Legislation Details (With Text)

File #:	ORD. 2021-150	**Version:**	1	**Name:**	
Type:	Ordinance			**Status:**	Adopted
File created:	4/27/2021			**In control:**	City Council
On agenda:	7/6/2021			**Final action:**	7/26/2021
Title:	To amend the official zoning map for the purpose of rezoning certain properties in the Greater Scott's Addition neighborhood, in order to implement the adopted Richmond 300 Master 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 Greater Scott's Addition neighborhood. (2nd District)				
Sponsors:	Mayor Stoney				
Indexes:					
Code sections:					
Attachments:	1. Ord. No. 2021-150, 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. Rezoning Presentation CPC 210706				

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 Greater Scott's Addition neighborhood, in order to implement the adopted Richmond 300 Master 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 Greater Scott's Addition neighborhood. (2nd District)

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the attached map entitled "Greater Scott's Addition: 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 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:

1500 Cummings Drive Tax Parcel No. N000-1304/001 1505 Cummings Drive Tax Parcel No. N000-1304/013 1601 Cummings Drive Tax Parcel No. N000-1304/031 2600 Durham Street Tax Parcel No. N000-1304/015 2601 Durham Street Tax Parcel No. N000-1304/004 2700 Durham Street Tax Parcel No. N000-1304/032 2700 Hardy Street Tax Parcel No. N000-1304/012 1300 Hermitage Road Tax Parcel No. N000-1292/028 2504 Hermitage Road Tax Parcel No. N000-1292/027 2508 Hermitage Road Tax Parcel No. N000-1292/023 2510 Hermitage Road Tax Parcel No. N000-1292/020 2519 Hermitage Road Tax Parcel No. N000-1296/001 2601 Hermitage Road Tax Parcel No. N000-1304/030 2701 Hermitage Road Tax Parcel No. N000-1304/002 2709 Hermitage Road Tax Parcel No. N000-1304/006 2901 Hermitage Road Tax Parcel No. N000-1305/001 2901 Hermitage Road Tax Parcel No. N000-1305/001T 2919 Hermitage Road Tax Parcel No. N000-1305/010 3101 Hermitage Road Tax Parcel No. N000-1305/004 1400 Overbrook Road Tax Parcel No. N000-1296/002 1401 Overbrook Road Tax Parcel No. N000-1014/021 1405 Overbrook Road Tax Parcel No. N000-1014/022 1650 Overbrook Road Tax Parcel No. N000-1296/004 1654 Overbrook Road Tax Parcel No. N000-1296/017 1401 Rhoadmiller Street Tax Parcel No. N000-1296/003 1600 Rhoadmiller Street Tax Parcel No. N000-1304/005 1601 Rhoadmiller Street Tax Parcel No. N000-1296/016 1605 Rhoadmiller Street Tax Parcel No. N000-1296/014 1607 Rhoadmiller Street Tax Parcel No. N000-1296/012 1609 Rhoadmiller Street Tax Parcel No. N000-1296/010 1611 Rhoadmiller Street Tax Parcel No. N000-1296/008 1613 Rhoadmiller Street Tax Parcel No. N000-1296/006 1701 Rhoadmiller Street Tax Parcel No. N000-1292/010 1717 Rhoadmiller Street Tax Parcel No. N000-1292/009 1722 Rhoadmiller Street Tax Parcel No. N000-1292/011 1723 Rhoadmiller Street Tax Parcel No. N000-1292/007 1725 Rhoadmiller Street Tax Parcel No. N000-1292/008 1727 Rhoadmiller Street Tax Parcel No. N000-1292/006 1500 Robin Hood Road Tax Parcel No. N000-1305/006 1501 Robin Hood Road Tax Parcel No. N000-1305/015 1505 Robin Hood Road Tax Parcel No. N000-1305/003 1507 Robin Hood Road Tax Parcel No. N000-1305/016 1403 Sherwood Avenue Tax Parcel No. N000-1304/003 1407 Sherwood Avenue Tax Parcel No. N000-1304/010 1500 Sherwood Avenue Tax Parcel No. N000-1305/021 1601 Sherwood Avenue Tax Parcel No. N000-1304/009 1607 Sherwood Avenue Tax Parcel No. N000-1304/007

§ 2. That, as shown on the attached map entitled "Greater Scott's Addition: 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:

2907 North Arthur Ashe Boulevard Tax Parcel No. N000-1510/012 2909 North Arthur Ashe Boulevard Tax Parcel No. N000-1510/011 3001 North Arthur Ashe Boulevard Tax Parcel No. N000-1510/020B 3002 North Arthur Ashe Boulevard Tax Parcel No. N000-1601/006 3003 North Arthur Ashe Boulevard Tax Parcel No. N000-1510/020 3017 North Arthur Ashe Boulevard Tax Parcel No. N000-1510/009 3064 North Arthur Ashe Boulevard Tax Parcel No. N000-1601/005 3100 North Arthur Ashe Boulevard Tax Parcel No. N000-1316/051 3101 North Arthur Ashe Boulevard Tax Parcel No. N000-1512/001 3108 North Arthur Ashe Boulevard Tax Parcel No. N000-1316/013 1801 Ellen Road Tax Parcel No. N000-1601/004 1300 Hermitage Road Tax Parcel No. N000-1292/028 2730 Hermitage Road Tax Parcel No. N000-1510/013 2900 Hermitage Road Tax Parcel No. N000-1510/001 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 1700 Robin Hood Road Tax Parcel No. N000-1512/002

§ 3. That, as shown on the attached map entitled "Greater Scott's Addition: 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:

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1719 Arlington Road Tax Parcel No. N000-1316/012 1721 Arlington Road Tax Parcel No. N000-1316/010 1722 Arlington Road Tax Parcel No. N000-1317/004 1723 Arlington Road Tax Parcel No. N000-1316/009 1725 Arlington Road Tax Parcel No. N000-1316/008 1727 Arlington Road Tax Parcel No. N000-1316/007 1728 Arlington Road Tax Parcel No. N000-1317/005 1729 Arlington Road Tax Parcel No. N000-1316/006 1730 Arlington Road Tax Parcel No. N000-1317/007 1730 A Arlington Road Tax Parcel No. N000-1317/016 1731 Arlington Road Tax Parcel No. N000-1316/004 1733 Arlington Road Tax Parcel No. N000-1316/003 2001 Bath Street Tax Parcel No. N000-1008/009 2007 Bath Street Tax Parcel No. N000-1008/007 2009 Bath Street Tax Parcel No. N000-1008/005 2011 Bath Street Tax Parcel No. N000-1008/001 1830 Botetourt Street Tax Parcel No. N000-0945/001 1838 Botetourt Street Tax Parcel No. N000-0945/047 1840 Botetourt Street Tax Parcel No. N000-0945/048 1842 Botetourt Street Tax Parcel No. N000-0945/049 1844 Botetourt Street Tax Parcel No. N000-0945/050 1846 Botetourt Street Tax Parcel No. N000-0945/051 2000 Botetourt Street Tax Parcel No. N000-1008/011 2001 Botetourt Street Tax Parcel No. N000-1007/031 2002 Botetourt Street Tax Parcel No. N000-1008/013 2003 Botetourt Street Tax Parcel No. N000-1007/030 2004 Botetourt Street Tax Parcel No. N000-1008/015 2006 Botetourt Street Tax Parcel No. N000-1008/017 2007 Botetourt Street Tax Parcel No. N000-1007/023 2008 Botetourt Street Tax Parcel No. N000-1008/019 2012 Botetourt Street Tax Parcel No. N000-1008/021 2014 Botetourt Street Tax Parcel No. N000-1008/023 2018 Botetourt Street Tax Parcel No. N000-1008/025 2020 Botetourt Street Tax Parcel No. N000-1008/027 2021 Botetourt Street Tax Parcel No. N000-1007/022 2022 Botetourt Street Tax Parcel No. N000-1008/029 2023 Botetourt Street Tax Parcel No. N000-1007/021 2024 Botetourt Street Tax Parcel No. N000-1008/031 2025 Botetourt Street Tax Parcel No. N000-1007/020 2027 Botetourt Street Tax Parcel No. N000-1007/019 2029 Botetourt Street Tax Parcel No. N000-1007/018 2031 Botetourt Street Tax Parcel No. N000-1007/017 2033 Botetourt Street Tax Parcel No. N000-1007/016 2033 1/2 Botetourt Street Tax Parcel No. N000-1007/015 2035 Botetourt Street Tax Parcel No. N000-1007/006 2036 Botetourt Street Tax Parcel No. N000-1008/041 2040 Botetourt Street Tax Parcel No. N000-1008/040 2059 Botetourt Street Tax Parcel No. N000-1007/001 1807 Boulevard West Tax Parcel No. N000-1605/020 1817 Boulevard West Tax Parcel No. N000-1605/017 1820 Boulevard West Tax Parcel No. N000-1605/002 1823 Boulevard West Tax Parcel No. N000-1605/016 1827 Boulevard West Tax Parcel No. N000-1605/014 1828 Boulevard West Tax Parcel No N000-1605/004 1831 Boulevard West Tax Parcel No. N000-1605/013 1839 Boulevard West Tax Parcel No. N000-1605/012 1855 Boulevard West Tax Parcel No. N000-1605/008 1200 A Dinneen Street Tax Parcel No. N000-1006/006 1205 Dinneen Street Tax Parcel No. N000-0942/075 1252 Dinneen Street Tax Parcel No. N000-1006/005 1300 Dinneen Street Tax Parcel No. N000-1007/033 1301 Dinneen Street Tax Parcel No. N000-0944/001 1712 Ellen Road Tax Parcel No. N000-1316/027 1802 Ellen Road Tax Parcel No. N000-1316/035 1804 Ellen Road Tax Parcel No. N000-1316/036 1808 Ellen Road Tax Parcel No. N000-1316/038 1812 Ellen Road Tax Parcel No. N000-1316/042 1900 Ellen Road Tax Parcel No. N000-1875/006 1901 Ellen Road Tax Parcel No. N000-1601/007 2001 Ellen Road Tax Parcel No. N000-1605/005 1300 Hermitage Road Tax Parcel No. N000-1292/028 1301 Hermitage Road Tax Parcel No. N000-1100/015 2395 Hermitage Road Tax Parcel No. N000-1294/068 2400 Hermitage Road Tax Parcel No. N000-1292/004 2405 Hermitage Road Tax Parcel No. N000-1294/010 2504 Hermitage Road Tax Parcel No. N000-1292/027 1730 Kelly Road Tax Parcel No. N000-1873/029 1731 Kelly Road Tax Parcel No. N000-1317/019 1733 Kelly Road Tax Parcel No. N000-1317/018 1735 Kelly Road Tax Parcel No. N000-1317/017 1739 Kelly Road Tax Parcel No. N000-

