

MEMORANDUM

TO: Richmond Planning Commission

FROM: Ravi Venkataraman, Town Planner

DATE: January 6, 2020

SUBJECT: Draft Regulations for Jolina Court Zoning District

Enclosed are:

- Draft regulations for the Jolina Court Zoning District
- Draft regulations for definitions
- Draft regulations for building height

Regarding both the Jolina Court Zoning District Regulations and the Definitions, having looked at the State Statute and the Zoning Regulations from nearby municipalities, I have recommended several substantive modifications. My recommended modifications are in red. Suggested modifications to note include:

- The overall format of the list of uses
- The Traffic Impact section
- Definitions for healthcare services

My suggestions for regulations regarding building height are also enclosed. My recommendations are based on my conversations with Assistant State Fire Marshal Robert Stone on January 6, 2020 as well as the correspondence provided from the Richmond Fire Department in October 2019.