



Rezoning City Center

CITY PLANNING COMMISSION

April 18, 2022

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

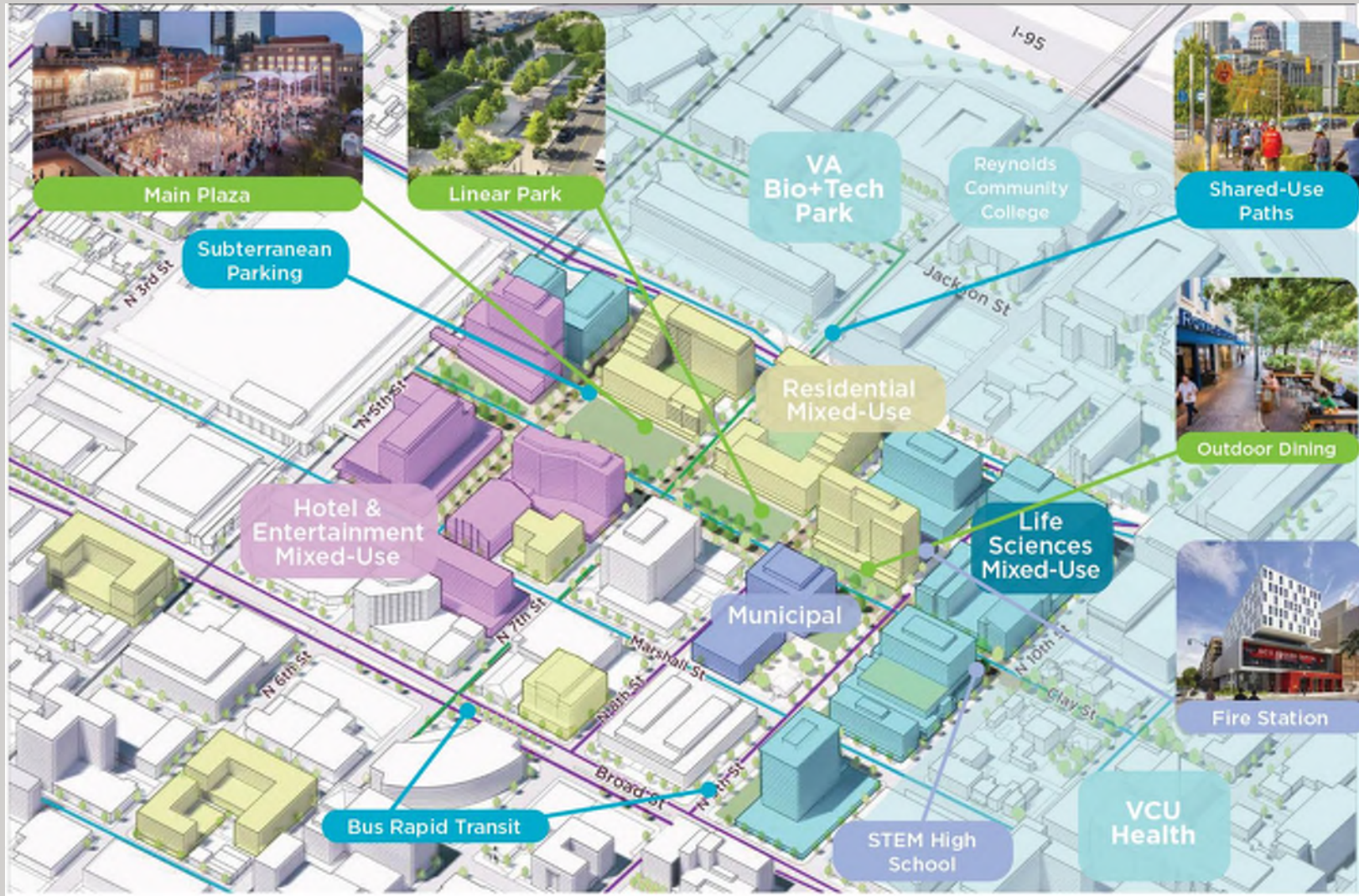


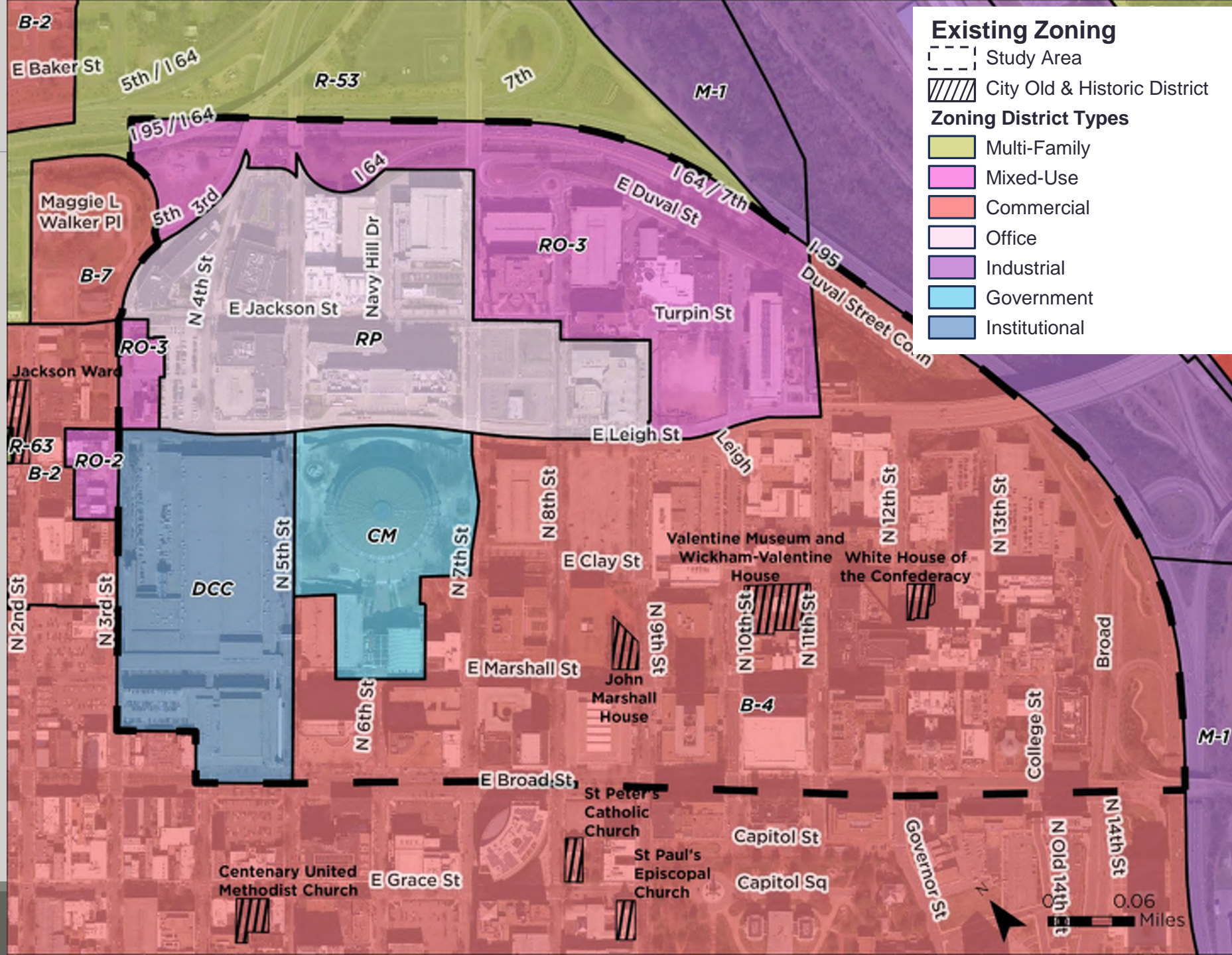
Why Rezone City Center?

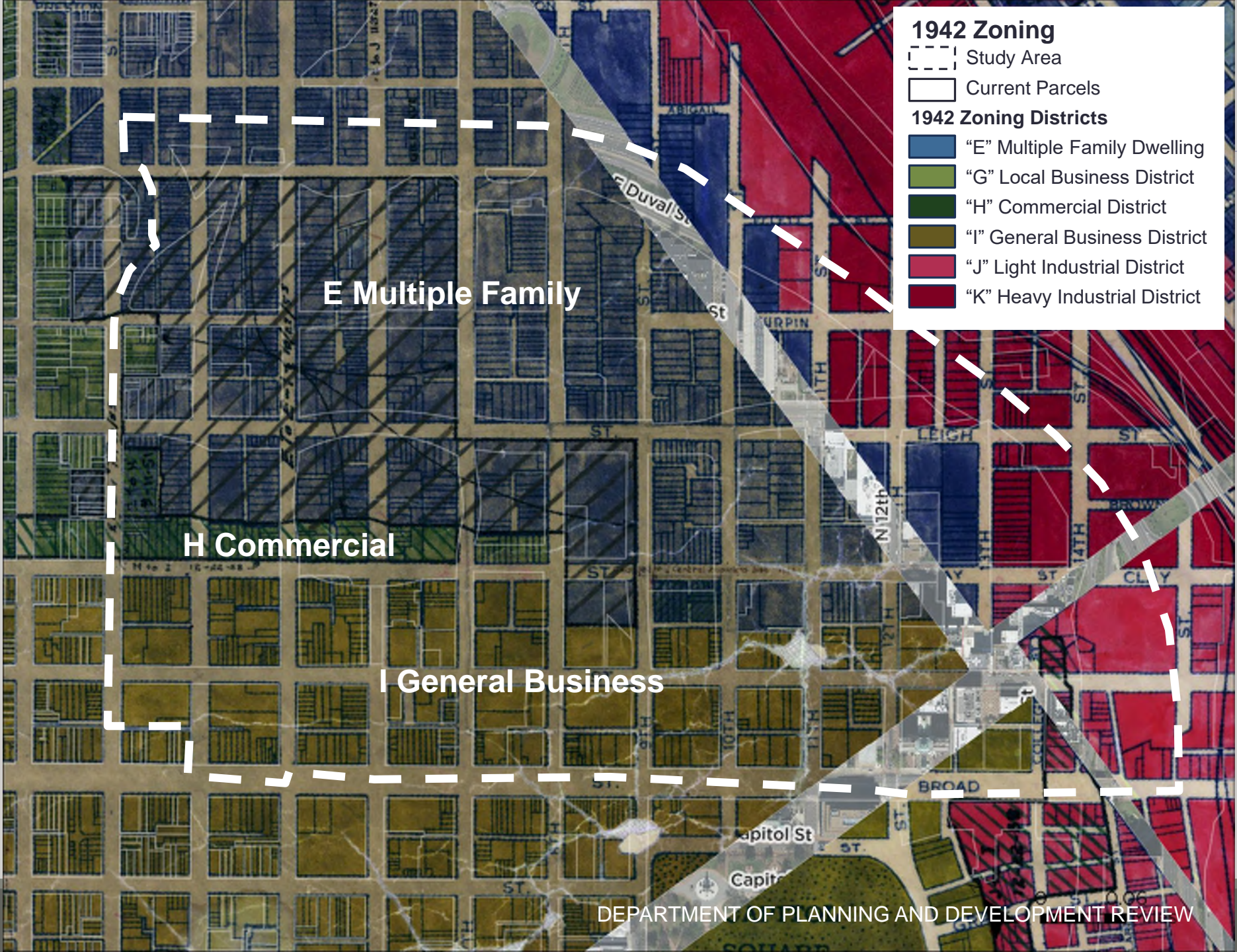
- *Richmond 300: A Guide for Growth* identifies City Center as a Priority Growth Node
- City Center Innovation District Small Area Plan was adopted by City Council
 - Implementation Big Move 1: Rezone City Center to align with the innovation vision by allowing mixed-uses including residential, ground 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







1942 Zoning

-  Study Area
-  Current Parcels
- 1942 Zoning Districts**
-  "E" Multiple Family Dwelling
-  "G" Local Business District
-  "H" Commercial District
-  "I" General Business District
-  "J" Light Industrial District
-  "K" Heavy Industrial District

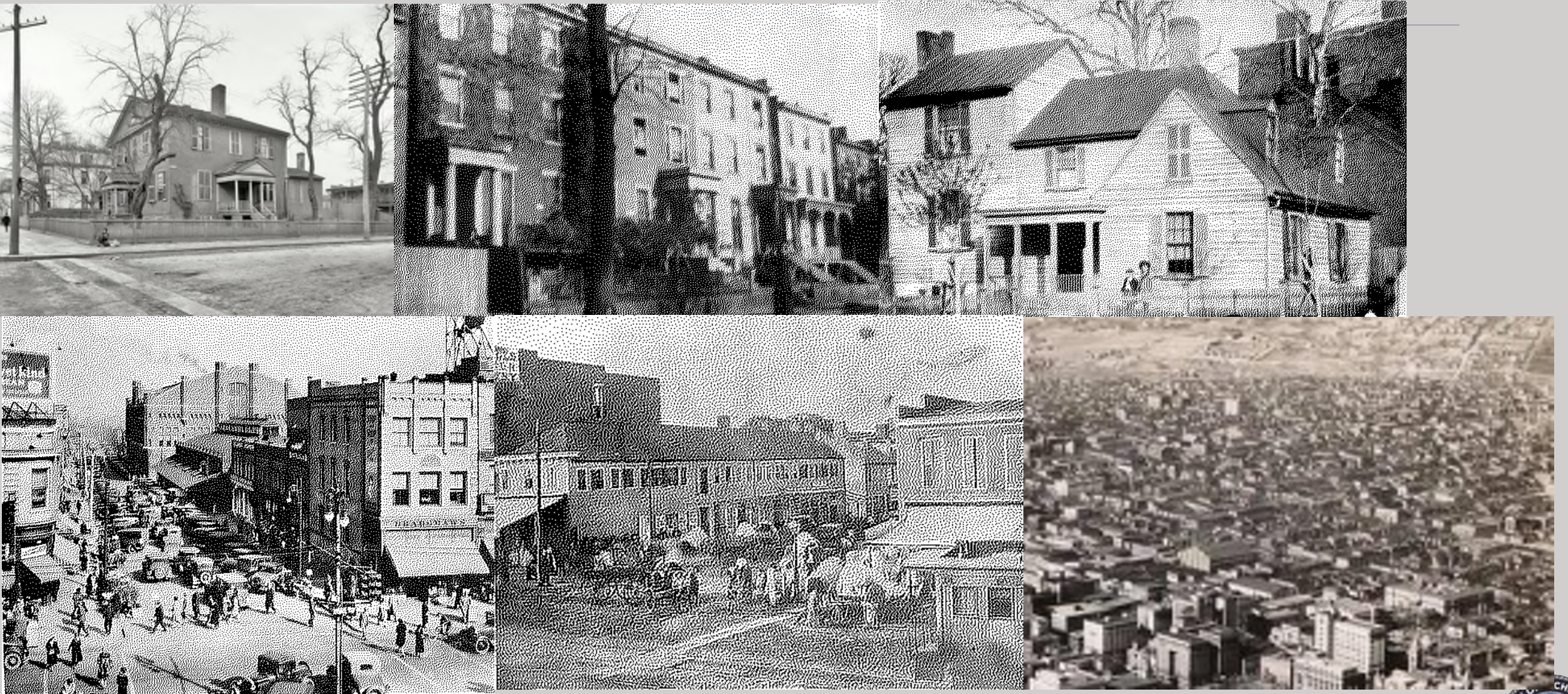
E Multiple Family

H Commercial



I General Business

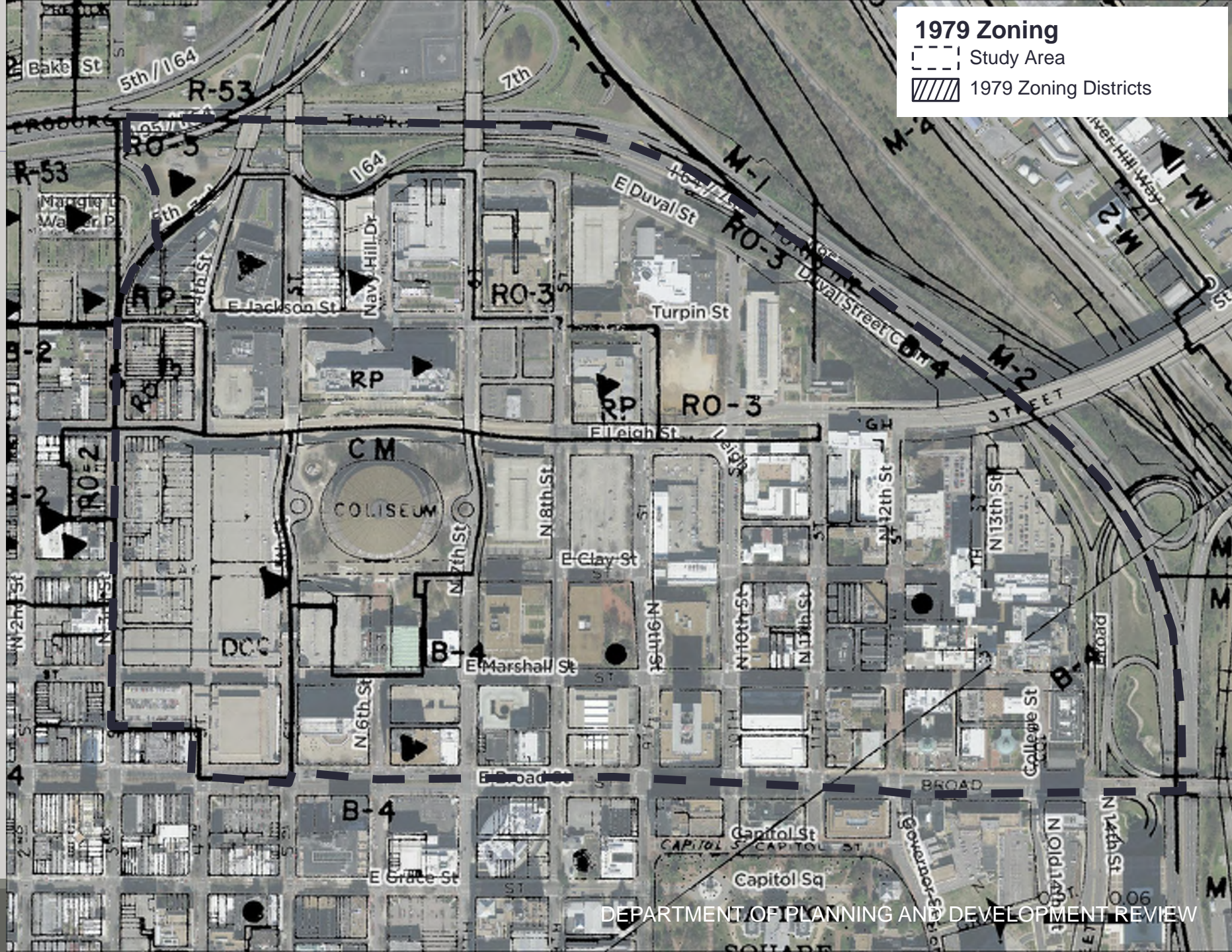


John Marshall's Neighborhood Used to Look Like This...



1979 Zoning

-  Study Area
-  1979 Zoning Districts



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 (PROFESSIONAL, BUSINESS, 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



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



Future Zoning Considerations

- Potentially change current B-4, RP, RO-3, CM to new zoning district
- Allowing residential and office uses
- Unlimited height
- No inclined plane
- Form elements
- Open space requirements



Inclined Plane Diagram

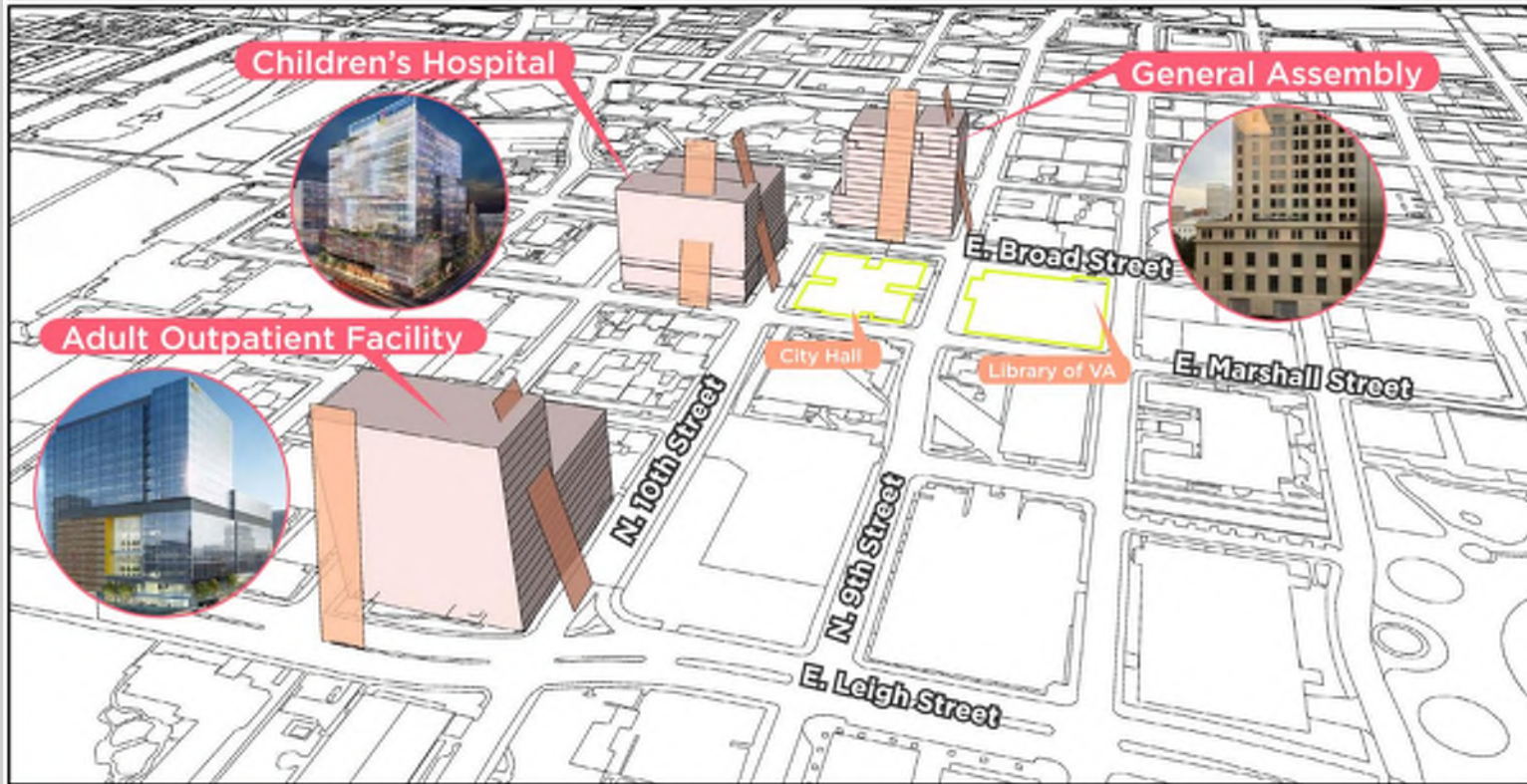


FIGURE 1 // B-4 Analysis

In 1927, the City of Richmond adopted its first zoning ordinance which regulated residential, commercial and industrial land uses within seven zoning districts. In 1976, the B-4 Central Business District was created. This new district introduced the inclined plane to regulate maximum height of a building.

"Maximum height. There shall be no maximum height limit in the B-4 Central Business District, provided that no portion of a building shall penetrate an inclined plane originating at the centerline of each abutting street and extending over the lot at an inclination of one foot horizontal for each four feet vertical."

The three buildings show in this analysis are state property and they don't have to comply with the City zoning ordinance. As showed in the image the three buildings penetrate the inclined plane of B-4.

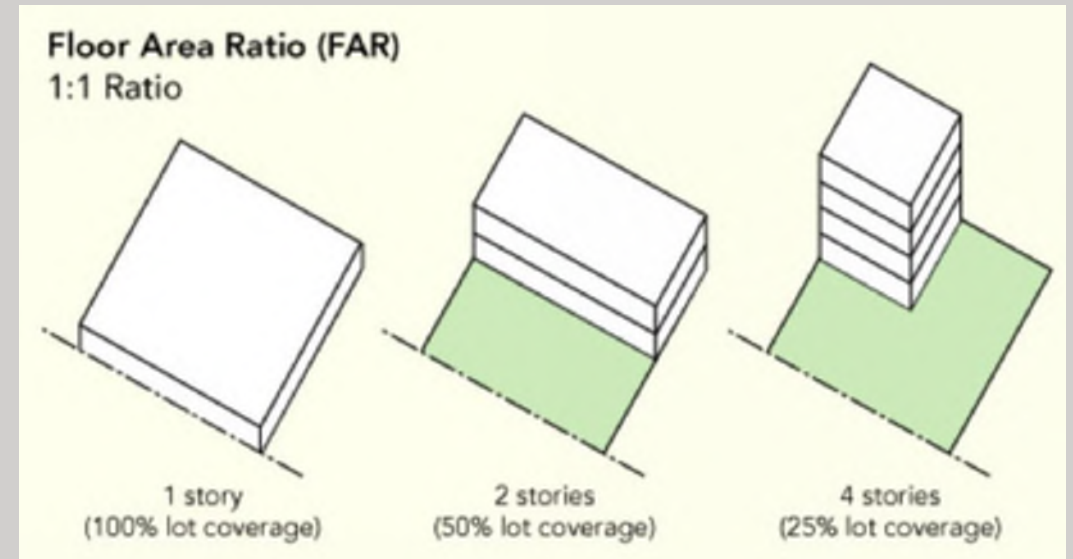


FAR Definition and Bonuses

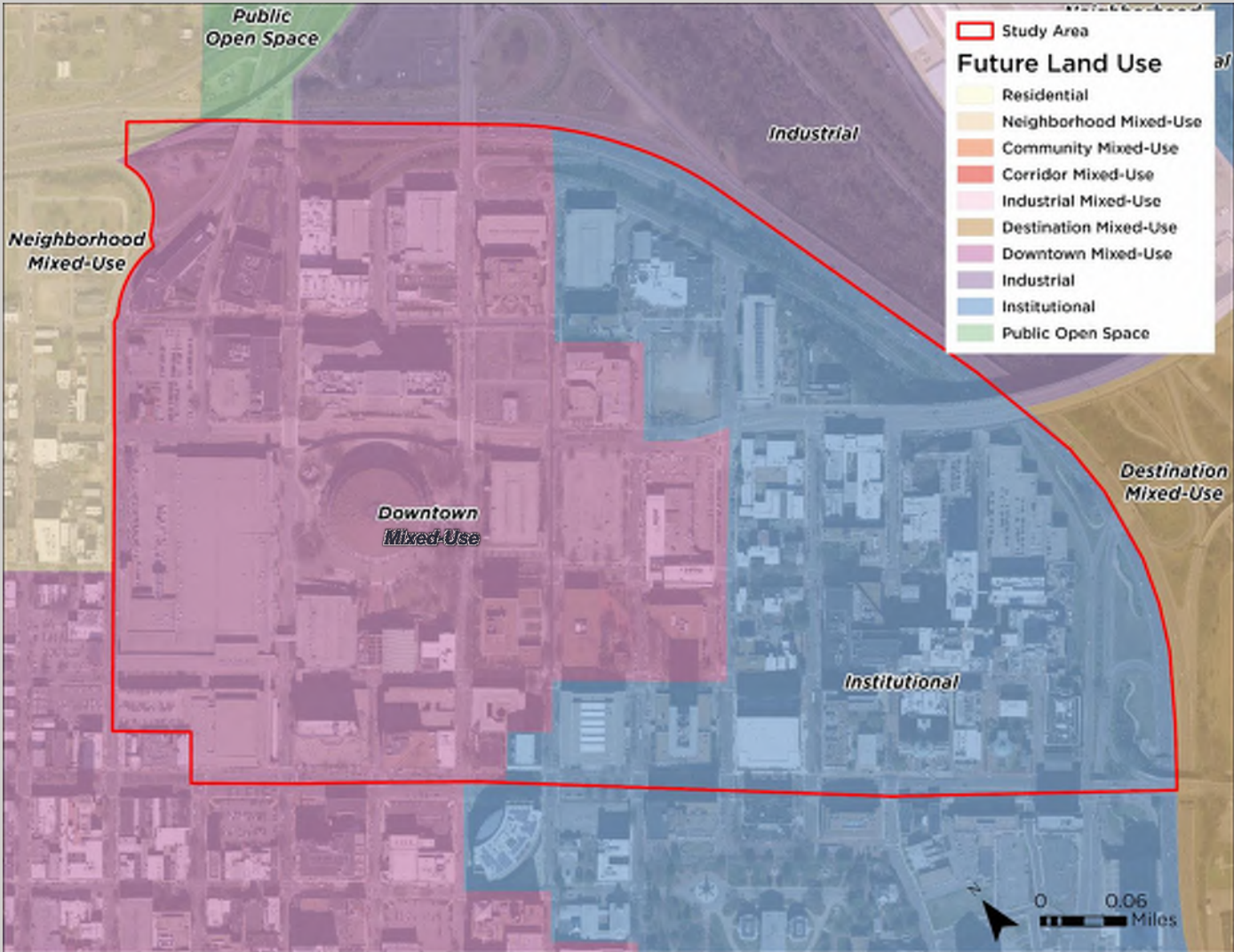
Floor area ratio (FAR) means the total square foot amount of floor area on a lot for each square foot of land area. Floor area ratio is determined by dividing the floor area on a lot by the land area attributed to the lot.

Floor area bonuses are permitted for development features including:

- Pedestrian plaza
- Building setback
- Arcade or open walkway
- Improved roof area
- Reduction in lot coverage
- Enclosed parking
- Dwelling use



Richmond 300 Future Land Use



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
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Revised RP District – Feature Requirements

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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?



Street-Oriented Commercial Frontage

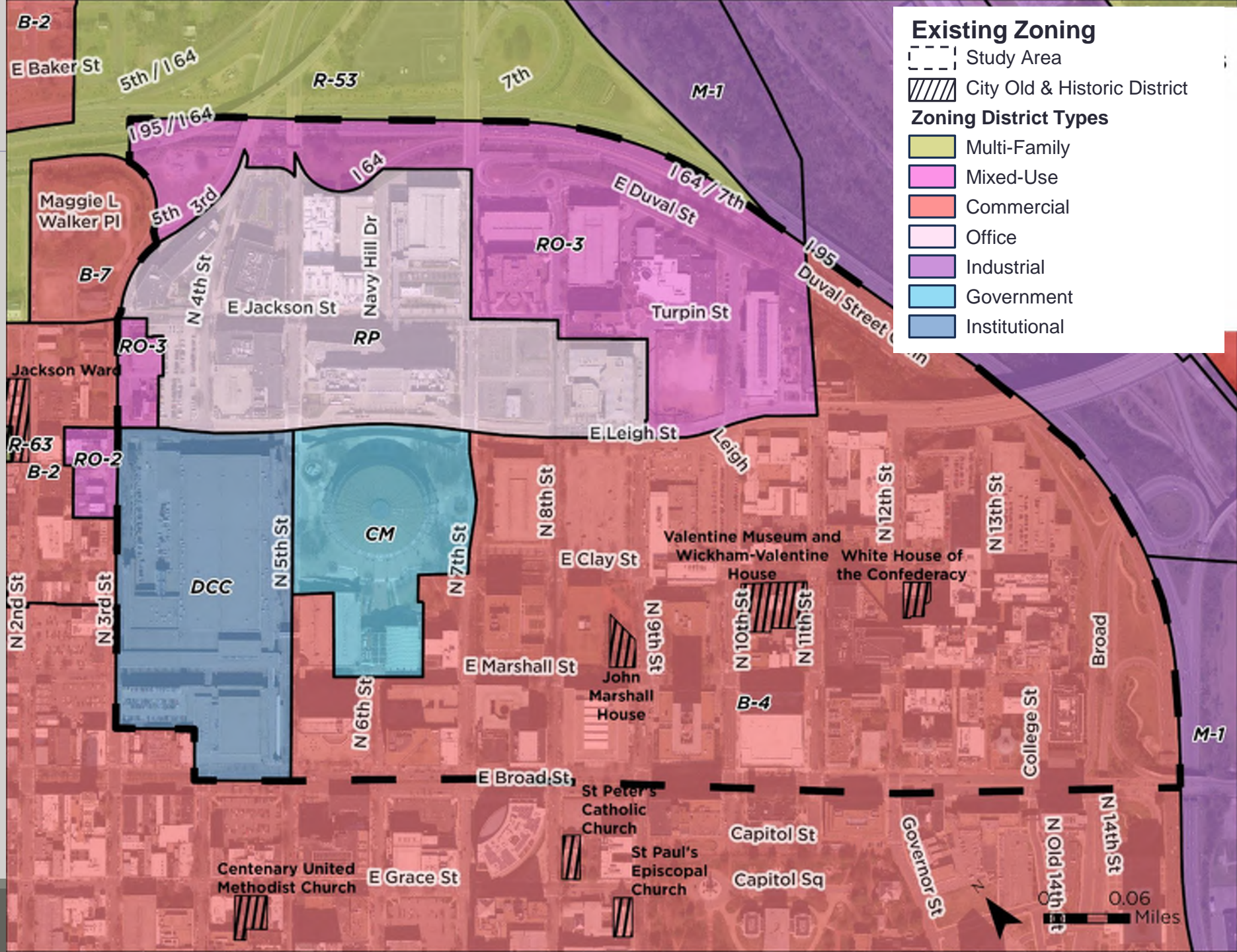
- For dwelling units, it requires that a minimum of 1/3 or 1,000 sq. ft. (whichever is greater) of the floor area of the ground floor of the building be devoted to other permitted principal uses with a minimum depth of 20' along the entire length of the street-oriented commercial frontage.

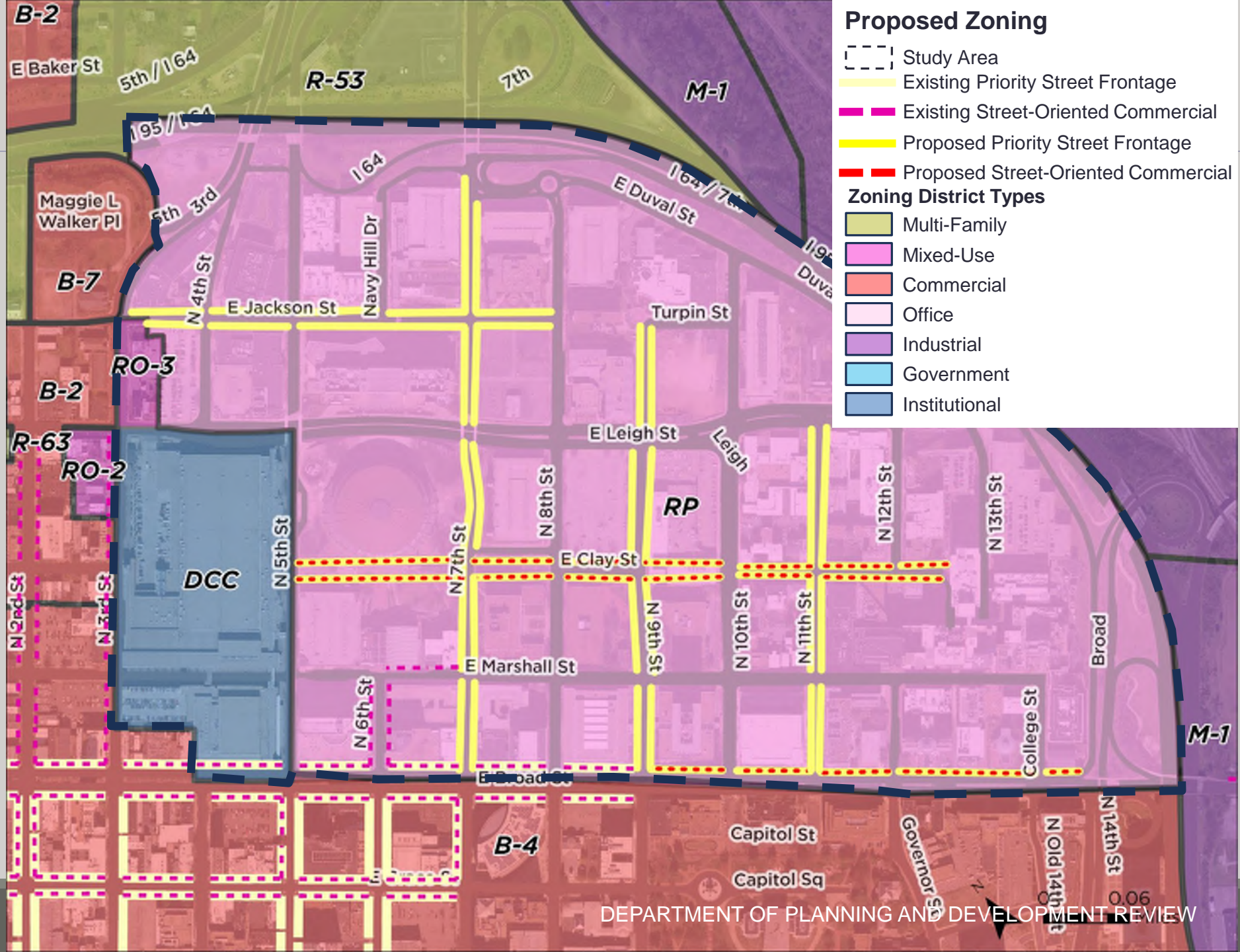


Priority Street Designation

- 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







Rezoning Next Steps

May 11, 2022

Public Meeting #2

May-July

City Planning Commission

City Council

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



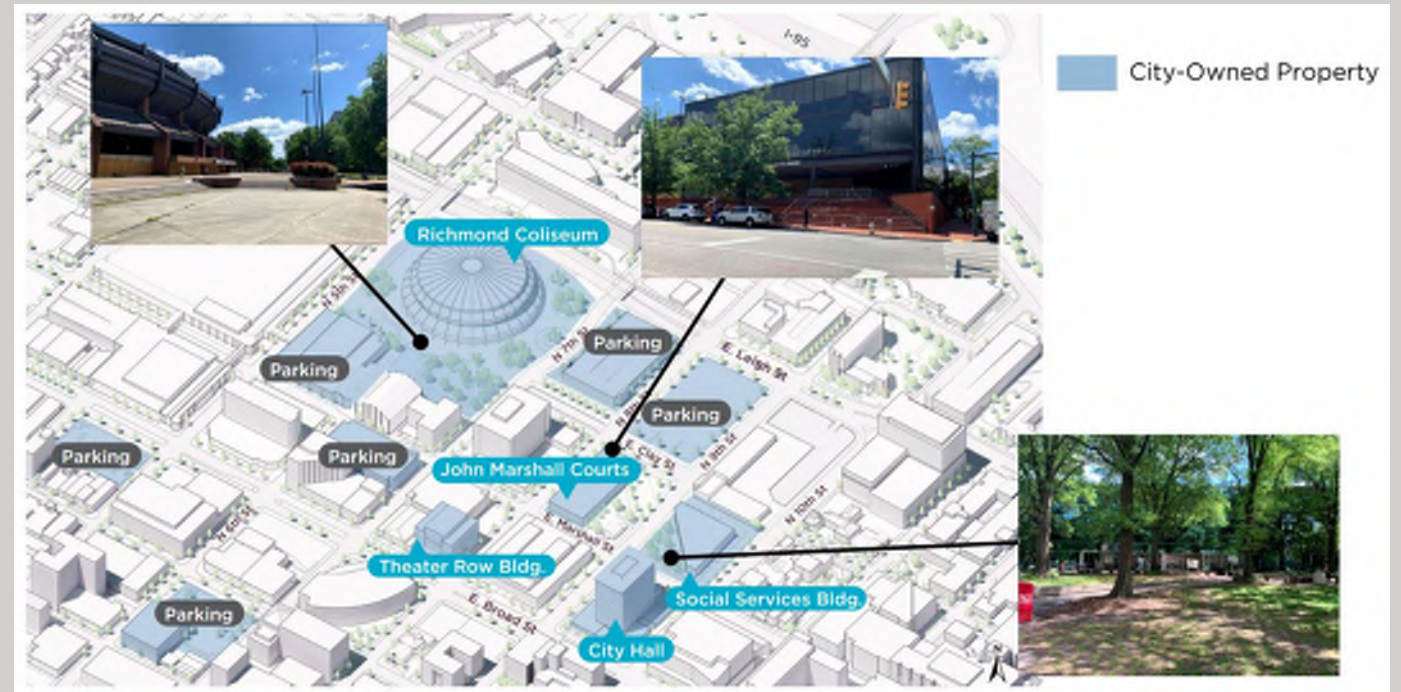
Other Big Moves to Implement City Center Plan

Reduce the Municipal Footprint -

Redevelop city-owned properties that are vacant and explore options for renovating, replacing, or relocating city functions to reduce the municipal footprint in City Center so that the Innovation District may grow and City functions can operate more effectively in improved space.

Expand Education Offerings -

Develop a high tech high school and establish a Center City campus for higher education collaboration.



Questions and Comments

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SurveyMonkey

Comments open until **Wednesday, April 27th** (link at <https://www.rva.gov/planning-development-review/rezonings> and <https://rva.gov/planning-development-review/city-center>)

