



Rezoning City Center

PUBLIC MEETING
April 13, 2022

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DEPARTMENT OF PLANNING AND DEVELOPMENT REVIEW

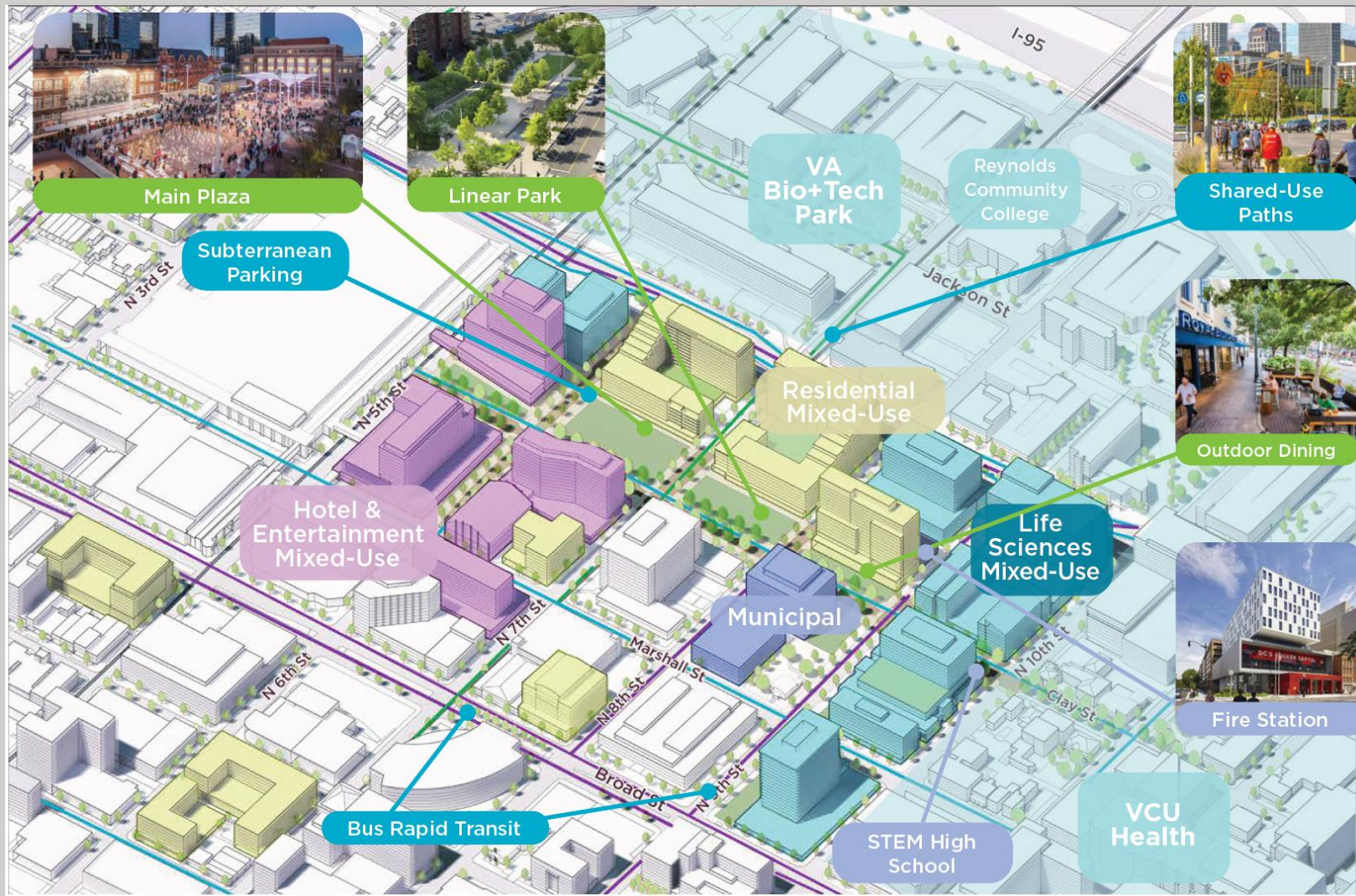


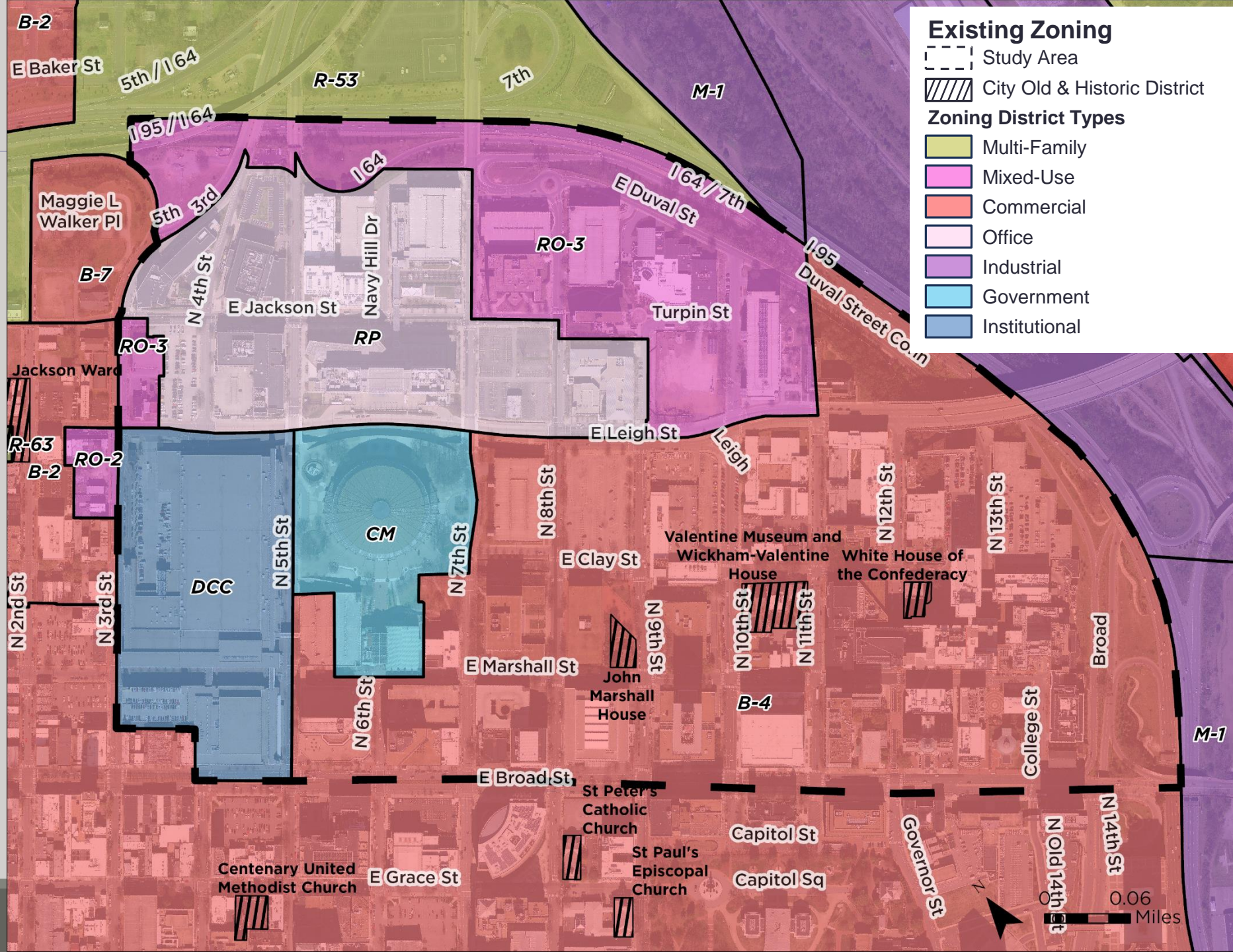
Why Rezone City Center?

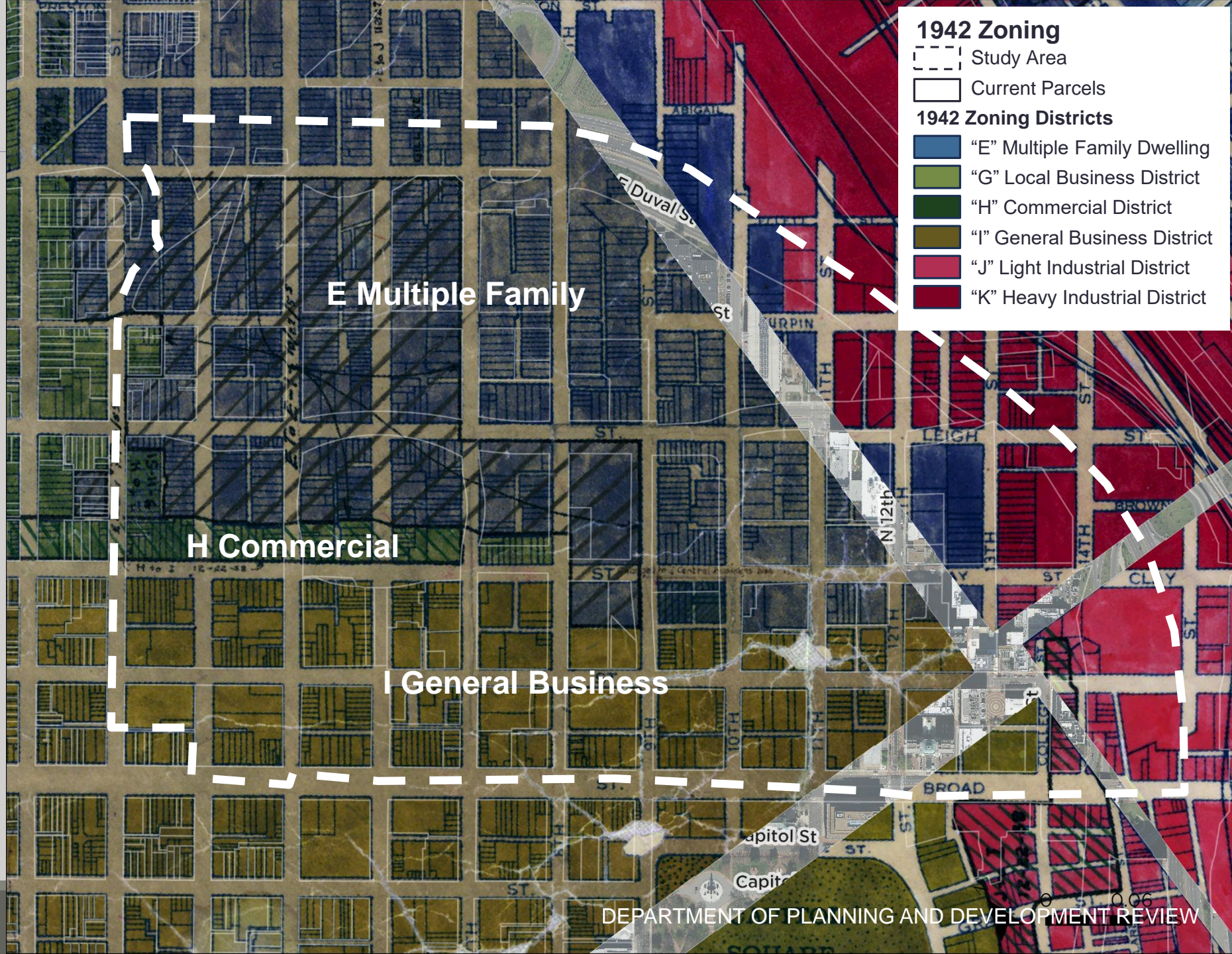
- *Richmond 300: A Guide for Growth* identifies City Center as a Priority Growth Node
- City Center Innovation District Small Area Plan was adopted by City Council
 - Implementation Big Move 1: Rezone City Center to align with the innovation vision by allowing mixed-uses including residential, ground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

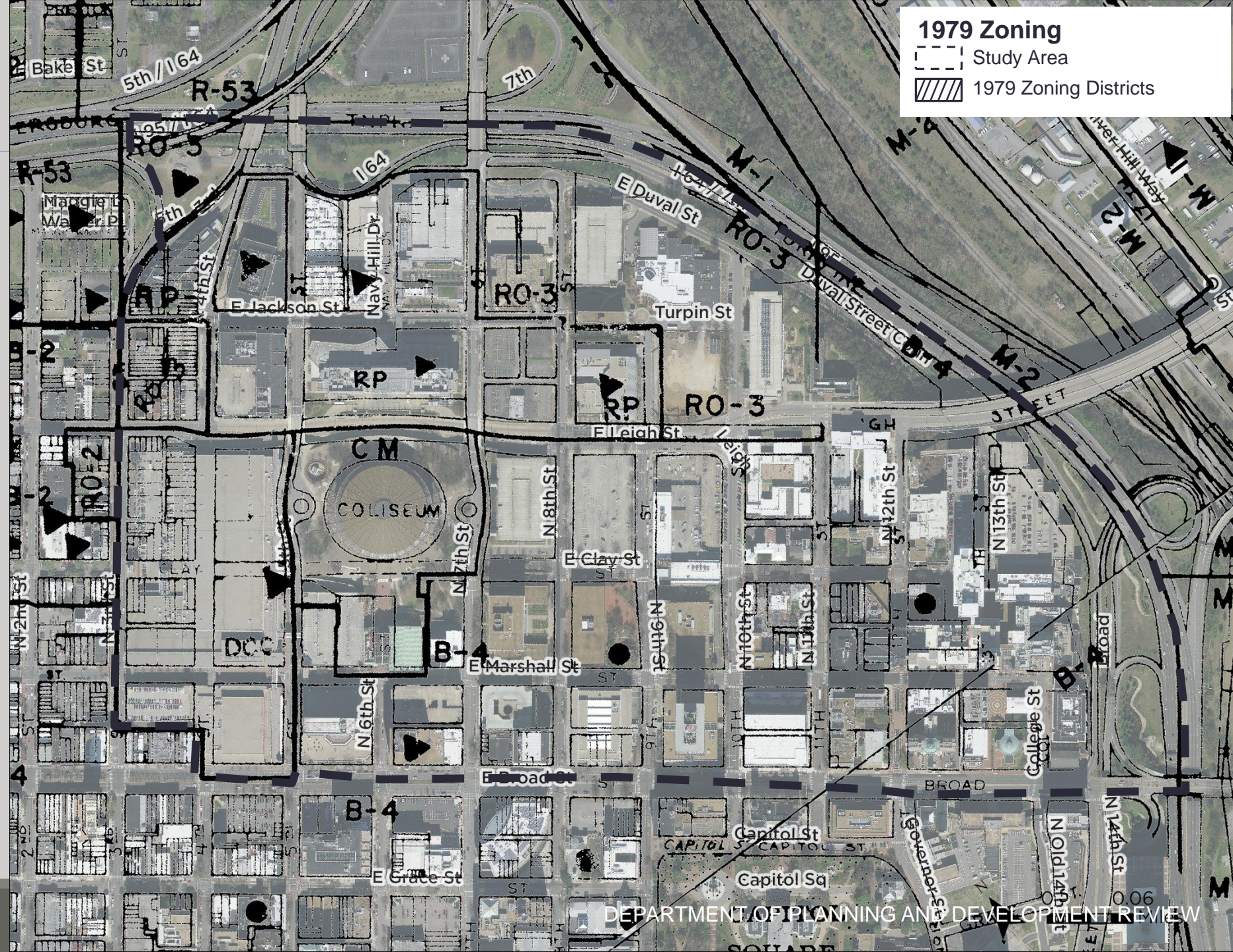






John Marshall's Neighborhood Used to Look Like This...





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 |



Inclined Plane Diagram

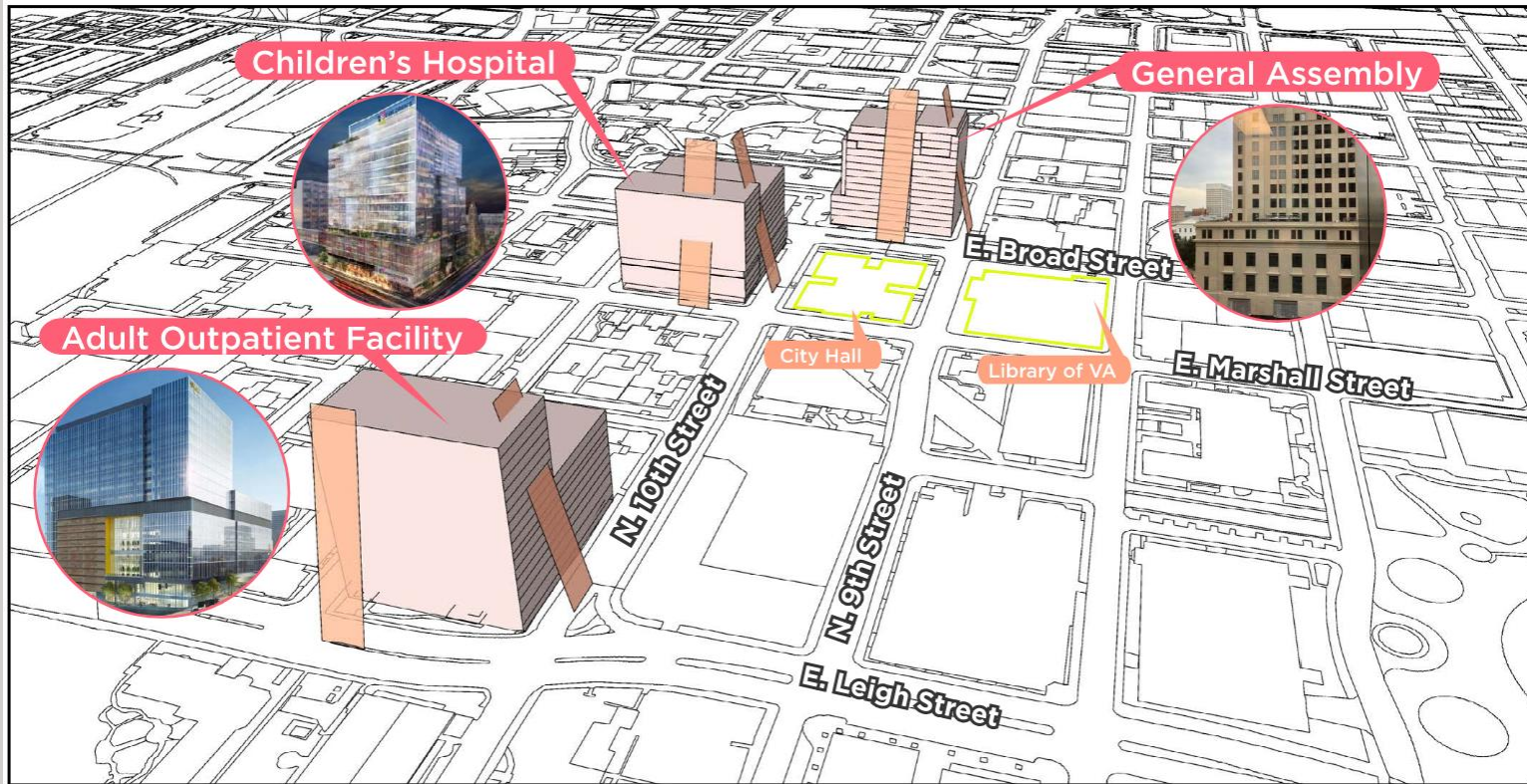


FIGURE 1 // B-4 Analysis

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."

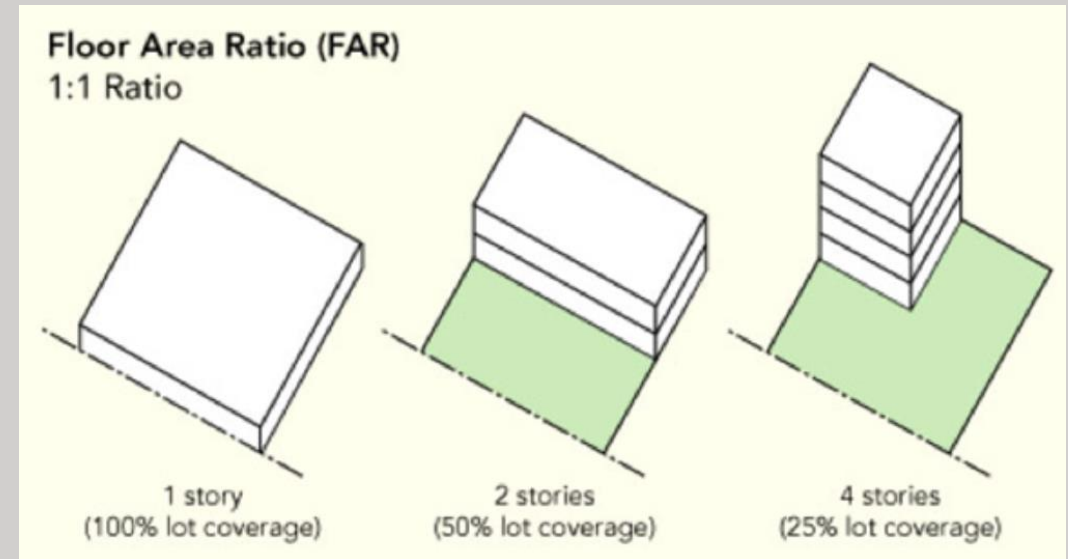
The three buildings show in this analysis are state property and they don't have to comply with the City zoning ordinance. As showed in the image the three buildings penetrate the inclined plane of B-4.

FAR Definition and Bonuses

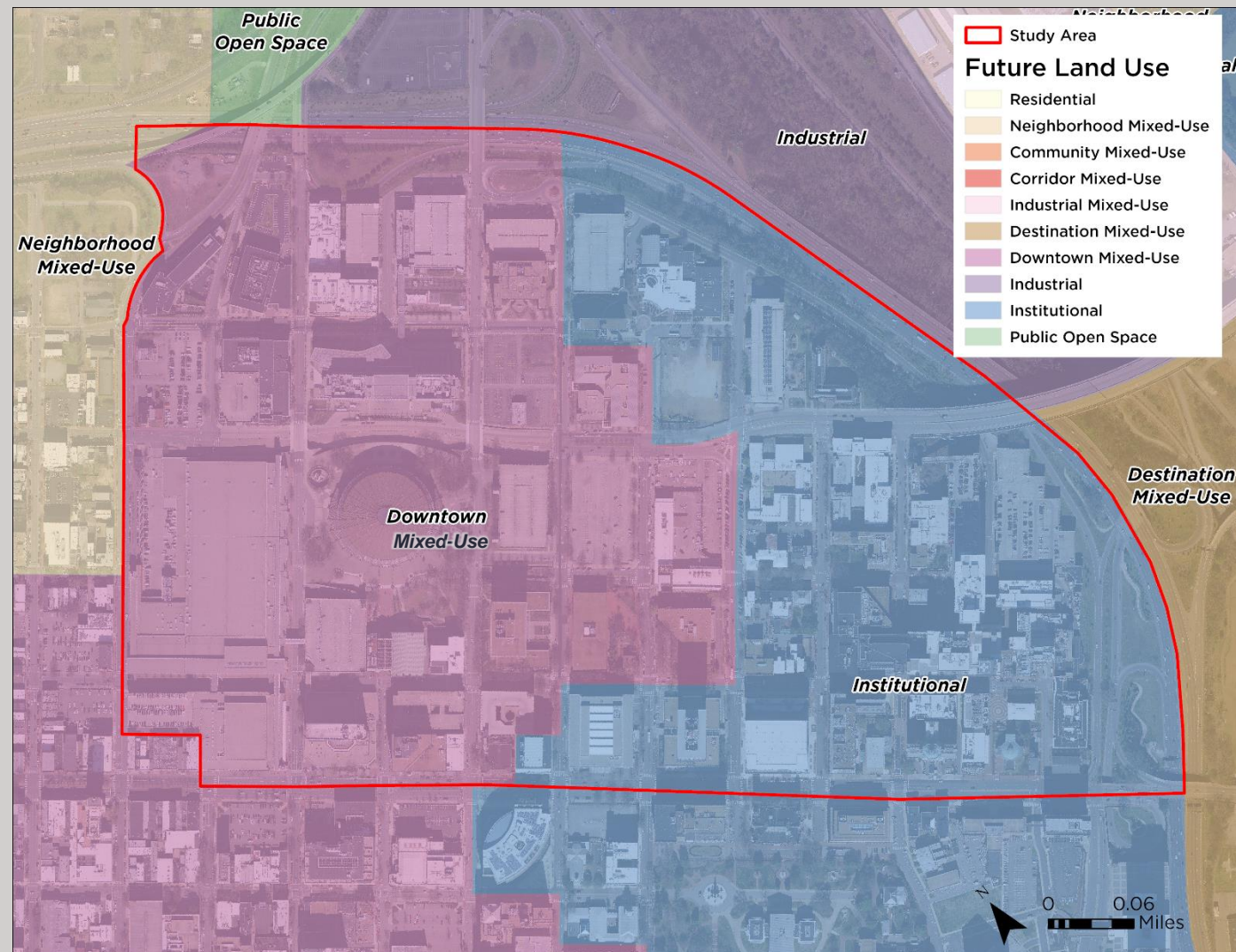
Floor area ratio (FAR) means the total square foot amount of floor area on a lot for each square foot of land area. Floor area ratio is determined by dividing the floor area on a lot by the land area attributed to the lot.

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



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



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 |

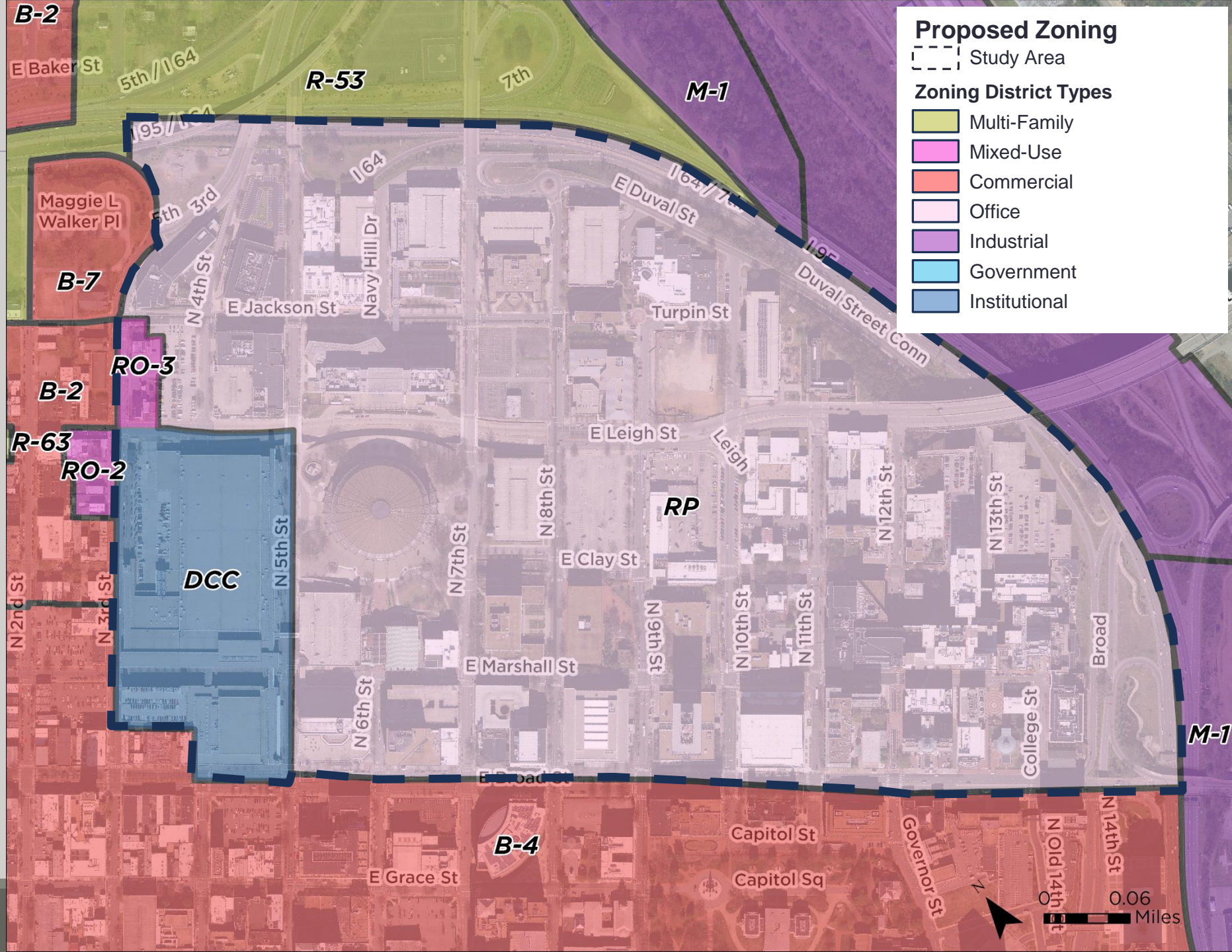
P/P = Permitted, principal use in the district
P/A = Only accessory to buildings devoted to other permitted uses



Revised RP District – Feature Requirements

| | 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? |





Rezoning Next Steps

April 18, 2022

Draft Rezoning CPC hearing

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>



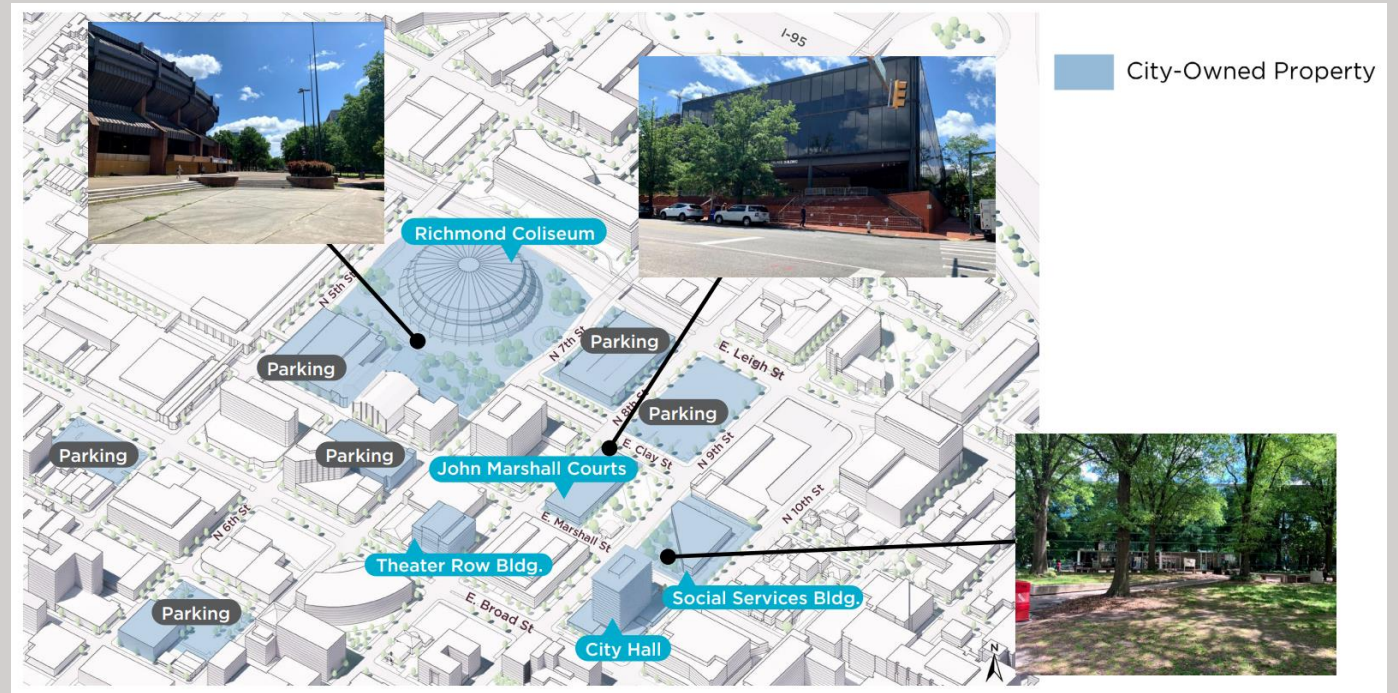
Other Big Moves to Implement City Center Plan

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

Contact:

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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>)

