



Rezoning City Center

CITY PLANNING COMMISSION
May 16, 2022

Brian P. Mercer, Planner
DEPARTMENT OF PLANNING AND DEVELOPMENT REVIEW



Completed Steps in Rezoning Process

- City Center Small Area Plan – Adopted January 24, 2022
- CPC Resolution of Intent to Rezone City Center – Approved March 7, 2022
- Public Notice to Property Owners – March 28, 2022
- Public Meeting #1: Draft Rezoning – April 13, 2022
- Public Survey for Rezoning – April 13-27, 2022
- Staff Presentation at CPC – April 18, 2022
- Public Meeting #2: Revised Rezoning – May 11, 2022

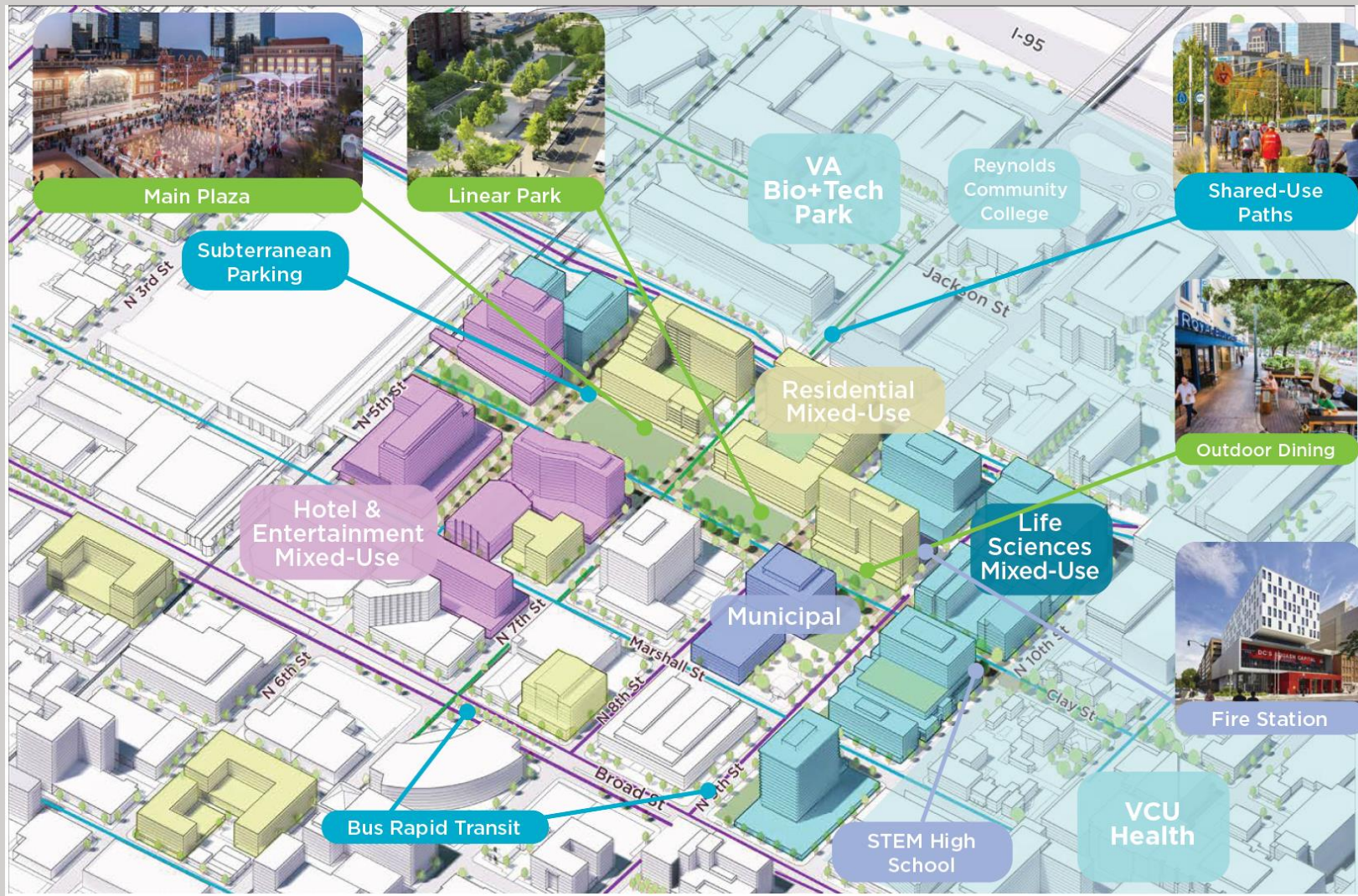


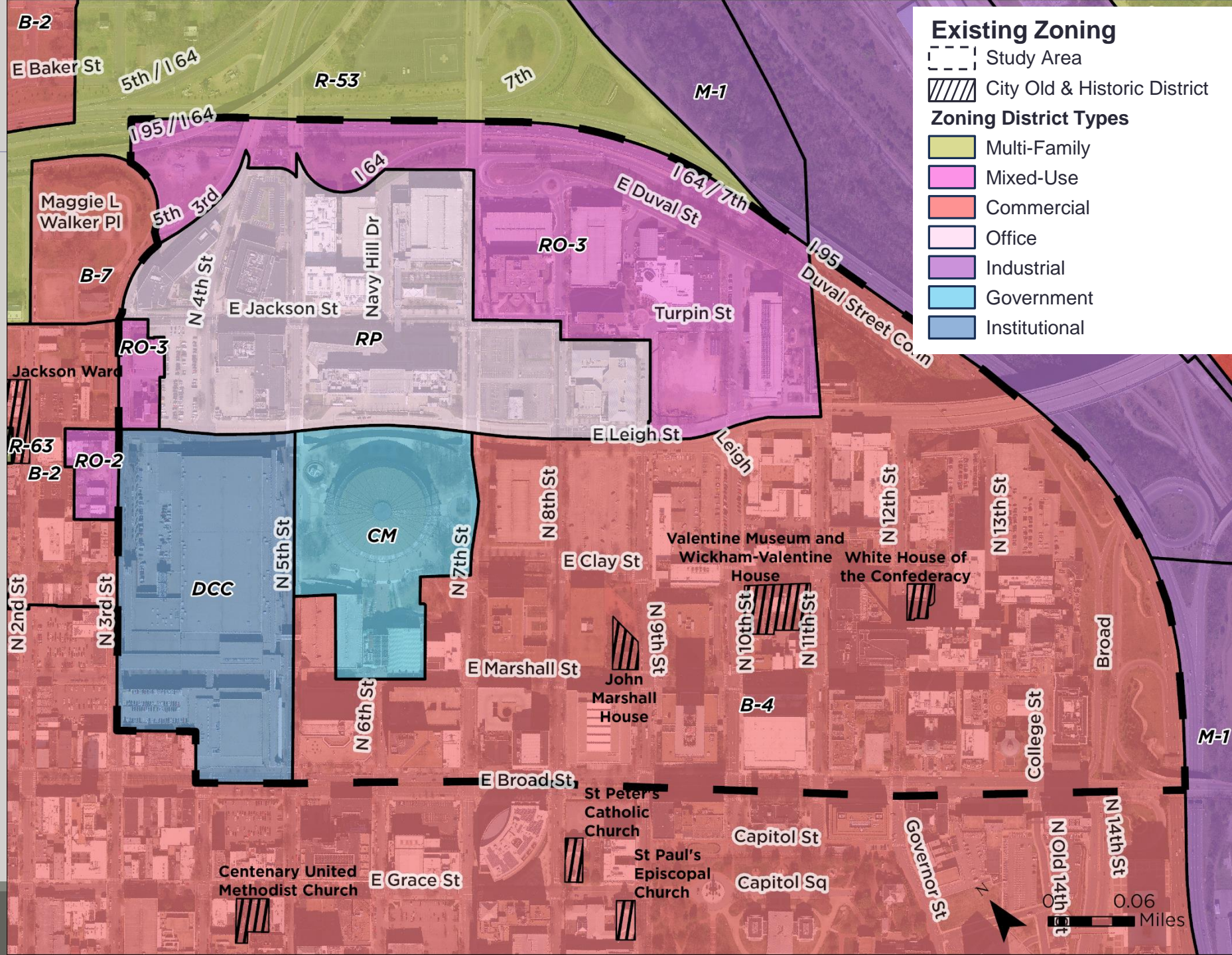
Why Rezone City Center?

- *Richmond 300: A Guide for Growth* identifies City Center as a Priority Growth Node
- City Center Innovation District Small Area Plan was adopted by City Council
 - Implementation Big Move 1: Rezone City Center to align with the innovation vision by allowing mixed-uses including residential, ground floor activation, and unlimited height and density.
- Current zoning isn't aligned with Future Land Use in the area

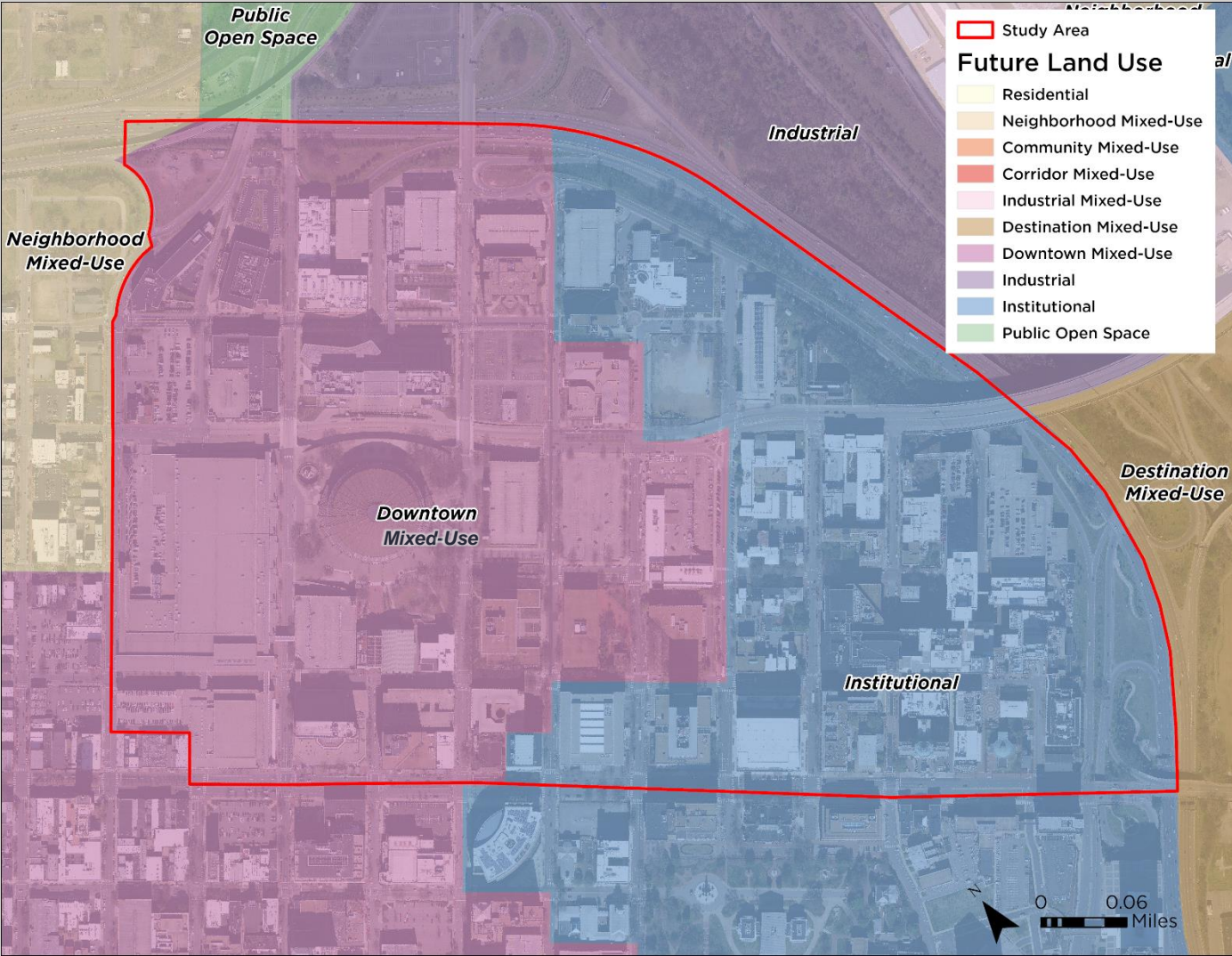


Vision for City Center Innovation District





Richmond 300 Future Land Use



Existing Zoning – Uses Requirements

	B-4	CM	RO-3	RP
RESIDENTIAL	P / P		P / P	
HOTEL	P / P	P / P	P / P	
RESEARCH FACILITIES	P / P			P / P
OFFICE (BUSINESS, PROFESSIONAL, MEDICAL)	P / P		P / P	P / P
SCHOOLS (PUBLIC, PRIVATE, VOCATIONAL)	P / P	P / P		
COMMERCIAL (RETAIL, RESTAURANT, PERSONAL SERVICE)	P / P	P / P		P / A*

P/P = Permitted, principal use in the district
P/A = Only accessory to buildings devoted to other permitted uses

* only accessory to buildings devoted to other permitted



Existing Zoning – Feature Requirements

	B-4	CM	RO-3	RP
HEIGHT LIMIT	None – 1:4 inclined plane	80'	None – 1:3 inclined plane	120'
FLOOR AREA RATIO (FAR)	6.0	N/A	4.6	N/A
FENESTRATION	Yes	N/A	Yes	N/A
USABLE OPEN SPACE	0.08	N/A	0.10	N/A



Revised RP District – Use Requirements

	B-4	CM	RO-3	RP	Revised RP
RESIDENTIAL	P / P		P / P		P / P
HOTEL	P / P	P / P	P / P		P / P
RESEARCH FACILITIES	P / P			P / P	P / P
OFFICE (BUSINESS, PROFESSIONAL, MEDICAL)	P / P		P / P	P / P	P / P
SCHOOLS (PUBLIC, PRIVATE, VOCATIONAL)	P / P	P / P			P / P
COMMERCIAL (RETAIL, RESTAURANT, PERSONAL SERVICE)	P / P	P / P		P / A*	P / P

P/P = Permitted, principal use in the district
P/A = Only accessory to buildings devoted to other permitted uses



Proposed RP District – Feature Requirements – April 2022

	B-4	CM	RO-3	RP	Revised RP
HEIGHT LIMIT	None – 1:4 inclined plane	80'	None – 1:3 inclined plane	120'	None
FLOOR AREA RATIO (FAR)	6.0	N/A	4.6	N/A	Yes 8.0?
FENESTRATION	Yes	N/A	Yes	N/A	Yes
USABLE OPEN SPACE	0.08	N/A	0.10	N/A	Yes 0.10?



City Center Rezoning Public Survey (April 13-27)

“Please give us your feedback on the rezoning plan.” (57 responses)

BENEFITS

unlimited height
increase density
mix of uses
green/open space
by-right developments
pedestrian focused
consolidated zoning district

CONCERNS

unlimited height
parking
affordable housing
transportation infrastructure



Proposed RP District – Feature Requirements – May 2022

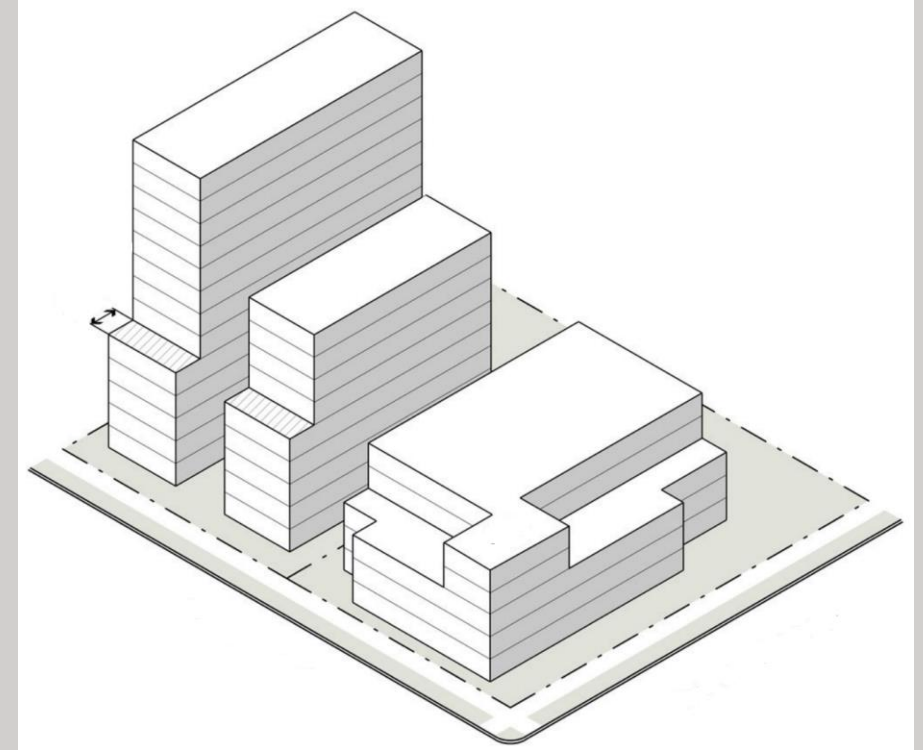
	B-4	CM	RO-3	RP	Revised RP
HEIGHT LIMIT	None – 1:4 inclined plane	80'	None – 1:3 inclined plane	120'	None – building stepback requirement
FLOOR AREA RATIO (FAR)	6.0	N/A	4.6	N/A	None
FENESTRATION	Yes	N/A	Yes	N/A	Yes
USABLE OPEN SPACE	0.08	N/A	0.10	N/A	Yes 0.10



Building Stepback Requirement

A building stepback is an architectural design element that is typically applied to the upper-story of a building that requires any portion of a building above a certain height to be pushed-in towards the center of the property.

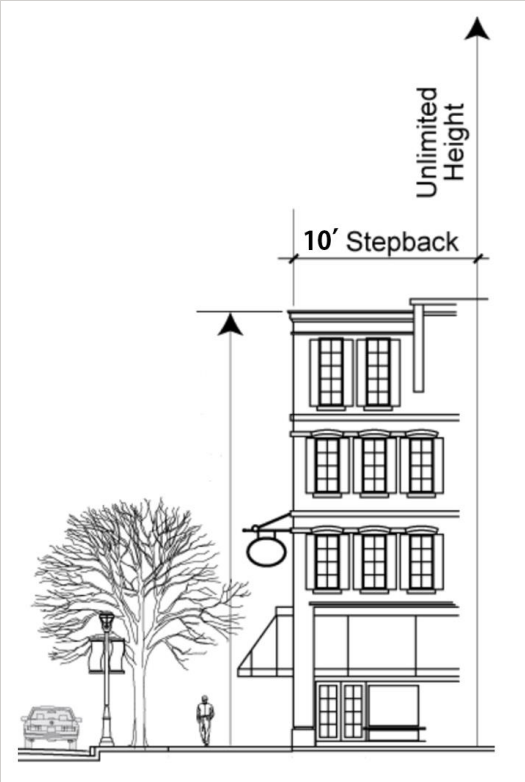
Required height stepback standards are intended to ensure the maintenance of light, air, and a comfortable pedestrian experience at ground level.



Proposed Building Stepback Requirement

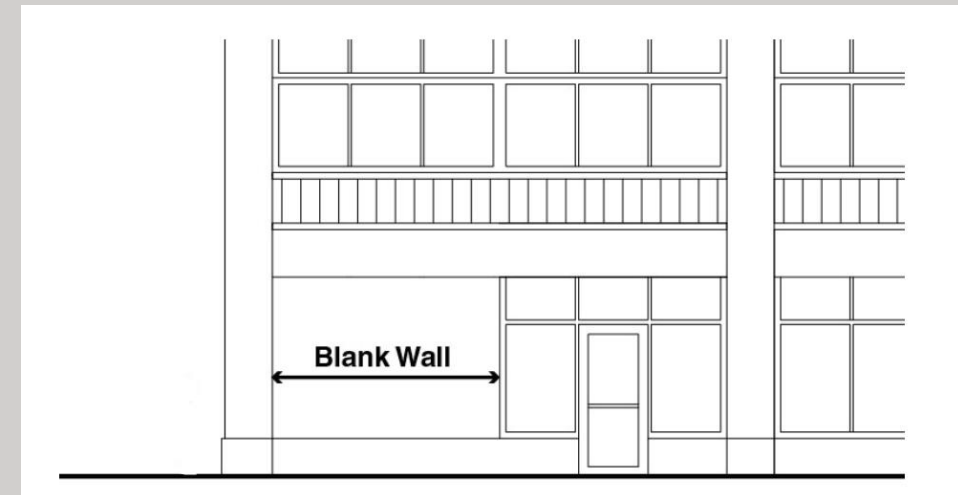
In the RP Research Park District, there shall be no maximum height limit, provided that height above seven stories requires a minimum building stepback of ten feet from the building facade line along each street frontage. Such stepback shall occur above the ground story, and no higher than the fifth story.

Building Height	Stepback requirement
7 stories or less	None
Greater than 7 stories	10' stepback – Between stories 1-5



Additional Proposed Feature Requirements

- Increase fenestration requirement along ground floor
 - Calculation between 3-10 feet
- No off-street parking requirement for any use
- Blank wall requirement maximum – 20 feet
 - The horizontal linear dimension of contiguous building wall that does not contain fenestration or doors
- Front yard setback: 0'-10'
- No street side yard setback



Street-Oriented Commercial Frontage

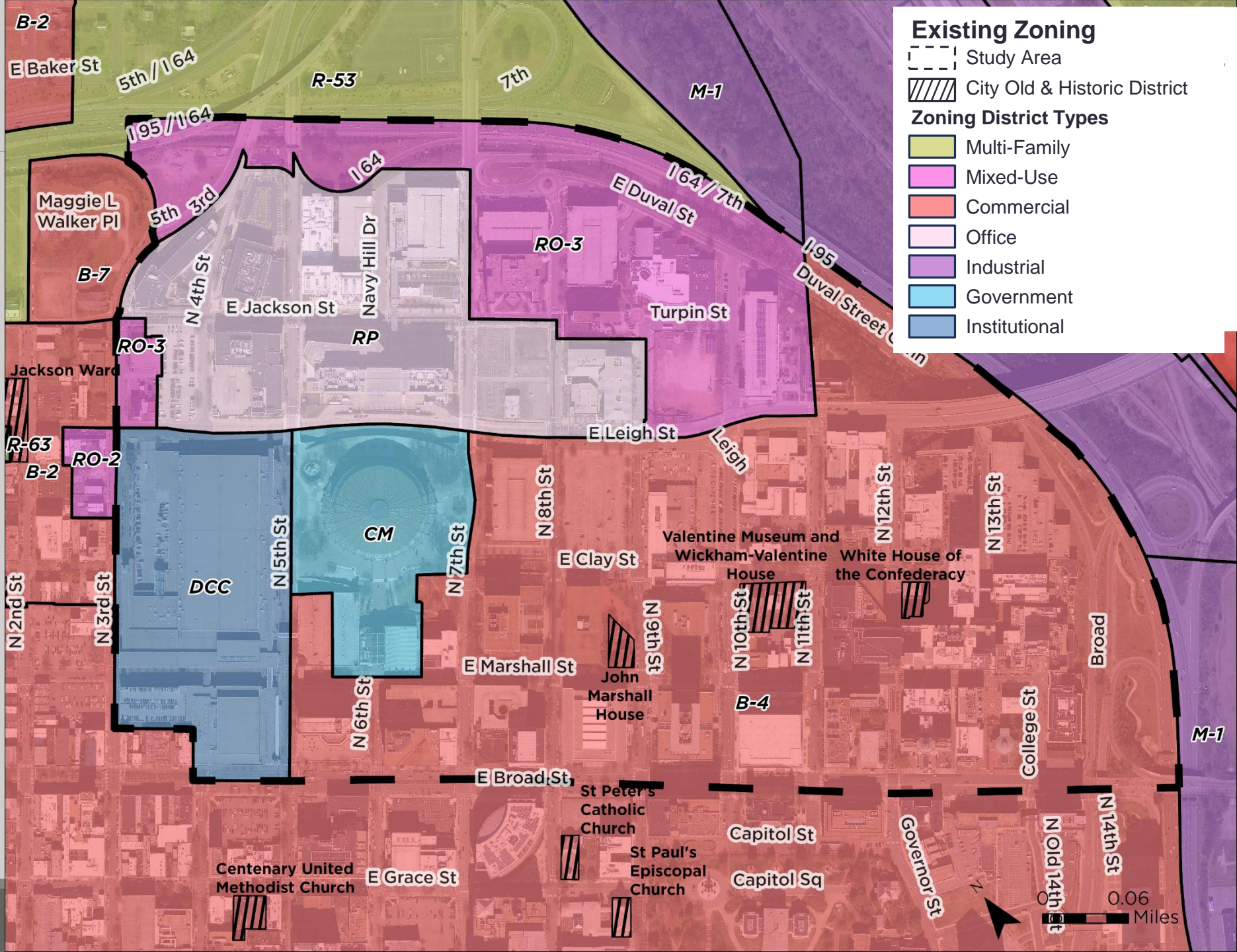
- For dwelling units, it requires that a minimum of 1/3 or 1,000 sq. ft. (whichever is greater) of the floor area of the ground floor of the building be devoted to other permitted principal uses with a minimum depth of 20' along the entire length of the street-oriented commercial frontage.



Priority Street Designation

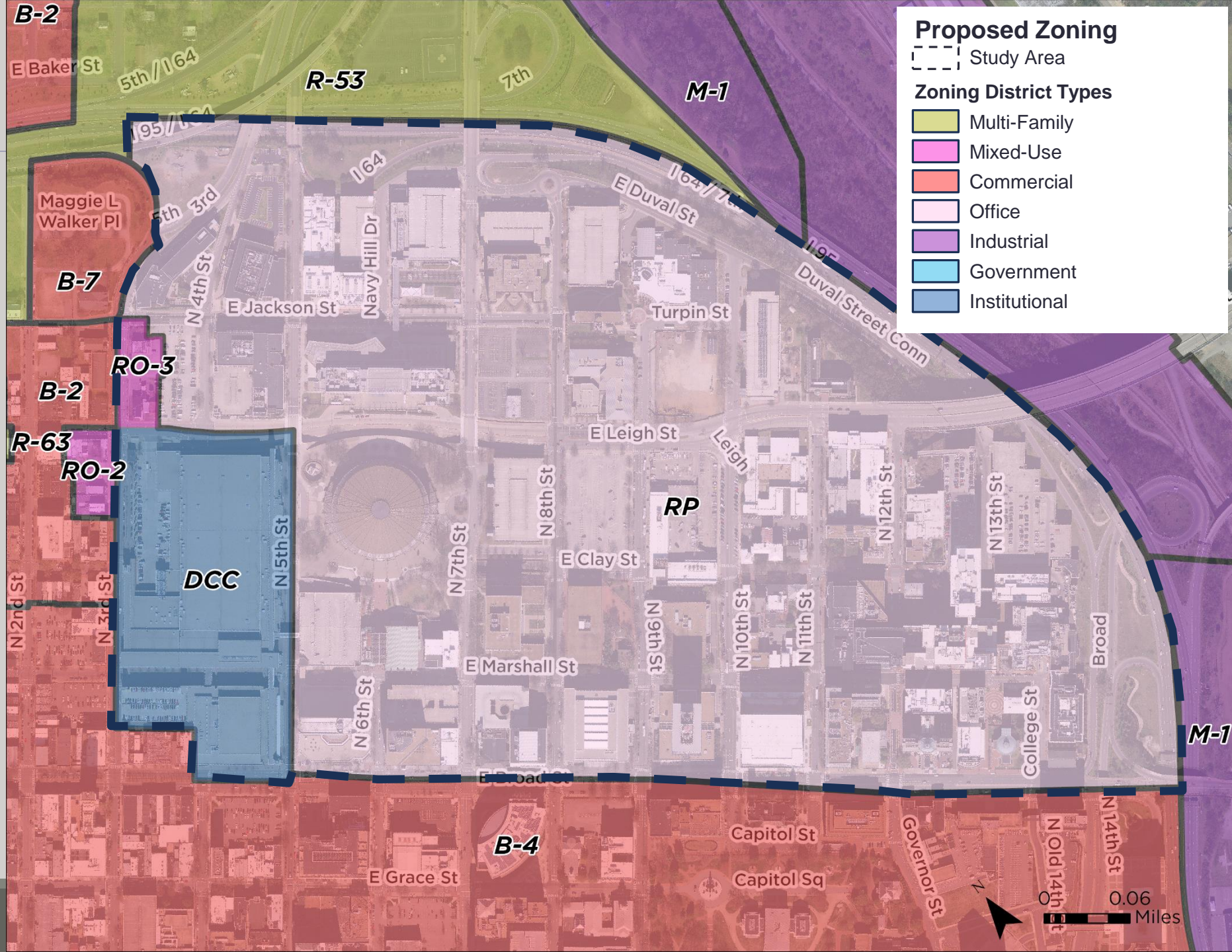
- Street frontages on a Priority Street designation treated similarly to principal street frontages. Special considerations regarding urban design:
 - Driveways and vehicular access prohibited for parking lots and decks if other street frontage or alley access exists
 - Parking decks wrapped with other permitted principal use
 - Hotels wrapped with other permitted principal uses
 - Parking areas located behind principal use
 - Building façade fenestration (windows) requirements





0.06 Miles





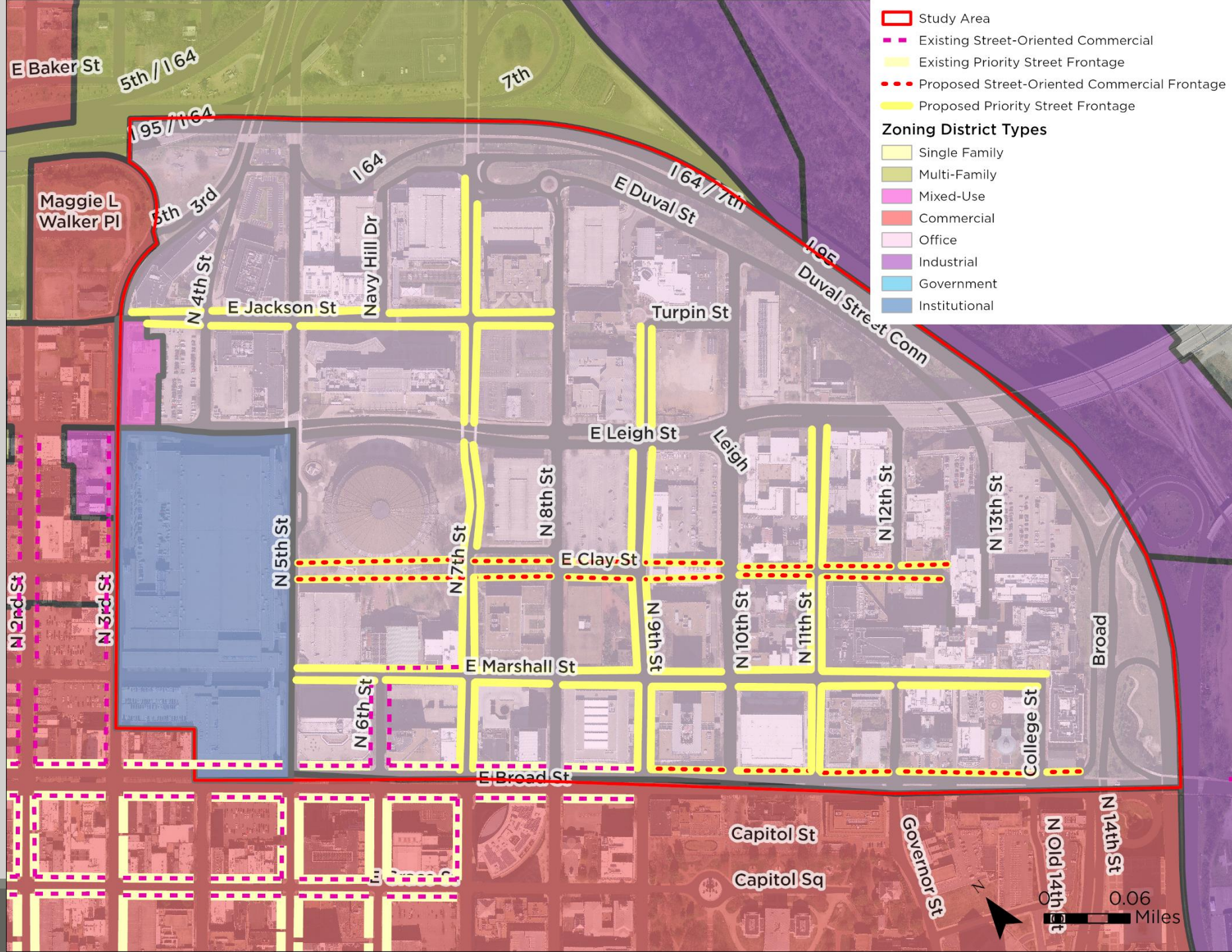
Proposed Zoning

Study Area

Zoning District Types

- Multi-Family
- Mixed-Use
- Commercial
- Office
- Industrial
- Government
- Institutional





Rezoning Next Steps

May-July

O & R work

City Planning Commission

City Council

Find updates at: <https://www.rva.gov/planning-development-review/rezonings>



Questions and Comments

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