



## Legislation Details (With Text)

<b>File #:</b>	ORD. 2021-151	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Ordinance	<b>Status:</b>		Adopted	
<b>File created:</b>	4/28/2021	<b>In control:</b>		City Council	
<b>On agenda:</b>	7/6/2021	<b>Final action:</b>		7/26/2021	
<b>Title:</b>	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. (2nd District)				
<b>Sponsors:</b>	Mayor Stoney				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Ord. No. 2021-151, 2. Staff Report, 3. Master Plan Future Land Use Map, 4. Existing Zoning Map, 5. Proposed Zoning Map, 6. Priority Streets Map, 7. Street Oriented Commercial Frontage Map, 8. City Planning Commission Resolution of Intent, 9. Public Comment Letters, 10. Pulse- Allison Street Rezoning PDR Director Presentation				

Date	Ver.	Action By	Action	Result
7/26/2021	1	City Council	adopted	Pass
7/6/2021	1	Planning Commission	recommended for approval	Pass
6/28/2021	1	City Council	continued and referred back	
6/21/2021	1	Planning Commission	recommended for continuance	Pass
5/24/2021	1	City Council	introduced and referred	

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. (2<sup>nd</sup> District)

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 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



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

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§ 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. N000-0572/027 1306 Catherine Street Tax Parcel No. N000-0572/040 1307 Catherine Street Tax Parcel No. N000-0572/041

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

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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-



Street Tax Parcel No. N000-0518/007 1207 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. W000-0615/002 1521 West Broad Street Tax Parcel No. W000-0615/001 1607 West Broad Street Tax Parcel No. W000-0615/003

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.

### **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

**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.**

**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 assessed 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:** None

**CONSIDERATION BY OTHER GOVERNMENTAL 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)  
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**Key Issues:**

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

Continue to: