



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

ORD. 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.

To: City Planning Commission
From: Planning & Preservation
Date: March 19, 2018

PETITIONER

City of Richmond
900 East Broad Street
Richmond, VA 23219

LOCATION

Hull Street between Cowardin Avenue and E. 9th Street.

PURPOSE

To amend the official zoning map for the purpose of rezoning certain properties along Hull Street between Cowardin Avenue and E. 9th Street.

SUMMARY & RECOMMENDATION

This ordinance 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 in order to better match the future land use map of the Master Plan and encourage the continued revitalization of the historic Hull Street commercial corridor by allowing more height and requiring less parking overall.

Staff recommends approval of the ordinance.

FINDINGS OF FACT

Background

This amendment to the City's zoning map is proposed to encourage the continued revitalization of the historic Hull Street commercial corridor. The current zoning of the corridor is believed to be limiting new construction on vacant parcels and the utilization of existing structures due to its limits on height and onerous parking requirements. The proposed new zoning of the corridor will allow slightly more height for new construction and would not require parking for uses other than dwelling units and hotels, making it easier for uses such as restaurants to locate along the corridor.

Master Plan

The area for this re-mapping is part of the Downtown Plan which was adopted in 2009. The majority of the area is designated 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.”

Existing and Proposed Zoning

The entire area along Hull Street that is proposed for rezoning is currently in the “UB-2 Urban Business District”, with a “Parking Exempt (PE-1)” overlay. This zoning district allows for a mix of uses including multi-family residential, retail, offices, hotels, restaurants, and parking lots and decks. The minimum height allowed is two stories, while the maximum height is three stories, with a four-story height limit allowed under special circumstances. Because of the Parking Exempt overlay, parking is not required for uses located within existing buildings for the majority of commercial uses. Parking is still required for uses such as theaters, nightclubs, restaurants, food stores, and dwelling units in a building with more than three units.

The proposed zoning would remap the existing UB-2 PE-1 section of Hull Street to the “B-5 Central Business District”, with the exception of a single-family residential parcel at the northeast corner of Jefferson Davis Highway and Decatur Street, which is proposed to be rezoned to “R-7 Single- and Two-Family Urban Residential,” incorporating it into the larger R-7 zoned area south of the Hull Street corridor.

The B-5 zoning district allows for a similar set of principal uses as the existing UB-2 district, with the exception that parking lots and areas are a principal permitted use by conditional use permit only, but can be accessory to other permitted uses. The minimum height allowed is two stories, while the maximum height is five stories. Parking is not required for commercial uses, and is only required for multi-family residential uses and hotels. For multi-family residential uses, no parking is required in buildings with fewer than 16 units, and 1 space per 4 units is required for dwelling units in excess of 16 in a building. For hotel uses, 1 space is required per 4 guestrooms.

Hull Street between Cowardin Avenue and E. 9th Street is proposed to be designated as “street-oriented commercial”, and as a “priority street.” 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 have principal uses other than dwelling units of a depth not less than 20 feet. Such uses must be generally available to the public and do not count towards the requirement if they only serve building residents. The existing UB-2 zoning district includes the same type of commercial use requirement by way of its definition for dwelling units as a permitted principal use.

The priority street designation would require buildings with multiple street frontages to provide for the fenestration requirements of windows, have parking located behind the buildings, and limit driveways across these streets when other access is available.

