

INTRODUCED: February 26, 2018

AN ORDINANCE No. 2018-048

To amend the official zoning map for the purpose of rezoning certain properties along Hull Street between Cowardin Avenue and East 9th Street to conform zoning regulations to the future land use recommended in the Downtown Plan.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAR 26 2018 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the map entitled “Hull Street: Proposed Zoning,” prepared by an unidentified preparer, and dated January 10, 2018, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2018 records of the City Assessor, are excluded from the UB-2 Urban Business District and shall no longer be subject to the provisions of sections 30-433.10 through 30-433.17 of the Code of the City of Richmond (2015), as amended, and that the same are included in the B-5 Central Business District and shall be subject to the provisions of sections

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: MAR 26 2018 REJECTED: _____ STRICKEN: _____

30-442.1 through 30-442.7 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

903 Hull Street	Tax Parcel No. S000-0059/011
905½ Hull Street	Tax Parcel No. S000-0059/013
907 Hull Street	Tax Parcel No. S000-0059/014
911 Hull Street	Tax Parcel No. S000-0059/016
921 Hull Street	Tax Parcel No. S000-0059/019
7 West 10 th Street	Tax Parcel No. S000-0059/022
925 Hull Street	Tax Parcel No. S000-0059/026
917 Hull Street	Tax Parcel No. S000-0059/030
12 West 10 th Street	Tax Parcel No. S000-0060/012
1001 Hull Street	Tax Parcel No. S000-0060/014
1009 Hull Street	Tax Parcel No. S000-0060/017
1011 Hull Street	Tax Parcel No. S000-0060/018
1017 Hull Street	Tax Parcel No. S000-0060/019
1019 Hull Street	Tax Parcel No. S000-0060/020
8 West 11 th Street	Tax Parcel No. S000-0061/012
1105 Hull Street	Tax Parcel No. S000-0061/014
1109 Hull Street	Tax Parcel No. S000-0061/015
1115 Hull Street	Tax Parcel No. S000-0061/016
1119 Hull Street	Tax Parcel No. S000-0061/017
1121 Hull Street	Tax Parcel No. S000-0061/018
1125 Hull Street	Tax Parcel No. S000-0061/019
1129 Hull Street	Tax Parcel No. S000-0061/021
920 Hull Street	Tax Parcel No. S000-0081/001
1010 Hull Street	Tax Parcel No. S000-0082/008
1000 Hull Street	Tax Parcel No. S000-0082/010
1016 Hull Street	Tax Parcel No. S000-0082/033
1014 Hull Street	Tax Parcel No. S000-0082/033B
1020 Hull Street	Tax Parcel No. S000-0082/034
1012 Hull Street	Tax Parcel No. S000-0082/035
1128 Hull Street	Tax Parcel No. S000-0083/001
1126 Hull Street	Tax Parcel No. S000-0083/002
8 East 12 th Street	Tax Parcel No. S000-0083/003
1114 Hull Street	Tax Parcel No. S000-0083/004
1100 Hull Street	Tax Parcel No. S000-0083/012
12 East 12 th Street	Tax Parcel No. S000-0083/026
1228 Hull Street	Tax Parcel No. S000-0084/001

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: MAR 26 2018 REJECTED: _____ STRICKEN: _____

1226 Hull Street	Tax Parcel No. S000-0084/003
1224 Hull Street	Tax Parcel No. S000-0084/004
1212 Hull Street	Tax Parcel No. S000-0084/005
1204 Hull Street	Tax Parcel No. S000-0084/007
1208 Hull Street	Tax Parcel No. S000-0084/009
1201 Hull Street	Tax Parcel No. S000-0085/016
1209 Hull Street	Tax Parcel No. S000-0085/018
1213 Hull Street	Tax Parcel No. S000-0085/020
1215 Hull Street	Tax Parcel No. S000-0085/021
1221 Hull Street	Tax Parcel No. S000-0085/023
1229 Hull Street	Tax Parcel No. S000-0085/024
1320 Hull Street	Tax Parcel No. S000-0118/002
1316 Hull Street	Tax Parcel No. S000-0118/003
1314 Hull Street	Tax Parcel No. S000-0118/004
1312 Hull Street	Tax Parcel No. S000-0118/005
1310 Hull Street	Tax Parcel No. S000-0118/006
1306 Hull Street	Tax Parcel No. S000-0118/007
1308 Hull Street	Tax Parcel No. S000-0118/008
1304 Hull Street	Tax Parcel No. S000-0118/009
1300 Hull Street	Tax Parcel No. S000-0118/010
1308 Hull Street	Tax Parcel No. S000-0118/035
1301 Hull Street	Tax Parcel No. S000-0119/009
1303 Hull Street	Tax Parcel No. S000-0119/013
1305 Hull Street	Tax Parcel No. S000-0119/014
1307 Hull Street	Tax Parcel No. S000-0119/015
1309 Hull Street	Tax Parcel No. S000-0119/016
1315 Hull Street	Tax Parcel No. S000-0119/018
1317 Hull Street	Tax Parcel No. S000-0119/020
1321 Hull Street	Tax Parcel No. S000-0119/022
1420 Hull Street	Tax Parcel No. S000-0152/001
1420 Hull Street	Tax Parcel No. S000-0152/001B
1410 Hull Street	Tax Parcel No. S000-0152/011
1400 Hull Street	Tax Parcel No. S000-0152/012
14 East 15 th Street	Tax Parcel No. S000-0152/031
1401 Hull Street	Tax Parcel No. S000-0153/016
1405 Hull Street	Tax Parcel No. S000-0153/017
1407 Hull Street	Tax Parcel No. S000-0153/018
1409 Hull Street	Tax Parcel No. S000-0153/019
1413 Hull Street	Tax Parcel No. S000-0153/020
1417 Hull Street	Tax Parcel No. S000-0153/022
1419 Hull Street	Tax Parcel No. S000-0153/024

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: MAR 26 2018 REJECTED: _____ STRICKEN: _____

North side of the 1500 block of Hull Street
South side of the 1600 block of Hull Street
North side of the 1600 block of Hull Street

§ 4. That, as shown on the map entitled “Hull Street: Priority Streets,” prepared by an unidentified preparer, and dated January 10, 2018, a copy of which is attached to, incorporated into, and made a part of this ordinance, that the following street frontages are priority street frontages:

South side of the 900 block of Hull Street
North side of the 900 block of Hull Street
South side of the 1000 block of Hull Street
North side of the 1000 block of Hull Street
South side of the 1100 block of Hull Street
North side of the 1100 block of Hull Street
South side of the 1200 block of Hull Street
North side of the 1200 block of Hull Street
South side of the 1300 block of Hull Street
North side of the 1300block of Hull Street
South side of the 1400 block of Hull Street
North side of the 1400 block of Hull Street
South side of the 1500 block of Hull Street
North side of the 1500 block of Hull Street
South side of the 1600 block of Hull Street
North side of the 1600 block of Hull Street

§ 5. This ordinance shall be in force and effect upon adoption.

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: MAR 26 2018 REJECTED: _____ STRICKEN: _____



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.richmondgov.com

Item Request

File Number: PRE.2018.022

O & R REQUEST

RECEIVED

FEB 07 2018

JAN 24 2018

4-7455

Office of the
Chief Administrative Officer

OFFICE OF CITY ATTORNEY

O & R Request

DATE: January 18, 2018

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor *LS 2/7/18*
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer *SCG*

THROUGH: Peter L. Downey, Jr., Deputy Chief Administrative Officer for Economic Development and Planning *PLD 1-23-18*

FROM: Mark A. Olinger, Director, Department of Planning and Development Review *MO*

Request to amend the official zoning map for the purpose of rezoning certain properties along Hull Street between Cowardin Avenue and E. 9th Street to match the future land use in the Downtown Plan.

ORD. OR RES. No. _____

PURPOSE: To amend the official zoning map for the purpose of rezoning certain properties along Hull Street between Cowardin Avenue and E. 9th Street to match the future land use in the Downtown Plan.

REASON: This would revise the City's official zoning map for the purpose of rezoning certain properties along Hull Street between Cowardin Avenue and E. 9th Street. This re-mapping would better match the future land use described in the Downtown Plan, and would encourage the continued revitalization of Hull Street.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its March 5, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND:

This re-mapping would encourage the continued revitalization of the historic Hull Street commercial corridor by allowing more height, requiring less parking, and removing surface parking as a permitted principal use.

Master Plan

The Downtown Plan, originally adopted in 2008, designates the historic Hull Street corridor as “Downtown Urban Center Area,” which is characterized by, “higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks. The apartment buildings along The Boulevard are an example of a residential urban center condition in Richmond, with a dense urban fabric of three to five story buildings, and limited retail at key intersections” (3.25).

The Downtown Plan states to, “Encourage mixed commerce so that residents at all income levels can fulfill their daily needs within reasonable proximity of their home” (3.36). The Plan addresses Hull Street specifically by stating that, “It is important that Hull Street be revitalized to its original status as a bustling commercial center in Manchester” (4.35).

