



## Legislation Text

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**File #:** ORD. 2022-017, **Version:** 1

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To rezone certain properties along West Broad Street from the B-2 Community Business District, B-3 General Business District, R-53 Multifamily Residential District, R-73 Multifamily Residential District, RO-1 Residential-Office District, and RO-2 Residential-Office District to the TOD-1 Transit-Oriented Nodal District, and to designate certain street blocks as “priority streets” and certain street blocks as “street-oriented commercial streets” along and near West Broad Street.

### THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the attached map entitled “West Broad Street - Proposed Zoning,” prepared by the Department of Planning and Development Review, and dated November 17, 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 2022 records of the City Assessor, are excluded from the B-2 Community Business District and shall no longer be subject to the provisions of sections 30-436.1 through 30-436.5 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:

4001 Fitzhugh Avenue Cummings Drive Tax Parcel No. W000-1799/015 4009 Fitzhugh Avenue Tax Parcel No. W000-1799/009 4015 Fitzhugh Avenue Tax Parcel No. W000-1799/001 1807 Staples Mill Road Tax Parcel No. W019-0018/026

§ 2. That, as shown on the attached map entitled “West Broad Street - Proposed Zoning,” prepared by the Department of Planning and Development Review, and dated November 17, 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 2022 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 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:

1705 A Dabney Road	Tax Parcel No.	N000-2000/016
3901 Fitzhugh Avenue	Tax Parcel No.	W000-1798/001
4110 Fitzhugh Avenue	Tax Parcel No.	W000-1884/009
4112 Fitzhugh Avenue	Tax Parcel No.	W000-1884/008
4116 Fitzhugh Avenue	Tax Parcel No.	W000-1884/004
4118 Fitzhugh Avenue	Tax Parcel No.	W000-1884/003
1610 Kent Road	Tax Parcel No.	N000-1940/013
1610 Kent Road	Tax Parcel No.	N000-1940/013B
1501 North Hamilton Street	Tax Parcel No.	W000-1663/021
1504 North Hamilton Street	Tax Parcel No.	W000-1721/017
1620 North Hamilton Street	Tax Parcel No.	N000-1940/010
1625 North Hamilton Street	Tax Parcel No.	N000-1938/003
1823 1/2 North Hamilton Street	Tax Parcel No.	N000-1938/005
1825 North Hamilton Street	Tax Parcel No.	N000-1938/017
3840 Mastin Lane	Tax Parcel No.	N000-1940/003
1804 Staples Mill Road	Tax Parcel No.	W019-0032/039
1808 Staples Mill Road	Tax Parcel No.	W019-0032/004
1809 Staples Mill Road	Tax Parcel No.	W019-0018/027
1903 Staples Mill Road	Tax Parcel No.	W019-0018/030
3714 West Broad Street	Tax Parcel No.	N000-1938/002
3716 West Broad Street	Tax Parcel No.	N000-1938/001
3800 West Broad Street	Tax Parcel No.	N000-1940/012
3800 West Broad Street	Tax Parcel No.	N000-1940/012B
3810 West Broad Street	Tax Parcel No.	N000-1940/011
3810 West Broad Street	Tax Parcel No.	N000-1940/011B
3817 West Broad Street	Tax Parcel No.	W000-1721/006
3901 West Broad Street	Tax Parcel No.	W000-1800/001
4005 West Broad Street	Tax Parcel No.	W000-1801/011
4010 West Broad Street	Tax Parcel No.	N000-1940/004
4020 West Broad Street	Tax Parcel No.	N000-2000/012
4024 West Broad Street	Tax Parcel No.	N000-2000/010
4027 West Broad Street	Tax Parcel No.	W000-1801/001
4100 West Broad Street	Tax Parcel No.	N000-2001/009
4101 West Broad Street	Tax Parcel No.	W000-1884/010
4105 West Broad Street	Tax Parcel No.	W000-1884/002
4112 West Broad Street	Tax Parcel No.	N000-2001/005
4118 West Broad Street	Tax Parcel No.	N000-2001/004
4120 West Broad Street	Tax Parcel No.	N000-2001/006

4123 West Broad Street	Tax Parcel No.	W000-1884/001
4200 West Broad Street	Tax Parcel No.	N000-2001/002
4201 West Broad Street	Tax Parcel No.	W000-1923/023
4203 West Broad Street	Tax Parcel No.	W000-1923/002
4204 West Broad Street	Tax Parcel No.	N000-2001/001
4205 West Broad Street	Tax Parcel No.	W000-1923/001
4224 West Broad Street	Tax Parcel No.	N000-2001/014
4301 West Broad Street	Tax Parcel No.	W000-1960/001
4303 West Broad Street	Tax Parcel No.	W000-1960/005
4307 West Broad Street	Tax Parcel No.	W000-1960/007
4340 West Broad Street	Tax Parcel No.	N000-2002/007
4400 West Broad Street	Tax Parcel No.	N000-2002/005
4401 West Broad Street	Tax Parcel No.	W000-2000/010
4408 West Broad Street	Tax Parcel No.	N000-2002/003
4410 West Broad Street	Tax Parcel No.	N000-2002/002
4415 West Broad Street	Tax Parcel No.	W000-2000/006
4419 West Broad Street	Tax Parcel No.	W000-2000/001
4502 West Broad Street	Tax Parcel No.	N000-2002/001
4503 West Broad Street	Tax Parcel No.	W000-2034/007
4505 West Broad Street	Tax Parcel No.	W000-2034/005
4508 West Broad Street	Tax Parcel No.	N000-2002/012
4509 West Broad Street	Tax Parcel No.	W000-2034/002
4511 West Broad Street	Tax Parcel No.	W000-2034/001
4600 West Broad Street	Tax Parcel No.	N000-2003/010
4601 West Broad Street	Tax Parcel No.	W019-0037/011
4605 West Broad Street	Tax Parcel No.	W019-0037/007
4623 West Broad Street	Tax Parcel No.	W019-0037/004
4625 West Broad Street	Tax Parcel No.	W019-0037/002
4627 West Broad Street	Tax Parcel No.	W019-0037/001
4700 West Broad Street	Tax Parcel No.	N000-2003/015
4701 West Broad Street	Tax Parcel No.	W019-0035/020
4705 West Broad Street	Tax Parcel No.	W019-0035/019
4711 West Broad Street	Tax Parcel No.	W019-0035/018
4713 West Broad Street	Tax Parcel No.	W019-0035/007
4717 West Broad Street	Tax Parcel No.	W019-0035/006
4719 West Broad Street	Tax Parcel No.	W019-0035/004
4721 West Broad Street	Tax Parcel No.	W019-0035/002
4800 West Broad Street	Tax Parcel No.	N000-2003/018
4802 West Broad Street	Tax Parcel No.	N000-2003/019
4803 West Broad Street	Tax Parcel No.	W019-0018/011
4805 West Broad Street	Tax Parcel No.	W019-0018/006
4808 West Broad Street	Tax Parcel No.	N000-2003/020
4809 West Broad Street	Tax Parcel No.	W019-0018/008
4900 West Broad Street	Tax Parcel No.	N000-2004/001
4901 West Broad Street	Tax Parcel No.	W019-0017/001
2421 A Westwood Avenue	Tax Parcel No.	N000-2000/015

4721 A WESTWOOD AVENUE

TAX PARCEL NO.

W000-2000/015

§ 3. That, as shown on the attached map entitled “West Broad Street - Proposed Zoning,” prepared by the Department of Planning and Development Review, and dated November 17, 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 2022 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 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:

3901 Cutshaw Avenue	Tax Parcel No.	W000-1794/014
3902 Cutshaw Avenue	Tax Parcel No.	W000-1796/018
3904 Cutshaw Avenue	Tax Parcel No.	W000-1796/020
3908 Cutshaw Avenue	Tax Parcel No.	W000-1796/022
3912 Cutshaw Avenue	Tax Parcel No.	W000-1796/024
3913 Cutshaw Avenue	Tax Parcel No.	W000-1794/011
3918 Cutshaw Avenue	Tax Parcel No.	W000-1796/025
3922 Cutshaw Avenue	Tax Parcel No.	W000-1796/026
3924 Cutshaw Avenue	Tax Parcel No.	W000-1796/031
3925 Cutshaw Avenue	Tax Parcel No.	W000-1794/001

§ 4. That, as shown on the attached map entitled “West Broad Street - Proposed Zoning,” prepared by the Department of Planning and Development Review, and dated November 17, 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 2022 records of the City Assessor, are excluded from 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 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:

3700 Monument Avenue	Tax Parcel No.	W000-1663/002
3750 Monument Avenue	Tax Parcel No.	W000-1663/004

1301 A North Hamilton Street	Tax Parcel No.	W000-1663/010
1301 North Hamilton Street	Tax Parcel No.	W000-1663/010B
3699 West Broad Street	Tax Parcel No.	W000-1663/020

§ 5. That, as shown on the attached map entitled “West Broad Street - Proposed Zoning,” prepared by the Department of Planning and Development Review, and dated November 17, 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 2022 records of the City Assessor, are excluded from RO-1 Residential-Office District and shall no longer be subject to the provisions

of sections 30-424.1 through 30-424.8 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:

4900 Cutshaw Avenue	Tax Parcel No.	W019-0077/006
4902 Cutshaw Avenue	Tax Parcel No.	W019-0077/004
4801 Radford Avenue	Tax Parcel No.	W019-0048/015
4807 Radford Avenue	Tax Parcel No.	W019-0048/005
4819 Radford Avenue	Tax Parcel No.	W019-0048/001

§ 6. That, as shown on the attached map entitled “West Broad Street - Proposed Zoning,” prepared by the Department of Planning and Development Review, and dated November 17, 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 2022 records of the City Assessor, are excluded from RO-2 Residential-Office District and shall no longer be subject to the provisions of sections 30-426.1 through 30-426.8 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:

3800 Augusta Avenue	Tax Parcel No.	W000-1721/020
3801 Augusta Avenue	Tax Parcel No.	W000-1719/001

3808 Augusta Avenue	Tax Parcel No.	W000-1721/023
3812 Augusta Avenue	Tax Parcel No.	W000-1721/024
3820 Augusta Avenue	Tax Parcel No.	W000-1721/026
3901 Augusta Avenue	Tax Parcel No.	W000-1796/001
4900 Augusta Avenue	Tax Parcel No.	W019-0062/010
4907 Augusta Avenue	Tax Parcel No.	W019-0077/002
3699 West Broad Street	Tax Parcel No.	W000-1663/020
1802 Chantilly Street	Tax Parcel No.	W019-0018/012
1805 Chantilly Street	Tax Parcel No.	W019-0035/046
1806 Chantilly Street	Tax Parcel No.	W019-0018/013
1807 Chantilly Street	Tax Parcel No.	W019-0035/045
1705 Commonwealth Avenue	Tax Parcel No.	W000-2000/030
1707 Commonwealth Avenue	Tax Parcel No.	W000-2000/033
1708 Commonwealth Avenue	Tax Parcel No.	W000-2034/017
3805 Cutshaw Avenue	Tax Parcel No.	W000-1717/011T
3805 Cutshaw Avenue	Tax Parcel No.	W000-1717/011
4900 Fitzhugh Avenue	Tax Parcel No.	W019-0047/012
4901 Fitzhugh Avenue	Tax Parcel No.	W019-0062/002
3600 1/2 Monument Avenue	Tax Parcel No.	W000-1665/010
3600 Monument Avenue	Tax Parcel No.	W000-1665/009
3600 Monument Avenue	Tax Parcel No.	W000-1665/009T
3602 Monument Avenue	Tax Parcel No.	W000-1665/011
3800 Monument Avenue	Tax Parcel No.	W000-1715/013
1501 North Hamilton Street	Tax Parcel No.	W000-1663/021
1501 A North Hamilton Street	Tax Parcel No.	W000-1663/022
906 North Thompson Street	Tax Parcel No.	W000-1665/031
908 North Thompson Street	Tax Parcel No.	W000-1665/030
910 North Thompson Street	Tax Parcel No.	W000-1665/027
1000 North Thompson Street	Tax Parcel No.	W000-1665/026
1004 North Thompson Street	Tax Parcel No.	W000-1665/025
1010 North Thompson Street	Tax Parcel No.	W000-1665/024
4800 Radford Avenue	Tax Parcel No.	W019-0018/016
4806 Radford Avenue	Tax Parcel No.	W019-0018/018
4808 Radford Avenue	Tax Parcel No.	W019-0018/021
4812 Radford Avenue	Tax Parcel No.	W019-0018/022
4900 Radford Avenue	Tax Parcel No.	W019-0032/038
4902 Radford Avenue	Tax Parcel No.	W019-0032/034
4905 Radford Avenue	Tax Parcel No.	W019-0047/006
1704 Shenandoah Street	Tax Parcel No.	W000-2000/016
1706 Shenandoah Street	Tax Parcel No.	W000-2000/015
1708 Shenandoah Street	Tax Parcel No.	W000-2000/013
1506 Staples Mill Road	Tax Parcel No.	W019-0077/001
1776 Staples Mill Road	Tax Parcel No.	W019-0047/002
4505 Rear West Broad Street	Tax Parcel No.	W000-2034/014
3800 West Grace Street	Tax Parcel No.	W000-1717/020
1705 Westmoreland Street	Tax Parcel No.	W000-2034/012

§ 7. That, as shown on the map entitled “West Broad Street: Proposed Priority Streets,” prepared by the Department of Planning and Development Review, and dated November 17, 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.

§ 8. That, as shown on the map entitled “West Broad Street: Proposed Street-Oriented Commercial Frontage,” prepared by the Department of Planning and Development Review, and dated November 17, 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.

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

### **O & R Request**

**DATE:** 6 December 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, 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 along and near West Broad Street.

**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 along West Broad Street.

**REASON:** This rezoning will help implement the vision outlined for the West Broad Street corridor in the Richmond 300 Master Plan, which was adopted on December 14, 2020.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its February 22<sup>nd</sup>, 2022 meeting.

**BACKGROUND:** The Richmond 300 Master Plan sets forth recommendations and policy to guide the future growth of the city. One main recommendation of the plan is to rezone the city in accordance with the Future Land Use Plan. Two nodes are identified along W. Broad Street at Staples Mill Road and Malvern Avenue, with the potential to transform into a more active and dense area of the city, and in turn generate significant value to the surrounding neighborhoods and the city overall. Rezoning this area in alignment with the Future Land Use Plan is noted as a primary next step to achieve the vision of these areas.

Master Plan

The Richmond 300 Master Plan describes the future vision of the Broad and Staples Mill node as being, in part, “a walkable Node with new, denser, mixed-use buildings, and streetscape improvements along Broad [that] transform Broad Street into a truly Great Street.”

The Richmond 300 Master Plan describes the future vision of the Broad and Malvern node as being, “no longer a “dead spot” between Scott’s Addition and Willow Lawn; but rather a place with multi-family residential options mixed with retail and offices. New development supports walkable, bikeable, and transit-ready environment to support a new Pulse BRT Station at Malvern and Broad.”

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

The Future Land Use Plan designates property along W. Broad Street east of Chantilly Street 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.

### Existing and Proposed Zoning

Existing zoning along W. Broad Street is mainly comprised of B-3 General Business. Existing zoning along Staples Mill Road, Kent Road, and N. Hamilton Street is a comprised of various zoning districts such as RO-1 Residential-Office, RO-2 Residential-Office, B-2 Community Business, R-53 Multifamily Residential and R-73 Multifamily Residential. These districts allow for only limited development with height limits of new buildings capped at 35' in most cases.

The proposed zoning for this area along and near W. Broad Street consists of TOD-1 Transit-Oriented Nodal. This zoning district would allow more uses, as well as appropriate scale and design for new buildings that would further the vision of this area of the city as set forth in the Richmond 300 Master Plan.

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

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

Priority street designations are proposed on W. Broad Street, Staples Mill Road, Kent Road, and N. Hamilton Street. The priority street designation would apply the form based requirements of principal street frontages when a building has multiple street frontages, and includes fenestration requirements, parking being located behind buildings, and limits to driveways across such streets when other access is available.

### Public Engagement

In addition to the robust public engagement that was undertaken during the development of the Richmond 300 Master Plan, a virtual public meeting was held to discuss the proposed rezoning on October 20, 2021. Property owners were directly mailed notifications of the meetings beforehand, which were also promoted on the Richmond 300 email list. There were approximately 20 public attendees at the meeting. A second, smaller meeting was held with the residents of the Monument Avenue Park Civic Association on October 27, 2021. Feedback on the proposed rezoning has been generally positive and any specific concerns from property owners have been adequately addressed.

**FISCAL IMPACT / COST:** None.

**FISCAL IMPLICATIONS:** None.

**BUDGET AMENDMENT NECESSARY:** No

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

**DESIRED EFFECTIVE DATE:** Upon adoption.

**REQUESTED INTRODUCTION DATE:** Monday, January 10<sup>th</sup>, 2022

**CITY COUNCIL PUBLIC HEARING DATE:** Monday, February 28<sup>th</sup>, 2022

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, on Monday, February 22<sup>nd</sup>, 2022

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

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

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

**ATTACHMENTS:**

- Draft Ordinance
- Map of Master Plan Future Land Use
- Map of Existing Zoning
- Map of Proposed Zoning
- Map of Priority Streets
- Map of Street-Oriented Commercial Frontage

- City Planning Commission Resolution of Intent

**STAFF:** Maritza Mercado Pechin, Deputy Director, Dept. of Planning and Development Review (p)  
804.646.6348 (e) [maritza.pechin@rva.gov](mailto:maritza.pechin@rva.gov)

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

Continue to: