



Legislation Text

File #: RES. 2022-R048, **Version:** 1

To declare a public necessity to amend ch. 30 of the City Code and to initiate an amendment to the City's zoning ordinance to make such lawful changes as may be necessary to implement rezoning of properties along Richmond Highway, Midlothian Turnpike, and Hull Street to the TOD-1 Transit-Oriented Nodal District by requesting that the Chief Administrative Officer cause to be conducted a study to determine whether and, if so, how the City's zoning ordinance lawfully may be amended to permit the rezoning of properties along Richmond Highway, Midlothian Turnpike, and Hull Street to the TOD-1 Transit-Oriented Nodal District.

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 Council of the City of Richmond believes that the City's zoning ordinance, codified as Chapter 30 of the Code of the City of Richmond (2020), as amended, should be amended by implementing rezoning for properties along Richmond Highway, Midlothian Turnpike, and Hull Street to the TOD-1 Transit-Oriented Nodal District as contemplated in the Master Plan and to encourage dense, walkable, transit-oriented development along those corridors; and

WHEREAS, the Council believes that it is in the best interests of the citizens of the City of Richmond that the City amend its zoning ordinance, codified as Chapter 30 of the Code of the City of Richmond (2020), as amended, to make such lawful changes as may be necessary to implement rezoning for properties along Richmond Highway, Midlothian Turnpike, and Hull Street to the TOD-1 Transit-Oriented Nodal District;

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 zoning ordinance set forth in Chapter 30 of the City of Richmond (2020), as amended, to make such lawful changes as may be necessary to implement rezoning for properties along Richmond Highway, Midlothian Turnpike, and Hull Street to the TOD-1 Transit-Oriented Nodal District as contemplated in the Master Plan and to encourage dense, walkable, transit-oriented development along those corridors; and

BE IT FURTHER RESOLVED:

That, pursuant to section 15.2-2286 of the Code of Virginia (1950), as amended, and for the purposes of public necessity, convenience, general welfare, and good zoning practice, the City Council hereby initiates an amendment to the City's zoning ordinance by requesting the Chief Administrative Officer to cause to be conducted a study to determine whether and, if so, how the City's zoning ordinance lawfully may be amended to permit, to the extent permitted by law, the implementation of rezoning for properties along Richmond Highway, Midlothian Turnpike, and Hull Street to the TOD -1 Transit-Oriented Nodal District as contemplated in the Master Plan to encourage dense, walkable, transit-oriented development along those corridors, and to provide the Council with a report concerning the *results* of the study and the recommended changes to the zoning ordinance based on such study as soon as practical after the adoption of this resolution.

BE IT FURTHER RESOLVED:

That the City Planning Commission is hereby directed to hold a public hearing on any such proposed changes to the zoning ordinance and submit its recommendation and any explanatory materials to the City Council as soon as practicable.