



Legislation Details (With Text)

**File #:** ORD. 2022-246    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Adopted  
**File created:** 8/17/2022    **In control:** City Council  
**On agenda:** 9/19/2022    **Final action:** 9/26/2022

**Title:** To rezone certain properties in the area generally north of East Broad Street, south and west of Interstates 64 and 95, and east of North 3rd Street from the CM Coliseum Mall District, B-4 Central Business District, and RO-3 Residential-Office District to the RP Research Park District, and to designate certain street blocks as “priority streets” and certain street blocks as “street-oriented commercial streets” along and near East Broad Street.

**Sponsors:** Mayor Stoney

**Indexes:**

**Code sections:**

**Attachments:** 1. Ord. No. 2022-246, 2. Staff Report

Date	Ver.	Action By	Action	Result
9/26/2022	1	City Council	adopted	Pass
9/19/2022	1	Planning Commission	recommended for approval	Pass
8/17/2022	1	City Council	introduced and referred	

To rezone certain properties in the area generally north of East Broad Street, south and west of Interstates 64 and 95, and east of North 3<sup>rd</sup> Street from the CM Coliseum Mall District, B-4 Central Business District, and RO -3 Residential-Office District to the RP Research Park District, and to designate certain street blocks as “priority streets” and certain street blocks as “street-oriented commercial streets” along and near East Broad Street.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the attached map entitled “City Center - Proposed Zoning,” prepared by the Department of Planning and Development Review, and dated May 19, 2022, 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 2022 records of the City Assessor, are excluded from the CM Coliseum Mall District and shall no longer be subject to the provisions of sections 30-448.1 through 30-448.4 of the Code of the City of Richmond (2020), as amended, and that the same are included in the RP Research Park District and shall be subject to the provisions of sections

30-451.1 through 30-451.9 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

411 North 6<sup>th</sup> Street Tax Parcel No. N000-0006/025B 408 A North 7<sup>th</sup> Street Tax Parcel No. N000-0006/025 601 East Leigh Street Tax Parcel No. N000-0007/001 500 A East Marshall Street Tax Parcel No. N000-0007/003 530 East Marshall Street Tax Parcel No. N000-0011/034 550 East Marshall Street Tax Parcel No. N000-0011/032

§ 2. That, as shown on the attached map entitled “City Center - Proposed Zoning,” prepared by the Department of Planning and Development Review, and dated May 19, 2022, 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 2022 records of the City Assessor, are excluded from the B-4 Central Business District and shall no longer be subject to the provisions of sections 30-440 through 30-440.7 of the Code of the City of Richmond (2020), as amended, and that the same are included in the RP Research Park District and shall be subject to the provisions of sections 30-451.1 through 30-451.9 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

315 North 6 <sup>th</sup> Street	Tax Parcel No.	N000-0005/001B
311 North 7 <sup>th</sup> Street	Tax Parcel No.	N000-0002/001
406 North 7 <sup>th</sup> Street	Tax Parcel No.	N000-0006/004
501 North 7 <sup>th</sup> Street	Tax Parcel No.	N000-0008/001
310 North 8 <sup>th</sup> Street	Tax Parcel No.	N000-0002/008
400 North 8 <sup>th</sup> Street	Tax Parcel No.	N000-0003/001
400 North 9 <sup>th</sup> Street	Tax Parcel No.	N000-0004/002
407 North 10 <sup>th</sup> Street	Tax Parcel No.	E000-0206/008
500 North 10 <sup>th</sup> Street	Tax Parcel No.	E000-0235/001
515 North 10 <sup>th</sup> Street	Tax Parcel No.	E000-0236/001
411 North 11 <sup>th</sup> Street	Tax Parcel No.	E000-0207/001
513 North 11 <sup>th</sup> Street	Tax Parcel No.	E000-0237/016
330 A North 12 <sup>th</sup> Street	Tax Parcel No.	E000-0177/003
509 North 12 <sup>th</sup> Street	Tax Parcel No.	E000-0208/019
520 North 12 <sup>th</sup> Street	Tax Parcel No.	E000-0237/001
527 North 12 <sup>th</sup> Street	Tax Parcel No.	E000-0208/009
535 North 12 <sup>th</sup> Street	Tax Parcel No.	E000-0268/011
403 North 13 <sup>th</sup> Street	Tax Parcel No.	E000-0208/005
404 North 13 <sup>th</sup> Street	Tax Parcel No.	E000-0208/001
515 North 13 <sup>th</sup> Street	Tax Parcel No.	E000-0208/007
500 East Broad Street	Tax Parcel No.	N000-0010/030

500 East Broad Street	Tax Parcel No.	N000-0010/030B
500 East Broad Street	Tax Parcel No.	N000-0010/030T
600 East Broad Street	Tax Parcel No.	N000-0005/022
600 East Broad Street	Tax Parcel No.	N000-0005/022T
626 East Broad Street	Tax Parcel No.	N000-0005/019
710 East Broad Street	Tax Parcel No.	N000-0002/026
730 East Broad Street	Tax Parcel No.	N000-0002/016
800 East Broad Street	Tax Parcel No.	N000-0001/001
900 East Broad Street	Tax Parcel No.	E000-0175/001
900 East Broad Street	Tax Parcel No.	E000-0175/001T
1220 East Broad Street	Tax Parcel No.	E000-0178/004
1226 East Broad Street	Tax Parcel No.	E000-0178/003
1228 East Broad Street	Tax Parcel No.	E000-0178/002
1400 East Broad Street	Tax Parcel No.	E000-0180/022
800 East Clay Street	Tax Parcel No.	N000-0009/002
808 East Clay Street	Tax Parcel No.	N000-0009/001
825 East Clay Street	Tax Parcel No.	N000-0004/003
1003 East Clay Street	Tax Parcel No.	E000-0206/001
1016 East Clay Street	Tax Parcel No.	E000-0236/005
1125 East Clay Street	Tax Parcel No.	E000-0207/007
1200 East Clay Street	Tax Parcel No.	E000-0208/017
1201 East Clay Street	Tax Parcel No.	E000-0208/015
601 Duval Street Connector	Tax Parcel No.	E000-0268/030
1150 East Leigh Street	Tax Parcel No.	E000-0268/009
1200 East Leigh Street	Tax Parcel No.	E000-0268/015
500 East Marshall Street	Tax Parcel No.	N000-0010/001
500 East Marshall Street	Tax Parcel No.	N000-0011/002
500 East Marshall Street	Tax Parcel No.	N000-0011/033
501 B East Marshall Street	Tax Parcel No.	N000-0010/001B
607 East Marshall Street	Tax Parcel No.	N000-0005/001
610 East Marshall Street	Tax Parcel No.	N000-0006/021
612 East Marshall Street	Tax Parcel No.	N000-0006/018
818 East Marshall Street	Tax Parcel No.	N000-0004/001
900 East Marshall Street	Tax Parcel No.	E000-0235/003
1001 East Marshall Street	Tax Parcel No.	E000-0176/004
1006 East Marshall Street	Tax Parcel No.	E000-0206/011
1101 East Marshall Street	Tax Parcel No.	E000-0177/001
1101 East Marshall Street	Tax Parcel No.	E000-0177/002
1112 East Marshall Street	Tax Parcel No.	E000-0207/017
1112 East Marshall Street	Tax Parcel No.	E000-0207/017B
1150 East Marshall Street	Tax Parcel No.	E000-0207/016
1201 East Marshall Street	Tax Parcel No.	E000-0178/005
1217 East Marshall Street	Tax Parcel No.	E000-0178/001
1222 East Marshall Street	Tax Parcel No.	E000-0208/020

§ 3. That, as shown on the attached map entitled “City Center - Proposed Zoning,” prepared by the Department of Planning and Development Review, and dated May 19, 2022, 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 2022 records of the City Assessor, are excluded from the RO-3 Residential-Office District and shall no longer be subject to the provisions of sections 30-428 through 30-428.11 of the Code of the City of Richmond (2020), as amended, and that the same are included in the RP Research Park District and shall be subject to the provisions of sections 30-451.1 through 30-451.9 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

800 North 3 <sup>rd</sup> Street	Tax Parcel No.	N000-0031/001
800 North 5 <sup>th</sup> Street	Tax Parcel No.	N000-0032/001
663 North 7 <sup>th</sup> Street	Tax Parcel No.	N000-0025/056
675 North 7 <sup>th</sup> Street	Tax Parcel No.	N000-0025/058
675 North 7 <sup>th</sup> Street	Tax Parcel No.	N000-0025/059
650 North 8 <sup>th</sup> Street	Tax Parcel No.	N000-0025/057
700 North 8 <sup>th</sup> Street	Tax Parcel No.	N000-0025/055
615 North 10 <sup>th</sup> Street	Tax Parcel No.	E000-0268/003
900 Turpin Street	Tax Parcel No.	N000-0016/003

§ 4. That, as shown on the map entitled “City Center - Proposed Priority Streets,” prepared by the Department of Planning and Development Review, and dated May 19, 2022, 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 “proposed priority street frontage” on such map.

§ 5. That, as shown on the map entitled “City Center - Proposed Street-Oriented Commercial Frontage,” prepared by the Department of Planning and Development Review, and dated May 19, 2022, 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 “proposed street-oriented commercial frontage” on such map.

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