

INTRODUCED: September 13, 2021

A RESOLUTION No. 2021-R071

To declare a public necessity to initiate an amendment of the official zoning map to rezone properties located within an area bounded by West Broad Street to the north, Strawberry Street to the east, an alley between West Broad Street and West Grace Street to the south, and North Arthur Ashe Boulevard to the west within the B-5 Central Business District and an area bounded by West Broad Street to the north, Ryland Street to the east, an alley between West Broad Street and West Grace Street to the south, and Strawberry Street to the west within the B-6 Mixed-Use Business District to the TOD-1 Transit-Oriented Nodal District for the purpose of regulating the height, setbacks, and frontage of buildings generally within the area known as the West Grace Street Old and Historic District, as set forth in City Code § 30-930.5:42.

Patron – Ms. Jordan

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 27 2021 AT 6 P.M.

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

WHEREAS, in accordance with section 15.2-2286 of the Code of Virginia (1950), as amended, such amendment may be initiated by resolution of the governing body, provided that

AYES: 8 NOES: 1 ABSTAIN:

ADOPTED: SEP 27 2021 REJECTED: STRICKEN:

any such resolution by the governing body proposing an amendment to the regulations or district maps shall state the public purposes therefor; and

WHEREAS the City developed the Pulse Corridor Plan, adopted unanimously by the City Council via Ordinance No. 2017-127 on July 24, 2017, with significant community input and collaboration between impacted neighborhoods and the Department of Planning and Development Review, and the Council, by initiating the amendments to the City's zoning ordinance set forth in this resolution, intends to conform the City's zoning regulations more closely with the Pulse Corridor Plan; and

WHEREAS, the Council believes that the official zoning map should be amended by rezoning the properties located within an area bounded by West Broad Street to the north, Strawberry Street to the east, an alley between West Broad Street and West Grace Street to the south, and North Arthur Ashe Boulevard to the west within the B-5 Central Business District and an area bounded by West Broad Street to the north, Ryland Street to the east, an alley between West Broad Street and West Grace Street to the south, and Strawberry Street to the west within the B-6 Mixed-Use Business District, hereinafter referred to, together, as the "Height Overlay District Area," to the TOD-1 Transit-Oriented Nodal District, subject to certain height overlay requirements, to regulate the height, setbacks, and frontage of buildings generally within the area known as the West Grace Street Old and Historic District, as set forth in section 30-930.5:42 of the Code of the City of Richmond (2020), as amended, in accordance with certain conditions;

NOW, THEREFORE,

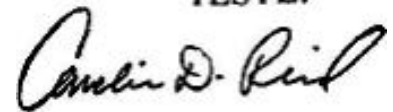
BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

That the City Council hereby declares that the public necessity, convenience, general welfare and good zoning practices of the City require the initiation of an amendment of the

official zoning map to rezone the properties located within the Height Overlay District Area from the B-5 Central Business District and the B-6 Mixed-Use Business District, as applicable, to the TOD-1 Transit-Oriented Nodal District, subject to certain height overlay requirements, for the purpose of regulating the height, setbacks, and frontage of buildings generally within the area known as the West Grace Street Old and Historic District, as set forth in section 30-930.5:42 of the Code of the City of Richmond (2020), as amended, in accordance with certain conditions.

A TRUE COPY:

TESTE:

A handwritten signature in black ink, reading "Camelin D. Reil". The signature is written in a cursive style with a large initial 'C'.

City Clerk



Richmond City Council

The Voice of the People

Richmond, Virginia

Office of the Council Chief of Staff

Ordinance/Resolution Request

TO Haskell Brown, Interim City Attorney

THROUGH Joyce Davis, Interim Council Chief of Staff

FROM Steven Taylor, Council Policy Analyst

COPY Katherine Jordan, 2nd District Council Member
Sven Philipsen, 2nd District Liaison
Tabrica Rentz, Interim Deputy City Attorney

DATE September 2, 2021

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TITLE Building Height Restriction Zoning Code Amendment – Pulse Corridor Area

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

REQUESTING COUNCILMEMBER/PATRON

K. Jordan

SUGGESTED STANDING COMMITTEE

Land Use, Housing & Transportation

ORDINANCE/RESOLUTION SUMMARY

The patron requests that a legislation be drafted that would declare a public necessity for to amend the zoning ordinance to rezone a portion of Broad Street from its intersection with Ryland Street to its intersection with Strawberry Street and from the Broad Street intersection with Strawberry Street to the Broad Street intersection with Arthur Ashe Boulevard regulating heights, setbacks, and frontage. This is needed to prevent excess encroachment and massing of development in close proximity to a historic residential neighborhood by creating “height restriction overlays,” and otherwise amending the zoning in these areas.

Specifically, the zoning amends should regulate building and construction to height limits of four stories and a maximum height of 50 feet with a 45 degree step back from three stories at the rear and to four stories at the front from Strawberry Street to Ryland Street. And

specifically regulating building height from the intersection of Strawberry Street and Broad Street to intersection of Broad Street and Arthur Ashe Boulevard to a maximum of 60 feet (five stories), with a 45 degree step back from three stories at the rear to five stories at the front. Also maintaining a 20 foot setback at the rear from the northern extent of the alley between Broad Street and West Grace Street between Ryland and Arthur Ashe Boulevard.

The rezoning study area should roughly extend south of Broad Street to the alley line between Broad Street and West Grace Street, and between Ryland and Arthur Ashe Boulevard (see attached map for more precise boundaries) to effectuate TOD-1 zoning with heights overlays.

BACKGROUND

Area residents, business, the Historic West Grace Street Association, Fan District Association, and the Monument Avenue Preservation Society have expressed concern that current zoning allows for excess encroachment and massing of development in close proximity to a historic residential neighborhood. These amendments would bring the zoning into closer alignment with the stated goals and elements expressed in the 2017 Pulse Corridor Plan that was passed by City Council and supported by the aforementioned stakeholder groups.

FISCAL IMPACT STATEMENT

Fiscal Impact Yes No

Budget Amendment Required Yes No

Estimated Cost or Revenue Impact \$ N/A

Note: N/A.

Attachment/s Yes No **Map of the Area at issue reflection TOD-1.**