



## Legislation Text

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**File #:** RES. 2021-R071, **Version:** 1

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

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

WHEREAS, in accordance with section 15.2-2286 of the Code of Virginia (1950), as amended, such amendment may be initiated by resolution of the governing body, provided that any such resolution by the governing body proposing an amendment to the regulations or district maps shall state the public purposes therefor; and

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

WHEREAS, the Council believes that the official zoning map should be amended by rezoning the properties located within an area bounded by West Broad Street to the north, Strawberry Street to the east, an alley between West Broad Street and West Grace Street to the south, and North Arthur Ashe Boulevard to the west within the B-5 Central Business District and an area bounded by West Broad Street to the north, Ryland Street to the east, an alley between

West Broad Street and West Grace Street to the south, and Strawberry Street to the west within the B-6 Mixed-Use Business District, hereinafter referred to, together, as the “Height Overlay District Area,” to the TOD-1 Transit-Oriented Nodal District, subject to certain height overlay requirements, to regulate the height, setbacks, and frontage of buildings generally within the area known as the West Grace Street Old and Historic District, as set forth in section 30-930.5:42 of the Code of the City of Richmond (2020), as amended, in accordance with certain conditions;

NOW, THEREFORE,

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

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