
1333 West Broad Street Unit 212	Tax Parcel No.	W000-0615/060
1333 West Broad Street Unit 213	Tax Parcel No.	W000-0615/061
1333 West Broad Street Unit 214	Tax Parcel No.	W000-0615/062
1333 West Broad Street Unit 301	Tax Parcel No.	W000-0615/063
1333 West Broad Street Unit 302	Tax Parcel No.	W000-0615/064
1333 West Broad Street Unit 303	Tax Parcel No.	W000-0615/065
1333 West Broad Street Unit 304	Tax Parcel No.	W000-0615/066
1333 West Broad Street Unit 305	Tax Parcel No.	W000-0615/067
1333 West Broad Street Unit 306	Tax Parcel No.	W000-0615/068
1333 West Broad Street Unit 307	Tax Parcel No.	W000-0615/069
1333 West Broad Street Unit 308	Tax Parcel No.	W000-0615/070
1333 West Broad Street Unit 309	Tax Parcel No.	W000-0615/071
1333 West Broad Street Unit 310	Tax Parcel No.	W000-0615/072
1333 West Broad Street Unit 311	Tax Parcel No.	W000-0615/073
1333 West Broad Street Unit 312	Tax Parcel No.	W000-0615/074
1333 West Broad Street Unit 313	Tax Parcel No.	W000-0615/075
1333 West Broad Street Unit 314	Tax Parcel No.	W000-0615/076
1333 West Broad Street Unit 401	Tax Parcel No.	W000-0615/077
1333 West Broad Street Unit 402	Tax Parcel No.	W000-0615/078
1333 West Broad Street Unit 403	Tax Parcel No.	W000-0615/079
1333 West Broad Street Unit 404	Tax Parcel No.	W000-0615/080
1333 West Broad Street Unit 405	Tax Parcel No.	W000-0615/081
1333 West Broad Street Unit 406	Tax Parcel No.	W000-0615/082
1333 West Broad Street Unit 407	Tax Parcel No.	W000-0615/083
1333 West Broad Street Unit 408	Tax Parcel No.	W000-0615/084
1333 West Broad Street Unit 409	Tax Parcel No.	W000-0615/085
1333 West Broad Street Unit 410	Tax Parcel No.	W000-0615/086
1333 West Broad Street Unit 411	Tax Parcel No.	W000-0615/087
1333 West Broad Street Unit 412	Tax Parcel No.	W000-0615/088
1333 West Broad Street Unit 413	Tax Parcel No.	W000-0615/089

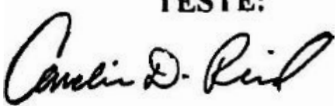
1333 West Broad Street Unit 414	Tax Parcel No.	W000-0615/090
1333 West Broad Street Unit 501	Tax Parcel No.	W000-0615/091
1333 West Broad Street Unit 502	Tax Parcel No.	W000-0615/092
1333 West Broad Street Unit 503	Tax Parcel No.	W000-0615/093
1333 West Broad Street Unit 504	Tax Parcel No.	W000-0615/094
1333 West Broad Street Unit 505	Tax Parcel No.	W000-0615/095
1333 West Broad Street Unit 506	Tax Parcel No.	W000-0615/096
1333 West Broad Street Unit 507	Tax Parcel No.	W000-0615/097
1333 West Broad Street Unit 508	Tax Parcel No.	W000-0615/098
1333 West Broad Street Unit 509	Tax Parcel No.	W000-0615/099
1333 West Broad Street Unit 510	Tax Parcel No.	W000-0615/100
1333 West Broad Street Unit 511	Tax Parcel No.	W000-0615/101
1333 West Broad Street Unit 512	Tax Parcel No.	W000-0615/102
1333 West Broad Street Unit 513	Tax Parcel No.	W000-0615/103
1333 West Broad Street Unit 514	Tax Parcel No.	W000-0615/104
1335 West Broad Street	Tax Parcel No.	W000-0615/016
1341 West Broad Street	Tax Parcel No.	W000-0615/006
1515 West Broad Street	Tax Parcel No.	W000-0615/004
1517 West Broad Street	Tax Parcel No.	W000-0615/003
1521 West Broad Street	Tax Parcel No.	W000-0615/001
1607 West Broad Street	Tax Parcel No.	W000-0736/031
1609 West Broad Street	Tax Parcel No.	W000-0736/030
1611 West Broad Street	Tax Parcel No.	W000-0736/027
1615 West Broad Street	Tax Parcel No.	W000-0736/026
1617 West Broad Street	Tax Parcel No.	W000-0736/025
1621 West Broad Street	Tax Parcel No.	W000-0736/023
1623 West Broad Street	Tax Parcel No.	W000-0736/022
1635 West Broad Street	Tax Parcel No.	W000-0736/014
1639 West Broad Street	Tax Parcel No.	W000-0736/013
1641 West Broad Street	Tax Parcel No.	W000-0736/012
1643 West Broad Street	Tax Parcel No.	W000-0736/009
1649 West Broad Street	Tax Parcel No.	W000-0736/008
1657 West Broad Street	Tax Parcel No.	W000-0736/001
1657 West Broad Street Unit 1	Tax Parcel No.	W000-0736/076
1657 West Broad Street Unit 10	Tax Parcel No.	W000-0736/085
1657 West Broad Street Unit 11	Tax Parcel No.	W000-0736/086
1657 West Broad Street Unit 12	Tax Parcel No.	W000-0736/087
1657 West Broad Street Unit 13	Tax Parcel No.	W000-0736/088
1657 West Broad Street Unit 14	Tax Parcel No.	W000-0736/089
1657 West Broad Street Unit 15	Tax Parcel No.	W000-0736/090
1657 West Broad Street Unit 16	Tax Parcel No.	W000-0736/091
1657 West Broad Street Unit 1a	Tax Parcel No.	W000-0736/092
1657 West Broad Street Unit 2	Tax Parcel No.	W000-0736/077
1657 West Broad Street Unit 2a	Tax Parcel No.	W000-0736/093
1657 West Broad Street Unit 3	Tax Parcel No.	W000-0736/078