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1317/020 1740 Kelly Road Tax Parcel No. N000-1873/038 3106 Lanvale Avenue Tax Parcel No. N000-1875/018 3107 Lanvale Avenue Tax Parcel No. N000-1316/001 3201 Lanvale Avenue Tax Parcel No. N000-1317/008 3203 Lanvale Avenue Tax Parcel No. N000-1317/010 3205 Lanvale Avenue Tax Parcel No. N000-1317/009 3206 Lanvale Avenue Tax Parcel No. N000-1875/020 3211 Lanvale Avenue Tax Parcel No. N000-1317/014 3213 Lanvale Avenue Tax Parcel No. N000-1317/015 3300 Lanvale Avenue Tax Parcel No. N000-1875/023 3303 Lanvale Avenue Tax Parcel No. N000-1873/030 3333 Lanvale Avenue Tax Parcel No. N000-1873/036 2030 Lunenburg Street Tax Parcel No. N000-1007/063 1400 Middlesex Street Tax Parcel No. N000-1294/020 1405 Overbrook Road Tax Parcel No. N000-1014/022 1421 Overbrook Road Tax Parcel No. N000-1294/021 1601 Ownby Lane Tax Parcel No. N000-1294/054 1601 1/2 Ownby Lane Tax Parcel No. N000-1294/070 1602 Ownby Lane Tax Parcel No. N000-1294/028 1603 Ownby Lane Tax Parcel No. N000-1294/056 1604 Ownby Lane Tax Parcel No. N000-1294/026 1607 Ownby Lane Tax Parcel No. N000-1294/058 1632 Ownby Lane Tax Parcel No. N000-1294/016 2400 Ownby Lane Tax Parcel No. N000-1294/030 2400 Ownby Lane Tax Parcel No. N000-1294/030T 2405 Ownby Lane Tax Parcel No. N000-1294/050 2407 Ownby Lane Tax Parcel No. N000-1294/046 2410 Ownby Lane Tax Parcel No. N000-1294/036 3200 Rosedale Avenue Tax Parcel No. N000-1875/025 3201 Rosedale Avenue Tax Parcel No. N000-1875/005 3202 Rosedale Avenue Tax Parcel No. N000-1875/013 3301 Rosedale Avenue Tax Parcel No. N000-1875/002 3308 Rosedale Avenue Tax Parcel No. N000-1875/017 3310 Rosedale Avenue Tax Parcel No. N000-1875/011 1831 Westwood Avenue Tax Parcel No. N000-1873/035 1831 Westwood Avenue Unit A Tax Parcel No. N000-1873/037 1831 Westwood Ave Unit A Tax Parcel No. N000-1873/037T 1901 Westwood Avenue Tax Parcel No. N000-1875/021 1905 Westwood Avenue Tax Parcel No. N000-1875/001 2031 Westwood Avenue Unit D Tax Parcel No. N000-1875/016 2051 Westwood Avenue Tax Parcel No. N000-1605/030

§ 4. That, as shown on the attached map entitled "Greater Scott's Addition: 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 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 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:

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2910 North Arthur Ashe Boulevard oulevard Tax Parcel No. N000-1601/002 2930 North Arthur Ashe Boulevard Tax Parcel No. N000-1601/001 3100 North Arthur Ashe Boulevard Tax Parcel No. N000-1316/051 3108 North Arthur Ashe Boulevard Tax Parcel No. N000-1316/013 3200 North Arthur Ashe Boulevard Tax Parcel No. N000-1317/003 1128 Hermitage Road Tax Parcel No. N000-1295/001 1130 Hermitage Road Tax Parcel No. N000-1295/002 1136 Hermitage Road Tax Parcel No. N000-1295/003 1300 Hermitage Road Tax Parcel No. N000-1292/028 2000 Hermitage Road Tax Parcel No. N000-1292/026 2300 Hermitage Road Tax Parcel No. N000-1292/002 2051 Westwood Avenue Tax Parcel No. N000-1605/030

§ 5. That, as shown on the map entitled "Greater Scott's Addition: 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.

§ 6. That, as shown on the map entitled "Greater Scott's Addition: 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.

§ 7. 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

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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 Greater Scott's Addition neighborhood.

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 Greater Scott's Addition neighborhood.

REASON: This rezoning will help implement the vision outlined for the Greater Scott's Addition neighborhood 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 June 21, 2021 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. Greater Scott's Addition is identified in the Richmond 300 plan as a Priority Growth Node, with the potential to capture a large portion of the city's future population growth, 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 this area.

Master Plan

The Richmond 300 Master Plan describes the future vision of the Greater Scott's Addition neighborhood as being, in part, "home to a series of neighborhoods that provide new employment and housing developments connected by a series of open spaces and a transportation network that support families and aging-in-place. The variety of housing options and employment in Greater Scott's Addition provide opportunities for low-income, moderate-income, and high-income households"

The Future Land Use Plan designates the area of the neighborhood between N. Arthur Ashe Avenue and Hermitage Road 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 the areas of the neighborhood to the north and west of N. Arthur Ashe Avenue and to the east of Hermitage Road as "Industrial Mixed-Use," which is described as "formerly

traditional industrial areas that are transitioning to mixed-use because of their proximity to growing neighborhoods and changes in market conditions. These areas may still retain some light industrial uses." Future development is a mix of building types with low-scale, post-industrial buildings that are adapted for a new use which are adjacent to new taller residential and/or office buildings. New buildings are typically between three to eight stories. Pedestrian, bicycle, and transit access are prioritized and accommodate.

Existing and Proposed Zoning

Existing zoning throughout the Greater Scott's Addition neighborhood is primarily comprised of M-1 Light Industrial and M-2 Heavy Industrial. Recently, a number of Special Use Permits and Rezonings have been approved by property owner request to allow for non-industrial uses such as residential and commercial. The M-1 and M-2 zoning districts allow for a variety of commercial, warehousing, production, and distribution uses, but does not allow residential dwelling units. Maximum building height is limited to 45 feet. Few considerations exist for the design of buildings, their siting in relation to parking and driveways, or their impact on the pedestrian environment.

The proposed zoning for this neighborhood consists of TOD-1 Transit-Oriented Nodal District typically for properties located between N. Arthur Ashe Boulevard and Hermitage Road, and of B-7 Mixed-Use Business District for properties to the north and west of N. Arthur Ashe Boulevard and to the east of Hermitage Road. These districts would allow more uses, such as residential dwelling units, and appropriate scale and design for new buildings that would further the vision of the neighborhood 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.
The B-7 Mixed-Use Business 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, 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 neighborhood. Arthur Ashe Boulevard 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 Arthur Ashe Boulevard, Hermitage Road, Sherwood Avenue, and Overbrook Road. 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 undertook during the development of the Richmond 300 Master Plan in general and the Greater Scott's Addition neighborhood specifically, two virtual, public meetings were held to discuss the proposed rezoning on March 18, 2021 and April 13, 2021. Property owners were directly mailed notifications of the meetings beforehand, which were also advertised virtually on City social media accounts and through the Richmond 300 email list. There were approximately 40 public attendees at the first meeting, and 20 public attendees at the second meeting. Feedback on the proposed rezoning was 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, 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)

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS:

- Draft Ordinance
- Map of Master Plan Future Land Use

- Map of Existing Zoning
- Map of Proposed Zoning
- Map of Priority Streets
- Map of Street-Oriented Commercial Frontage
- City Planning Commission Resolution of Intent

STAFF: William Palmquist, Planner, Department of Planning and Development Review (p) 804.646.6307 (e) william.palmquist@richmondgov.com <mailto:william.palmquist@richmondgov.com>

Key Issues:
Retain on Consent Agenda
Move to Regular Agenda
Refer Back to Committee
Remove from Council Agenda
Strike Withdrawn Continue to: