

Memo from the Chair to Commissioners for 1/4/23 PC meeting

1. This is our last meeting with input from Ravi. He assembled the packet for this meeting, and he and I talked about what might work given the public comment and other (e.g. legal) input received. We are somewhat on our own for awhile after this (CCRPC and our attorney can help), but it is important to move these amendments along in a timely fashion, as there is much other work to be done in other planning/zoning areas.
2. Please be ready to bring forward at this meeting any remaining concerns you have about these amendments. I would like to assume that you are **in agreement** with the proposed language, and will vote to forward to the SB, for anything about which you have not commented.
3. Here is the follow-up list from our last meeting:
 - a. Multiple structures on a lot – we are proposing that two principal structures hosting residential uses may be developed on a lot in these two R/C districts (see wording in documents)
***rationale:** increases options for housing creation without changing density, acreage, lot coverage or any other parameters*
 - b. Powered vehicle service has been **deleted** from the Village R/C. Powered vehicle standards, suggested to protect the village residential/commercial mix, have also been **deleted**. Powered vehicle service has been maintained in the Gateway R/C. The district development standards and the conditional use and site plan standards should be enough to protect the neighbors in this district.
***rationale:** existing residential uses are closer together in this district, and there is no pre-existing powered machinery in the current Village R/C district.*
 - c. Jericho Road – We have continued to include the Jericho Rd, on both sides, from the traffic light to School St, in the R/C district. ***rationale:** we have very limited commercial opportunity in the downtown area, and businesses are most likely to be successful on the visible arterial roads. The R/C designation would also allow for multifamily housing, which has been resisted in the neighborhoods, but which would help with the severe housing shortage. Traffic on the Jericho Rd is a function of school transit, and should be addressed that way. Children living here could walk to school. Growth here would likely be slow, as has been the change on E. Main since that area became R/C 20 years ago. Including the whole area that is included in the W&S district makes sense.*
 - d. **Pharmacy definitions** added. These continue our effort to reduce big box or chain enterprises by separating out and allowing only **village scale** (i.e. small) businesses. Village scale pharmacies are proposed conditional uses for both R/C districts. We now are proposing allowing **village (small) scale** for: retail (Village R/C only), grocery store (Village and Gateway R/C) and pharmacy (Village and Gateway R/C)
***rationale:** many people want a pharmacy in Richmond. Chain pharmacies are piloting “small format” stores, which, combined with our development standards, may be an acceptable compromise.*

- e. **Hotel/Motel** removed from Gateway uses. (Not in Village)
rationale: scale is too large. Not allowing prevents a formula business of this category.
- f. Formula businesses – we had agreed to consider changes only to these particular districts (remember non-developable portions of a lot), so we are avoiding zoning-wide blanket restrictions. Due to concern about these businesses, these are the ways we are restricting their occurrence in these two districts:

Gateway:

- ✓ No retail or hotel use allowed
- ✓ Restrict size to <5,000sf for grocery, pharmacy
- ✓ For the above and other types of chains (such as restaurants, auto parts, banks), the appearance is controlled by building and site design requirements (no parking in front, vegetated front set-back required, brick/wood/stone, no drive thru, facades, pedestrian infrastructure)
- ✓ Signs will be relatively small and not internally illuminated
- ✓ Parking maximums
- ✓ Fresh food standards
- ✓ Pitched roof required unless solar panels
- ✓ Additional non-regulatory “character” language added to purpose/features (see * below)

Village:

- ✓ No hotel
- ✓ Restrict size to <5,000sf for retail, grocery, pharmacy – define retail to exclude food
- ✓ For the above and other types of chains, appearance controlled with building and site design standards
- ✓ Vegetated front yards
- ✓ Signs relatively small and not internally illuminated
- ✓ Parking maximums
- ✓ Fresh food standards
- ✓ Pitched roof unless solar panels
- ✓ Additional non-regulatory “character” added to purpose/features (see ** below)

Gateway R/C:*

- i. “Unique commercial enterprises that help define and promote the independent entrepreneurial economy of the nearby small town center, intermixed with housing, constitute the character of the area.”

Village R/C: **

- “Unique, small-scale, commercial enterprises that reflect the independent entrepreneurial spirit of a small historic town center predominate and, intermixed with housing, constitute the character of the area. “