1657 West Broad Street Unit 3a	Tax Parcel No.	W000-0736/094
1657 West Broad Street Unit 4	Tax Parcel No.	W000-0736/079
1657 West Broad Street Unit 5	Tax Parcel No.	W000-0736/080
1657 West Broad Street Unit 6	Tax Parcel No.	W000-0736/081
1657 West Broad Street Unit 7	Tax Parcel No.	W000-0736/082
1657 West Broad Street Unit 8	Tax Parcel No.	W000-0736/083
1657 West Broad Street Unit 9	Tax Parcel No.	W000-0736/084
1701 West Broad Street	Tax Parcel No.	W000-1252/012
1801 West Broad Street	Tax Parcel No.	W000-0821/022
1811 West Broad Street	Tax Parcel No.	W000-0821/021
1813 West Broad Street	Tax Parcel No.	W000-0821/020
1819 West Broad Street	Tax Parcel No.	W000-0821/017
1825 West Broad Street	Tax Parcel No.	W000-0821/016
1831 West Broad Street	Tax Parcel No.	W000-0821/010
1835 West Broad Street	Tax Parcel No.	W000-0821/008
1837 West Broad Street	Tax Parcel No.	W000-0821/006
1841 West Broad Street	Tax Parcel No.	W000-0821/003
1845 West Broad Street	Tax Parcel No.	W000-0821/002
1847 West Broad Street	Tax Parcel No.	W000-0821/056
2001 West Broad Street	Tax Parcel No.	W000-0911/026
2007 West Broad Street	Tax Parcel No.	W000-0911/022
2007 West Broad Street	Tax Parcel No.	W000-0911/022T
2009 West Broad Street	Tax Parcel No.	W000-0911/021
2011 West Broad Street	Tax Parcel No.	W000-0911/020
2015 West Broad Street	Tax Parcel No.	W000-0911/019
2025 West Broad Street	Tax Parcel No.	W000-0911/014
2029 West Broad Street	Tax Parcel No.	W000-0911/013
2033 West Broad Street	Tax Parcel No.	W000-0911/011
2037 West Broad Street	Tax Parcel No.	W000-0911/009
2039 West Broad Street	Tax Parcel No.	W000-0911/007
2043 West Broad Street	Tax Parcel No.	W000-0911/005
2049 West Broad Street	Tax Parcel No.	W000-0911/003
2053 West Broad Street	Tax Parcel No.	W000-0911/001
2209 West Broad Street	Tax Parcel No.	W000-1010/014
2237 West Broad Street	Tax Parcel No.	W000-1010/005
2239 West Broad Street	Tax Parcel No.	W000-1010/001
618 North Lombardy Street	Tax Parcel No.	W000-0736/033
715 North Meadow Street	Tax Parcel No.	W000-0821/052
717 North Meadow Street	Tax Parcel No.	W000-0821/053
719 North Meadow Street	Tax Parcel No.	W000-0821/054
721 North Meadow Street	Tax Parcel No.	W000-0821/055

§ 16. That, as shown on the map entitled “Science Museum, Allison Street, and VCU&VUU Station Areas: 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.

§ 17. That, as shown on the map entitled “Science Museum, Allison Street, and VCU&VUU Station Areas: 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.

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

**A TRUE COPY:**  
**TESTE:**  
  
**City Clerk**



# City of Richmond

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

## Item Request

File Number:

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### 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 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 Science Museum, Allison Street, and VCU&VUU Pulse Station Areas.

**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 Science Museum, Allison Street, and VCU&VUU Pulse BRT Station Areas.

**REASON:** This rezoning will help implement the vision outlined in the Richmond 300 Master Plan, adopted December 14, 2020, and the visions for the Science Museum, Allison Street, and VCU&VUU Pulse BRT Station Areas outlined in the Pulse Corridor Plan, adopted July 24, 2017.

**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 and the Pulse Corridor Plan set recommendations and policies to guide the future growth of the city. One main recommendation in both plans is to rezone the city in accordance with the Future Land Use Plan. New development which is supported by the

Pulse BRT is envisioned to be mixed-use, higher density, walkable, and require less parking due to the prevalence of transit and other non-automobile transportation options.

## Master Plan

The Future Land Use Plan contained within the Richmond 300 Master Plan designates the areas around the Science Museum, Allison Street, and VCU/VUU Pulse BRT Stations into broad land use categories, including: Destination Mixed-Use, Corridor Mixed-Use, Neighborhood Mixed-Use, and Institutional.

The Future Land Use Plan designates the area generally north of W. Broad Street and west of N. Lombardy Street, with the exception of the Newtowne West neighborhood, as “Destination Mixed-Use,” which is described as, “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 property on the south side of W. Broad Street generally between N. Harrison Street and N. Arthur Ashe Boulevard as “Corridor Mixed-Use,” which is described as, “major commercial corridors and envisioned to provide for medium- to medium-high-density pedestrian- and transit-oriented development.” Future development is envisioned to be mixed, either horizontally in several buildings on a block or vertically within the same building. Developments continue to introduce a gridded street pattern to increase connectivity. Building heights generally range between two to ten stories. Pedestrian, bicycle, and transit access are prioritized and accommodated.

The Future Land Use Plan designates the residential neighborhoods of Carver and Newtowne West as “Neighborhood Mixed-Use,” which is described as, “existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.” Building heights generally range between two and four stories. Pedestrian, bicycle, and transit access are prioritized and accommodated.

The Pulse Corridor Plan describes the vision of the Science Museum and Allison Street Pulse BRT Station Areas in part, as, “The significant redevelopment of low-density parcels at W. Broad Street and Boulevard creates a prominent node with signature architecture that capitalizes on this strategic gateway to the city. New, taller, mixed-use development that promotes walkability extends down the north side of W. Broad Streets toward the Science Museum’s landmark public grounds and the Pulse Station from the Boulevard gateway intersection. Major redevelopment around the Allison Station breaks up superblocks by reintroducing the street grid and creating a walkable environment with high-density, mixed-use buildings on the north side of W. Broad Street; medium-density, mixed-use buildings infill the south side of W. Broad Street.”

The Pulse Corridor Plan describes the vision of the VCU&VUU Pulse BRT Station Area as, “the area around the VCU & VUU Station continues to develop as a street-oriented commercial corridor and urban avenue, providing shopping, dining, and housing for students and neighborhood residents alike.

The station area continues to benefit from its proximity to the VCU Monroe Park campus and continues to be a job center and nexus of activity with services and cultural attractions for the region. The intersection of Belvidere and W. Broad Streets becomes a signature intersection with new development complementing the VCU Institute for Contemporary Art with prominent architecture.”

### Existing and Proposed Zoning

Existing zoning throughout the area around the Science Museum, Allison Street, and VCU&VUU Pulse BRT Stations varies considerably. The Carver neighborhood south of W. Leigh Street is currently zoned R-6 Single-Family Attached, while the Carver neighborhood north of W. Leigh Street and the Newtowne West neighborhood are currently zoned R-7 Single- and Two-Family Residential. The south side of W. Broad Street west of N. Harrison Street is zoned UB-PO4 Urban Business (with a Parking Overlay). The interior of the neighborhood is primarily zoned M-1 Light Industrial.

The proposed zoning would implement the vision of the Richmond 300 Master Plan and Pulse Corridor Plan by eliminating the inappropriate industrial zoning while providing opportunities for more transformative development on vacant and underutilized land, as well as designating existing residential neighborhoods as a more appropriate zoning district that would provide the opportunity for infill development that is consistent with the existing character of these neighborhoods.

The interior of the neighborhood is proposed to be rezoned from M-1 Light Industrial and B-3 General Business to TOD-1 Transit-Oriented Nodal. 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 south side of W. Broad Street is proposed to be rezoned from UB-PO4 Urban Business (with a Parking Overlay) to B-5 Central Business west of Strawberry Street and B-6 Mixed-Use Business east of Strawberry Street and west of Ryland Street. The B-5 Central Business and B-6 Mixed-Use Business districts allow for a mix of residential and commercial uses. Building height in the B-5 District is limited to five stories, and limited to four stories in the B-6 District, except where an entire block is being redeveloped, in which case the maximum building height is five stories. Off-street parking requirements in the B-5 District only exist for hotels and motels, and residential developments with more than 16 residential dwelling units. Off-street parking requirements in the B-6 District for commercial uses are based on the square footage of uses, while for residential uses, one parking space is required for each residential dwelling unit.

The Carver neighborhood south of W. Leigh Street is proposed to be rezoned from R-7 Single- and Two-Family Residential to R-8 Urban Residential. This change in zoning would lower the lot size required for new development which is more comparable with the existing lot sizes of the neighborhood. The change would also allow for some multifamily and commercial uses by Conditional Use Permit only. Such uses include multifamily dwellings up to four dwelling units, live/work units

(with conditions), as well as other neighborhood-appropriate commercial uses such as art galleries, barber shops, grocery stores, laundromats, offices, and restaurants.

The Carver neighborhood north of W. Leigh Street and the Newtowne West neighborhood are proposed to be rezoned from R-6 Single-Family Attached to R-7 Single- and Two-Family Residential. This change in zoning would reduce the lot size required for new residential development which is more comparable with the existing lot sizes of the neighborhood.

Properties located in part along W. Marshall Street, N. Lombardy Street, and Bowe Street are proposed to be rezoned from M-1 Light Industrial and R-53 Multifamily Residential to R-63 Multifamily Urban Residential. The R-63 District allows for residential uses, including multifamily, as well as neighborhood-appropriate retail and service uses on corner sites only. Building heights are generally limited to three stories.

The properties located north of W. Leigh Street and east of Oak Street are proposed to be rezoned from M-1 Light Industrial to B-7 Mixed-Use Business and the properties located to the northwest of Newtowne West are proposed to be rezoned from M-1 Light Industrial and M-2 Heavy Industrial to B-7 Mixed-Use Business. The B-7 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 area. W. Broad Street between N. Belvidere Street and N. Arthur Ashe Boulevard, as well as W. Grace Street between N. Belvidere Street and Ryland Street are 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 several streets in this area. 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. The following streets are proposed to be designated as priority streets:

- W. Broad Street between N. Belvidere Street and N. Arthur Ashe Boulevard
- W. Grace Street between N. Belvidere Street and Ryland Street
- W. Leigh Street between N. Belvidere Street and DMV Drive
- Hermitage Road between W. Broad Street and Ownby Lane
- N. Lombardy Street between W. Broad Street and I-95/I-64

#### **Public Engagement**

As the Pulse Corridor Plan was developed between 2015 and 2017 and the Richmond 300 Master Plan was developed between 2017 and 2020, PDR staff held numerous public forums, set up online surveys, attended standing civic association meetings, and tracked public feedback.

In December 2019, staff hosted two public open house sessions at the Science Museum of Virginia with a presentation and a question/answer session on the rezoning. A letter was sent to each affected property owner notifying them of the intent to rezone, of the public open houses, and where to get more information. Staff had many conversations with property owners in the area, as well as representatives of VCU and Sauer Properties, all of whom have expressed support for the rezoning.

Following the withdrawn legislation to rezone the area in December 2020, PDR staff has continued to work with property owners and neighboring civic associations to further refine this rezoning proposal.

**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 Master Plan), ORD. 2017-127 (adoption of Pulse Corridor Plan)

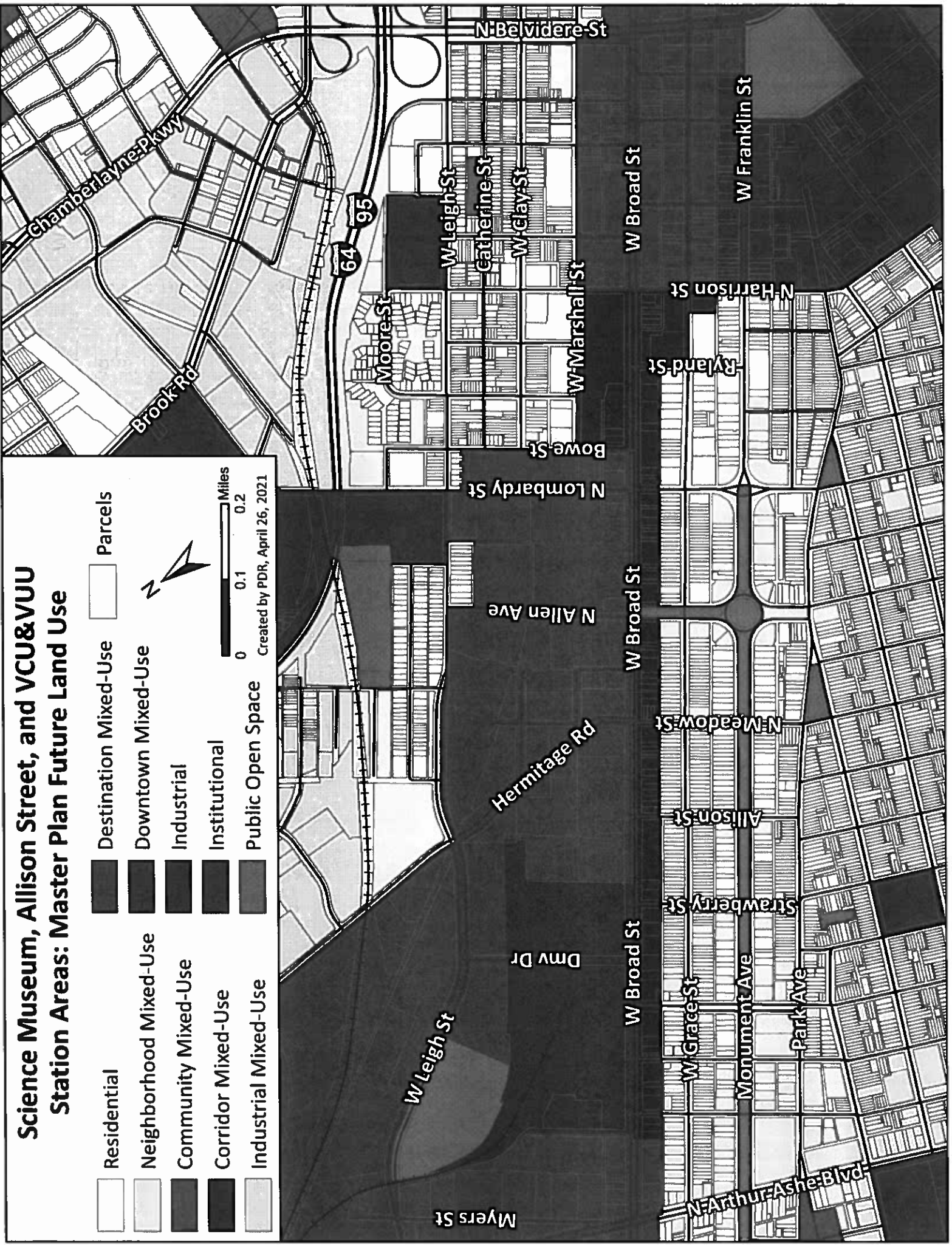
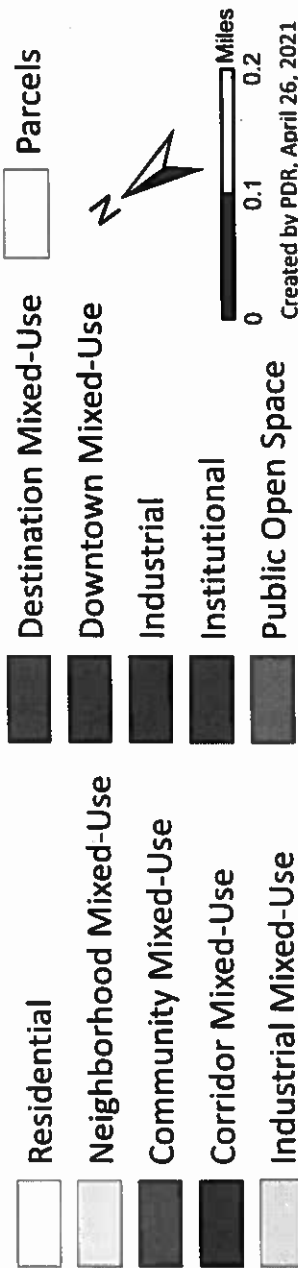
**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**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](mailto:william.palmquist@richmondgov.com)