Existing and Proposed Zoning

The entirety of the proposed area for rezoning is currently in the UB-2 Urban Business district with a parking exempt (PE-1) overlay. This zoning district allows for a variety of pedestrian-oriented commercial uses, as well as multi-family residential. Building height is a maximum of three stories (four stories are allowed under certain conditions), and a minimum of two stories. There are form-based requirements for parking decks, fenestration requirements, and limits on the location of driveways and parking areas. Dwelling uses are not allowed on the ground floor fronting principal street frontages, but rather other permitted principal uses must be located there to encourage activity at the street level. The parking exempt overlay applies to uses in existing buildings, requiring parking only for theaters & clubs, nightclubs, restaurants, food stores, and dwelling units.

The B-5 Central Business district is proposed for this section of Hull Street which is currently zoned UB-2. The exception is a single-family property located at 1709 Decatur Street, which is currently zoned UB-2 and is proposed to be rezoned to R-7 Single-and Two-Family Urban Residential and incorporated into that larger district to the south and east.

The B-5 Central Business district, inclusive of the proposed text amendments, allows for a variety of commercial uses, as well as multi-family residential. Parking lots and areas are a principal permitted use by conditional use permit only, but can be accessory to other permitted uses. Building height is a maximum of five stories and a minimum of two stories. There are form-based requirements for parking decks, fenestration requirements, and limits on the location of driveways and parking areas. No parking is required for commercial uses other than hotels, and dwelling units do not require parking for buildings with fewer than 16 units, while buildings with more than 16 dwelling units require one space per four units which are in excess of 16 units. The B-5 Central Business district also includes provisions for street-oriented commercial designation, and inclusive of the proposed text amendments, priority street designation.

Street-oriented commercial and priority street designations are proposed to be designated along Hull Street between Cowardin Avenue and E. 9th Street. Similar to the requirement already existing in the UB-2 Urban Business district, the street-oriented commercial designation would require that a minimum of one-third, or 1,000 square feet, of the floor area of the ground floor of buildings to have principal uses other than dwelling units of a depth not less than 20 feet. The priority street designation would apply the form-based requirements of principal street frontages when a building has multiple street frontages, and includes fenestration requirements, parking being located behind buildings, and limits to driveways across such streets when other access is available.

A series of maps showing the master plan future land use, existing zoning, the proposed zoning following this map change, and a chart detailing the characteristics of the existing and proposed zoning district is attached to this report.

Public Engagement

An initial public meeting was held on August 31, 2017, to discuss the proposed remapping and accompanying text amendments. All property owners were mailed an invitation to the meeting. Approximately ten participants attended this meeting.

A second public meeting was held in conjunction with Councilwoman Ellen Robertson on November 14, 2017. Multiple sets of invitations were sent out in order to increase turnout, which included mailing property owners, business owners, and all physical addresses in the remapping area. Approximately 25 participants attended this second meeting and were mostly in support of the proposed remapping and accompanying text amendments.

FISCAL IMPACT / COST: The Department of Planning and Development Review anticipates that the impact to the City's budget will be positive. Rezoning this section of Hull Street to the B-5 Central Business district should increase economic activity and assessed values.

FISCAL IMPLICATIONS: The Department Planning and Development Review does not anticipate any fiscal implications from this proposal.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: None

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: February 12, 2018

CITY COUNCIL PUBLIC HEARING DATE: March 12, 2018

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, March 5, 2018

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: Companion to request to amend the B-5 Central Business zoning district.

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft Ordinance, Map of Master Plan Future Land Use, Map of Existing Zoning, Map of Proposed Zoning, Chart of Zoning Districts

STAFF: William Palmquist, Senior Planner (Room 510), 646-6307



**Hull Street:
Existing Zoning**



Zoning Districts
Parcels



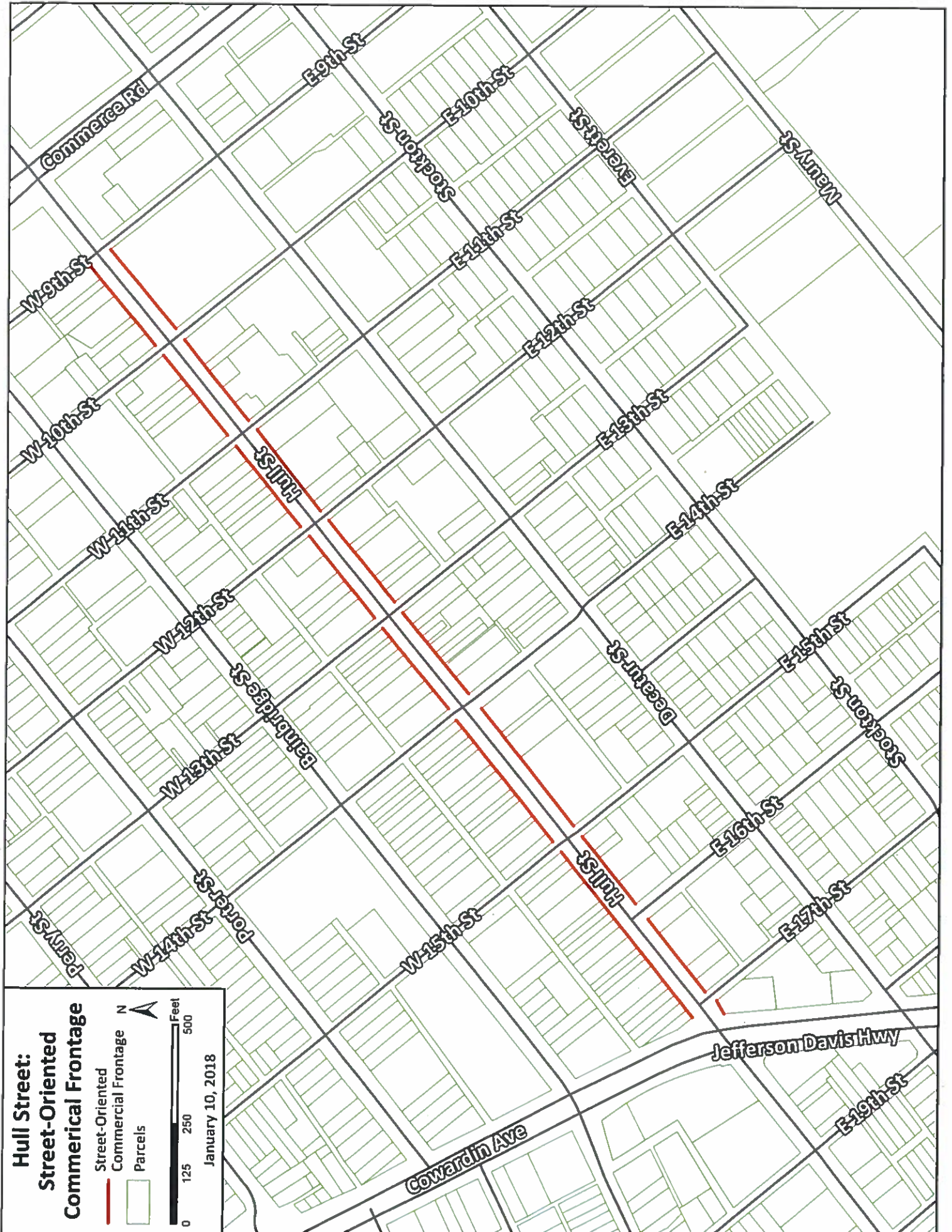
January 10, 2018



**Hull Street:
Proposed Zoning**



January 10, 2018



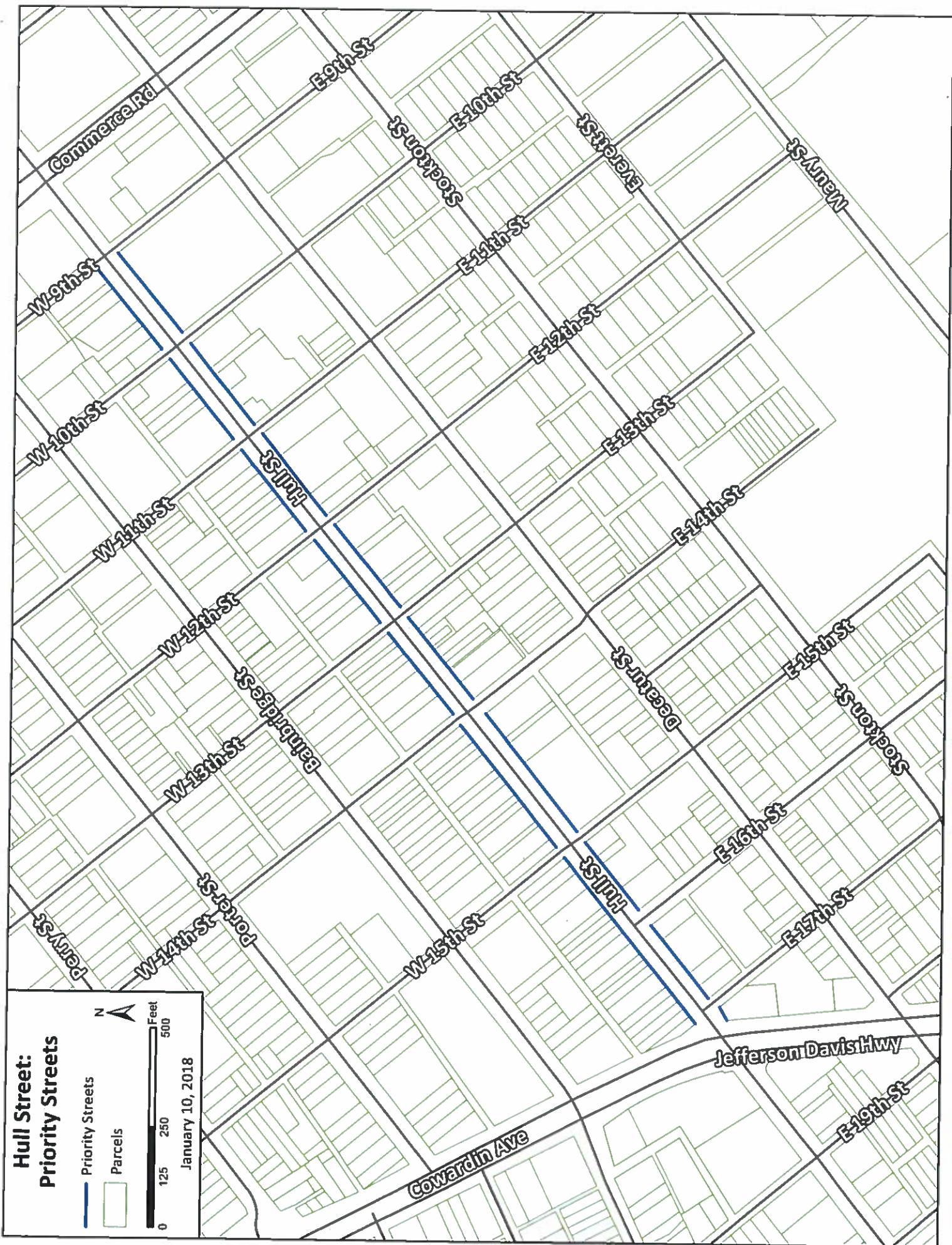
**Hull Street:
Street-Oriented
Commercial Frontage**

- Street-Oriented Commercial Frontage
- Parcels

0 125 250 500 Feet

January 10, 2018

N



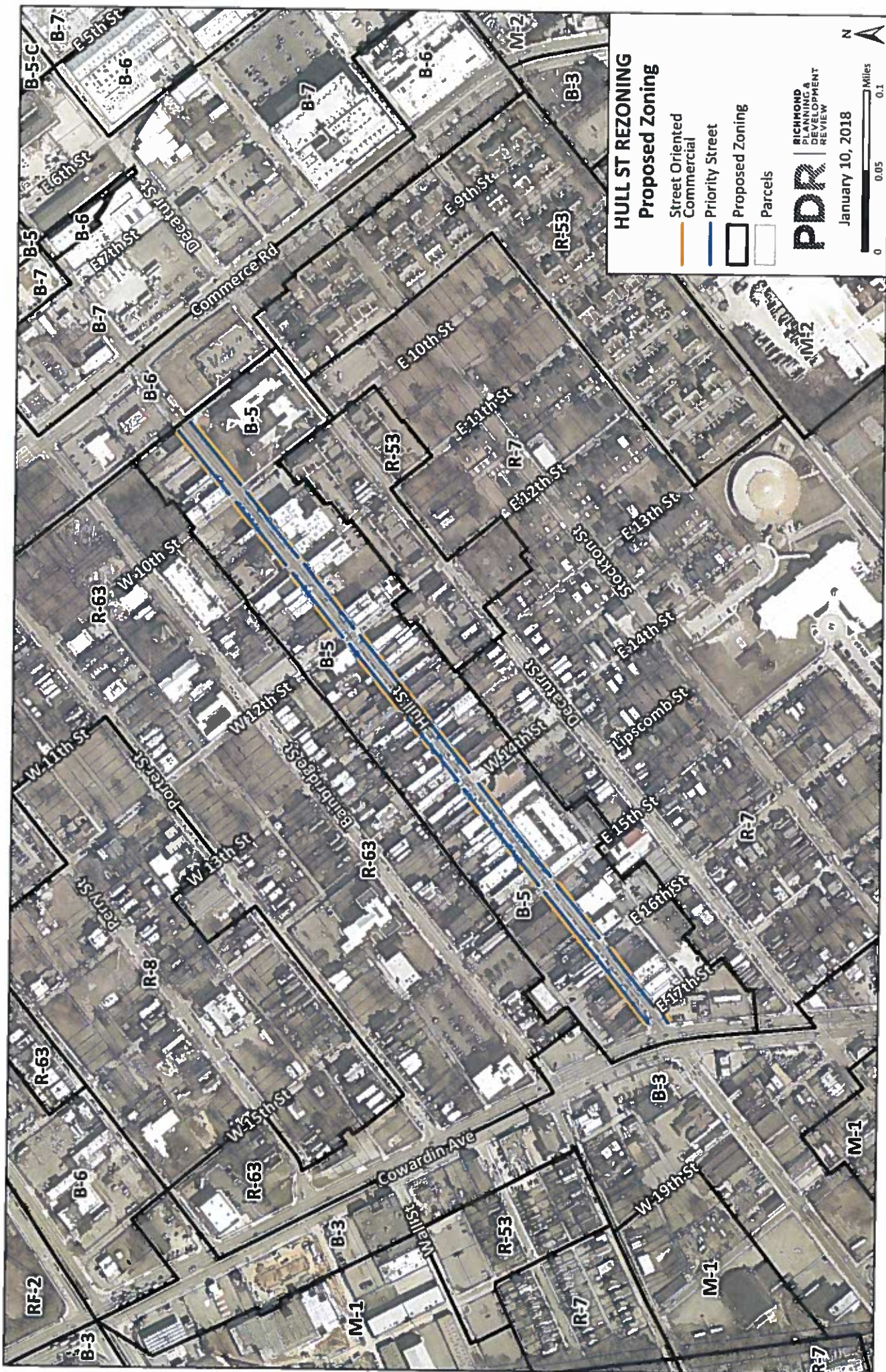
Hull Street: Priority Streets

- Priority Streets
- Parcels



January 10, 2018





HULL ST REZONING

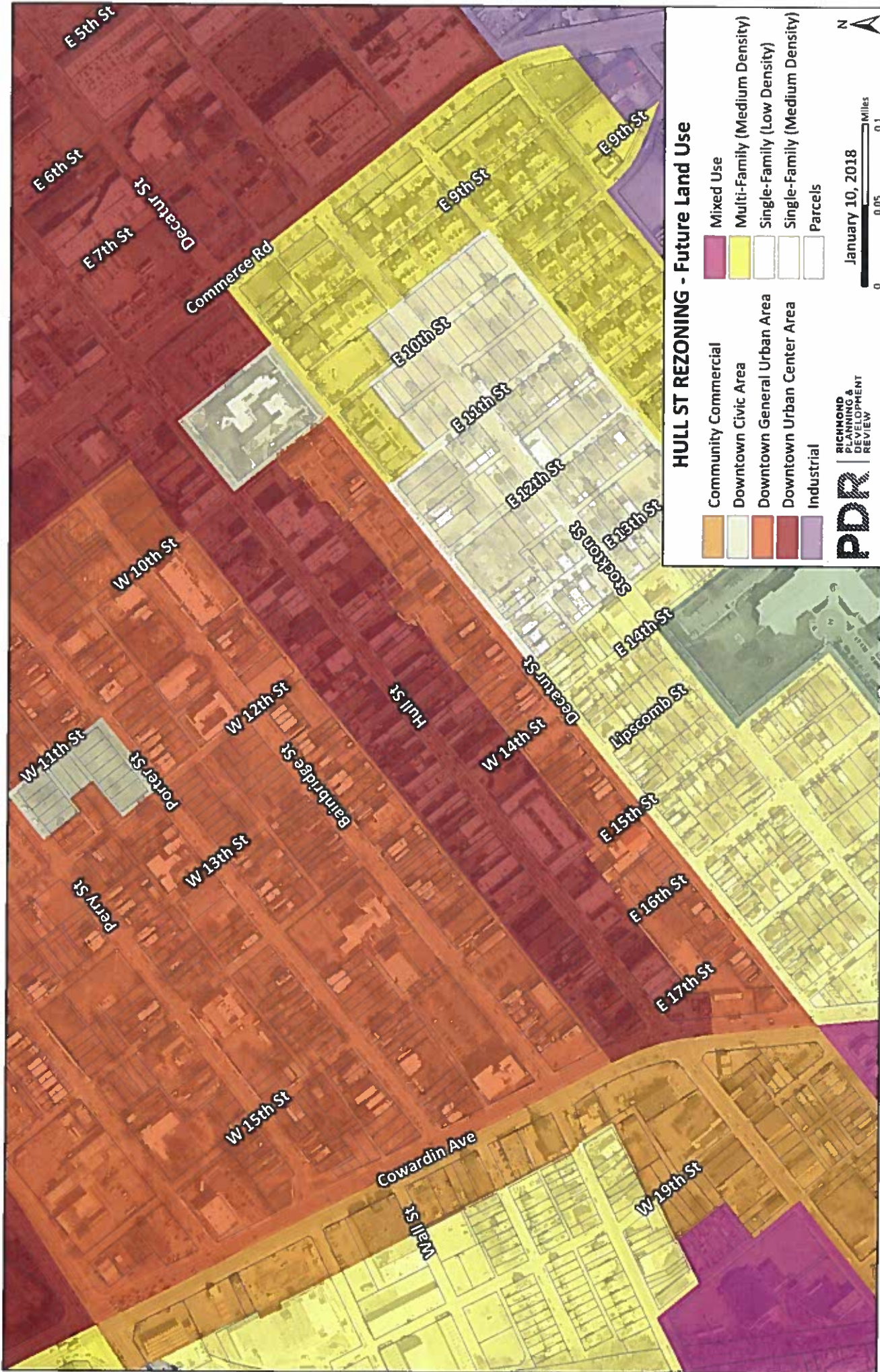
Proposed Zoning

- Street Oriented
- Commercial
- Priority Street
- Proposed Zoning
- Parcels










PDR
 RICHMOND
 PLANNING &
 DEVELOPMENT
 REVIEW

January 10, 2018





HULL ST REZONING - Future Land Use

- | | | | |
|---|-----------------------------|---|--------------------------------|
|  | Industrial |  | Multi-Family (Medium Density) |
|  | Downtown Urban Center Area |  | Single-Family (Low Density) |
|  | Downtown General Urban Area |  | Single-Family (Medium Density) |
|  | Community Commercial |  | Parcels |
|  | Downtown Civic Area | | |
| | | | |

January 10, 2018

0 0.05 0.1 Miles



PDR RICHMOND
PLANNING &
DEVELOPMENT
REVIEW



CITY OF RICHMOND

PLANNING COMMISSION

November 6, 2017

MOTION OF THE CITY OF RICHMOND PLANNING COMMISSION

TO DECLARE AN INTENT TO AMEND THE OFFICIAL ZONING ORDINANCE FOR THE PURPOSE OF AMENDING THE B-5 CENTRAL BUSINESS DISTRICT TO INCLUDE ADDITIONAL PERMITTED PRINCIPAL USES AND PRIORITY STREETS

WHEREAS, in accordance with Section 15.2-2286 of the Code of Virginia an amendment to the zoning regulations or district maps may be initiated by motion of the City of Richmond Planning Commission provided any such motion or resolution of the Commission proposing an amendment to the regulations or district maps shall state the public purposes therefore; and

WHEREAS, the Planning Commission has adopted the Downtown Plan, which, among other things, provides detailed descriptions of future land use for the area; and

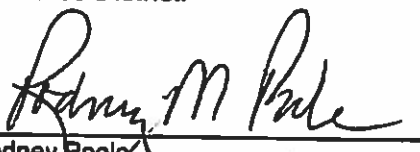
WHEREAS, the permitted principal uses of zoning districts within the zoning ordinance establish compatible land uses; and

WHEREAS, community support for the proposed zoning amendment is achieved through public outreach and citizen participation; and

WHEREAS, good zoning practice dictates that the comprehensive zoning plan be amended as required to reflect current conditions and trends in land use; and

WHEREAS, the purposes of zoning cited in the Code of Virginia include facilitating the creation of a convenient, attractive and harmonious community, encouraging economic development and enlarging the tax base, and providing for public safety and preventing congestion in the streets;

NOW, THEREFORE BE IT RESOLVED, that the City Planning Commission hereby concludes that an amendment to the zoning ordinance should be drafted for the purpose of including additional permitted principal uses and priority streets in the B-5 Central Business District.


Rodney Poole
Chair, City Planning Commission


Matthew Ebinger
Secretary, City Planning Commission

Zoning Summary for Rezoning of Hull Street in Manchester

Zoning District	Uses	Height	Front Yards	Maximum Residential Density	Lot Coverage & Usable Open Space	Special Characteristics	Parking
Existing Zoning Districts							
UB2-PE1	Multi-family, parking lots and decks, variety of pedestrian-oriented commercial uses including retail, offices, hotels, and restaurants.	2-story min 3-story max 4-story under certain conditions	Max 10'	None, based on parking and height restrictions.	None	Form-based requirements for parking decks, fenestration and location of driveways & parking areas. Credit for on-street parking spaces. Residential uses must be located above or to the rear of other uses	Special parking exempt overlay that only requires parking for theatres & clubs, nightclubs, restaurants, food stores, and dwelling units (None 1-3, Otherwise 1 per 4 units). Other requirements set by square footage.
Proposed for Hull Street Corridor							
R-7	Single- and two-family attached and detached	35'	Min 15'	19 units per acre	55% coverage		1 per unit
B-5	Multi-family, variety of pedestrian-oriented commercial uses including retail, offices, and restaurants. <i>Parking lots and areas are a principal permitted use by conditional use permit only, but can be accessory to other permitted use.</i> *Proposed additional uses: 1) adult day care facilities, 2) day nurseries, 3) pet shops and vet clinics, and animal hospitals, 4) government owned and operated uses, 5) sales lots for Christmas trees, vegetable stands, and other seasonal uses.	2-story min 5-story max	Max 10'	None, based on parking and height restrictions.	None	Form-based requirements for parking decks, fenestration and location of driveways & parking areas. Residential uses must be located above or to the rear of other uses on Street-Oriented Commercial Streets	None for up to 16 units. Over 16 units, 1 per 4 units. None for commercial uses other than hotels.
Street-Oriented Commercial	A designation in the zoning map that requires a minimum of one-third, or 1,000 square feet, of the floor area of the ground floor of buildings to have principal uses other than dwelling units of a depth not less than 20 feet.						
Priority Street	A new designation in the zoning map that would require buildings with multiple street frontages to provide for the fenestration requirements of windows, put parking behind the building, and limit driveways across streets for access on these streets when other access is available.						

* Permitted principal and accessory uses proposed to be added to the B-5 district.

This tables include excerpts and interpretations from the City of Richmond Zoning Ordinance. Persons with specific zoning issues should always consult the Zoning Administrator.



Zoning Summary for Rezoning of Hull Street in Manchester

Zoning District	Uses	Height	Front Yards	Special Characteristics	Parking
Existing Zoning Districts					
UB2-PE1	Multi-family, parking lots and decks, variety of pedestrian-oriented commercial uses including retail, offices, hotels, and restaurants.	2-story min 3-story max 4-story max under certain conditions	Max 10'	Form-based requirements for parking decks, fenestration and location of driveways & parking areas. Credit for on-street parking spaces. Residential uses must be located above or to the rear of other uses.	Special parking exempt overlay that only requires parking for theatres & clubs, nightclubs, restaurants, food stores, and dwelling units (None 1-3, Otherwise 1 per 4 units). Other requirements set by square footage.
Proposed for Hull Street Corridor					
R-7	Single- and two-family attached and detached	35'	Min 15'		1 per unit
B-5	Multi-family, parking decks, variety of pedestrian-oriented commercial uses including retail, offices, and restaurants. <i>Parking lots and areas are a principal permitted use by conditional use permit only, but can be accessory to other permitted use.</i> *Proposed additional uses: 1) adult day care facilities, 2) day nurseries, 3) pet shops, vet clinics, and animal hospitals, 4) government owned and operated uses, 5) sales lots for Christmas trees, vegetable stands, and other seasonal uses.	2-story min 5-story max	Max 10'	Form-based requirements for parking decks, fenestration and location of driveways & parking areas. Residential uses must be located above or to the rear of other uses on Street-Oriented Commercial Streets.	None for up to 16 units. Over 16 units, 1 per 4 units. None for commercial uses other than hotels.
Street-Oriented Commercial	A designation on the zoning map that requires a minimum of one-third, or 1,000 square feet, of the floor area of the ground floor of buildings to have principal uses other than dwelling units of a depth not less than 20 feet.				
Priority Street	A new designation on the zoning map that would require buildings with multiple street frontages to provide for the fenestration requirements of windows, put parking behind the building, and limit driveways across these streets when other access is available.				

* Permitted principal and accessory uses proposed to be added to the B-5 district.

This tables include excerpts and interpretations from the City of Richmond Zoning Ordinance. Persons with specific zoning issues should always consult the Zoning Administrator.



January 10, 2018