# Science Museum, Allison Street, and VCU&VUU Station Areas: Master Plan Future Land Use





Created by PDR, April 26, 2021

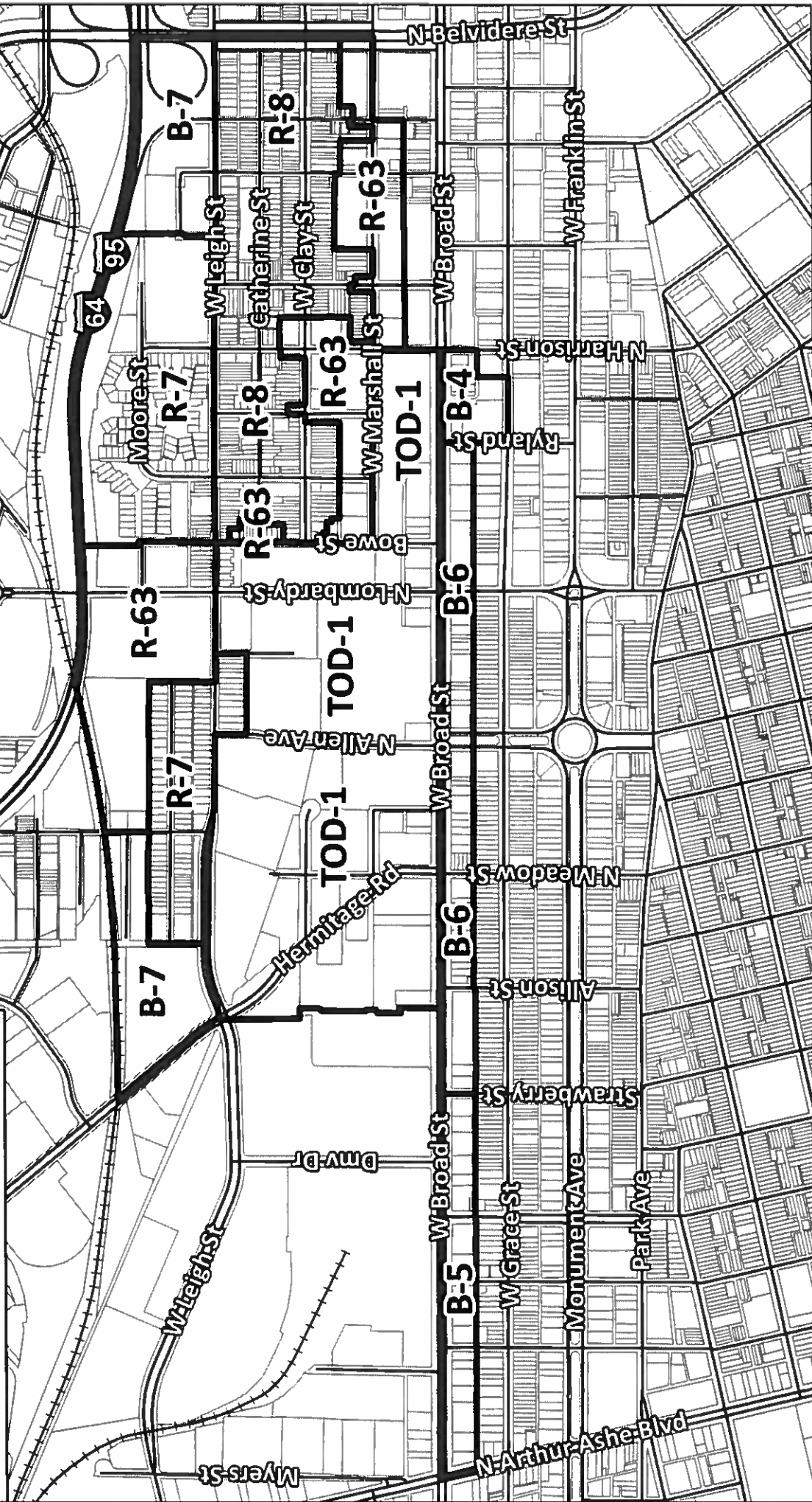




**Proposed Zoning Districts**  
**Parcels**



Created by PDR, April 26, 2021



**Science Museum, Allison  
Street, and VCU&VUU Station  
Areas: Proposed Priority Streets**

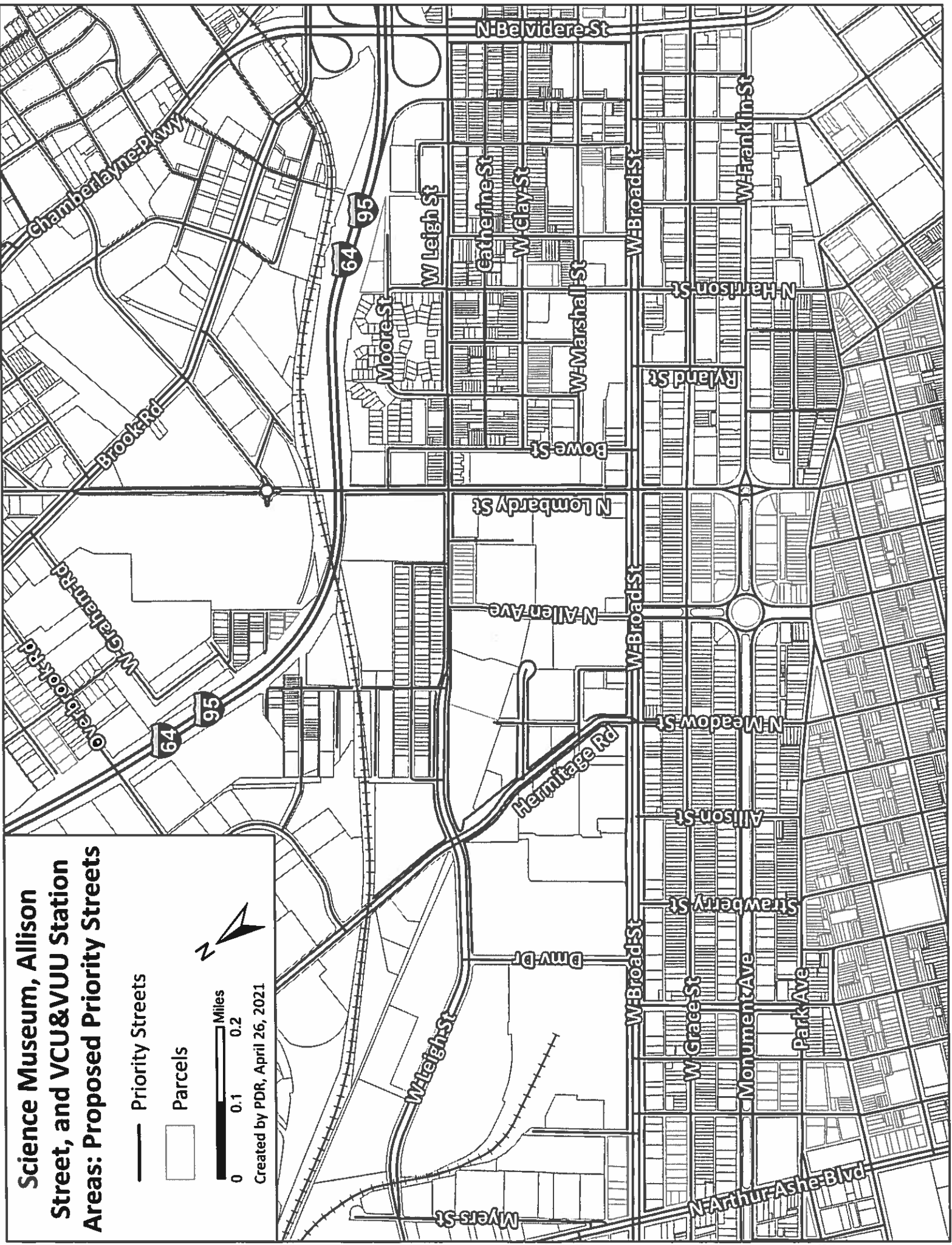
— Priority Streets

□ Parcels



0 0.1 0.2 Miles

Created by PDR, April 26, 2021



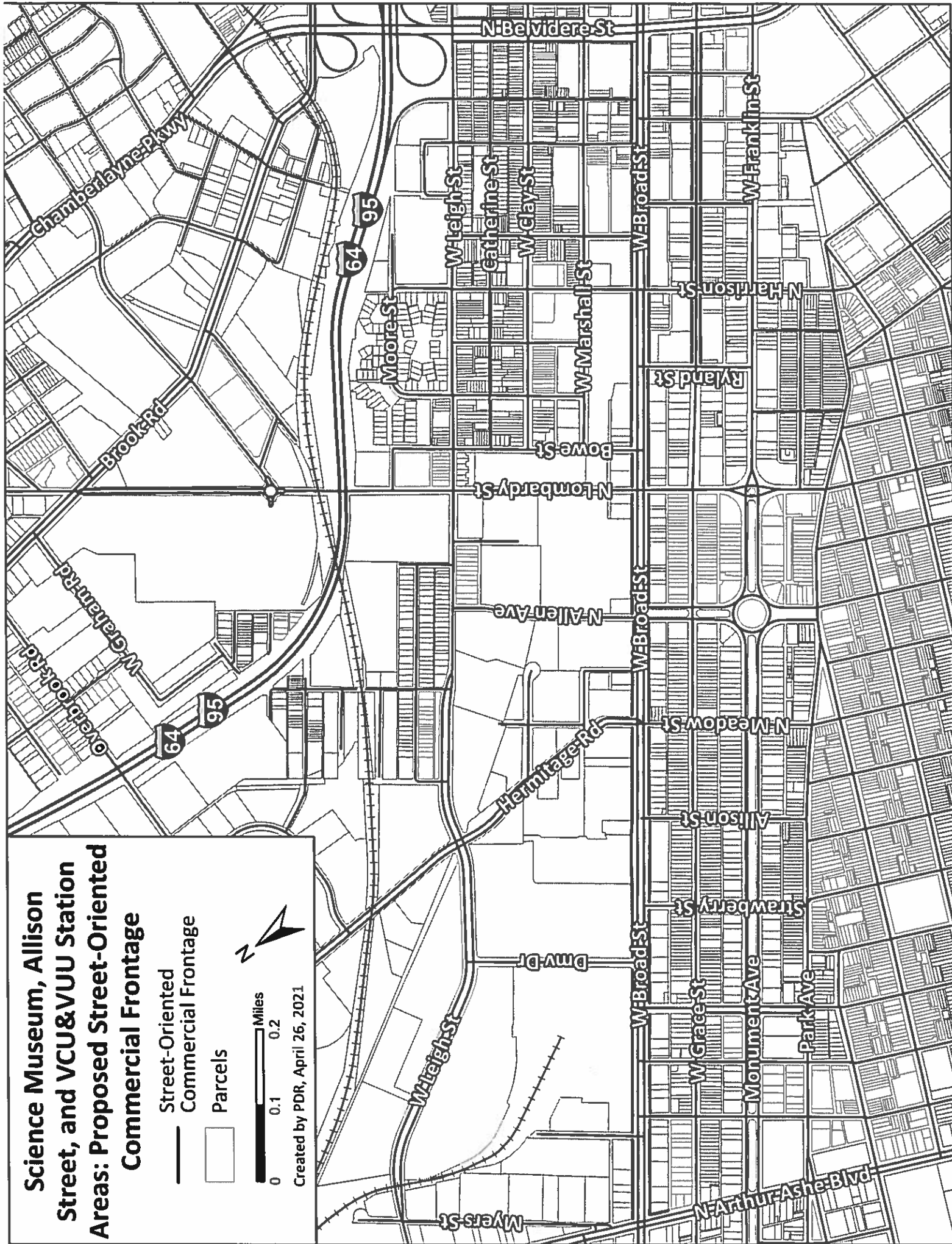
Street-Oriented  
Commercial Frontage  
Parcels

## Street-Oriented Commercial Front

## Parcels



Created by PDR, April 26, 2021





CITY OF RICHMOND

PLANNING COMMISSION

October 21, 2019

**RESOLUTION CPR.2019.104  
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 AREAS SURROUNDING  
THE SCIENCE MUSEUM, ALLISON STREET, AND VCU/VUU BRT PULSE  
STATIONS, IN ACCORDANCE WITH THE VISION OF THE PULSE CORRIDOR  
PLAN.**

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, the Planning Commission has adopted the Pulse Corridor Plan, which, among other things, provides detailed descriptions of future land use for the area; and

WHEREAS, certain zoning within these station areas is in conflict with the future land use and character of the neighborhood;

WHEREAS, community support was achieved through an extensive public outreach program and citizen participation process for the plan and the Future Land Use Map; and

WHEREAS, good zoning practice dictates that the comprehensive zoning plan be amended as required to reflect plan goals; 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, for purposes of public necessity, convenience, general welfare and good zoning practices, the City of Richmond Planning Commission hereby adopts a resolution of intent to rezone certain properties the areas surrounding the Science Museum, Allison Street, and VCU/VUU BRT Pulse Stations, in accordance with the vision of the Pulse Corridor Plan.

  
Rodney Poole  
Chair, City Planning Commission

  
Matthew Ebinger  
Secretary, City Planning Commission