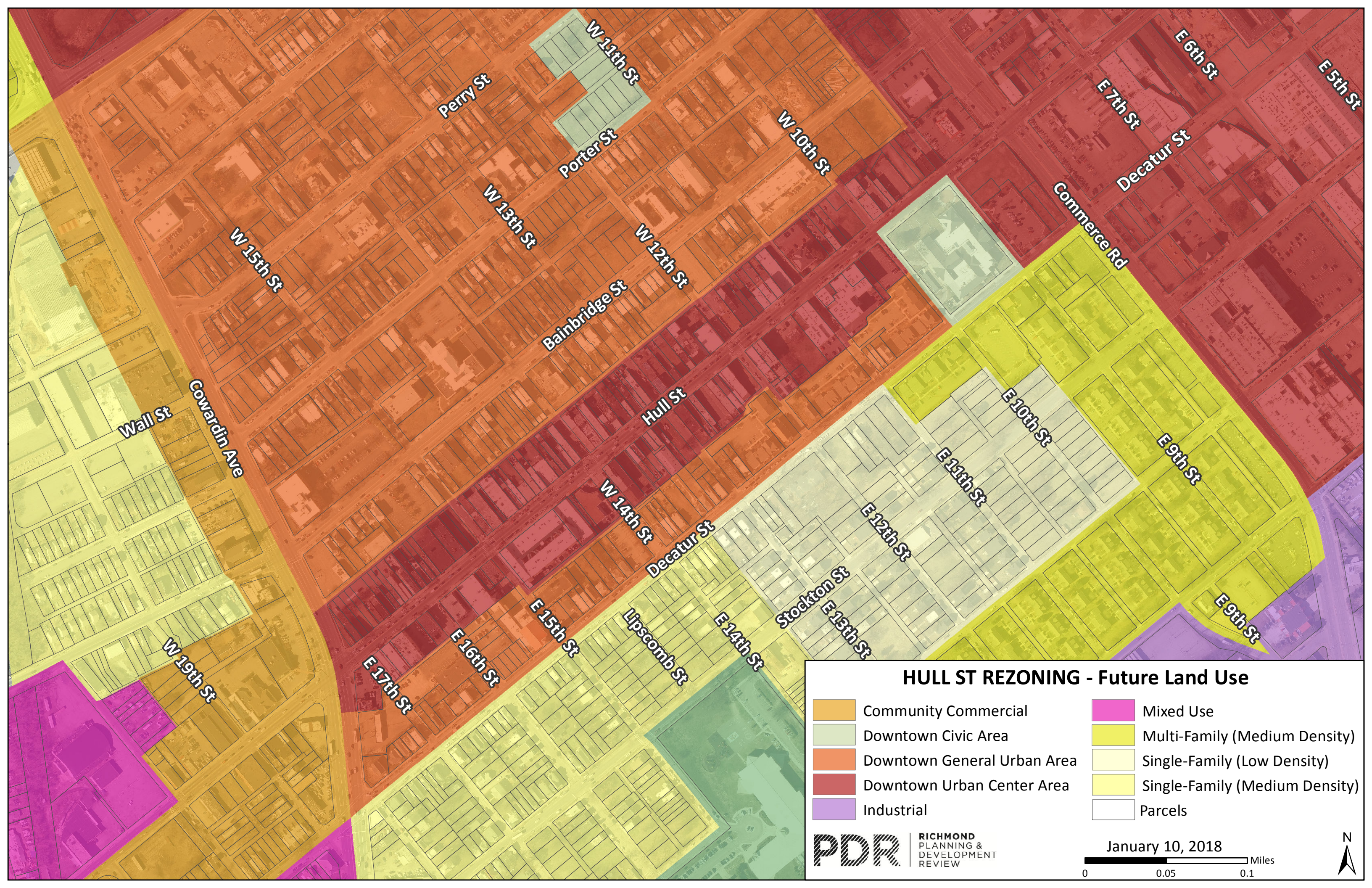
A series of maps showing the master plan land use, existing zoning, the proposed zoning following this map change, and a chart detailing the characteristics of the existing and proposed zoning district is attached to this report.

Public Engagement











A public meeting on the proposed rezoning was held on August 31st at the Plant Zero Event Space, following notification by mail to property owners in the rezoning area. Conversations about the proposals were facilitated at this meeting, as well as through phone calls and e-mails from interested parties who were unable to attend the meeting.

An additional public meeting was held in coordination with Councilwoman Ellen Robertson on November 14th at 6 p.m. at 1417 ½ Hull Street, following notification by mail to property owners and physical addresses in the rezoning area. Meeting attendants representing business and property owners along the corridor were generally in support of the proposed rezoning.

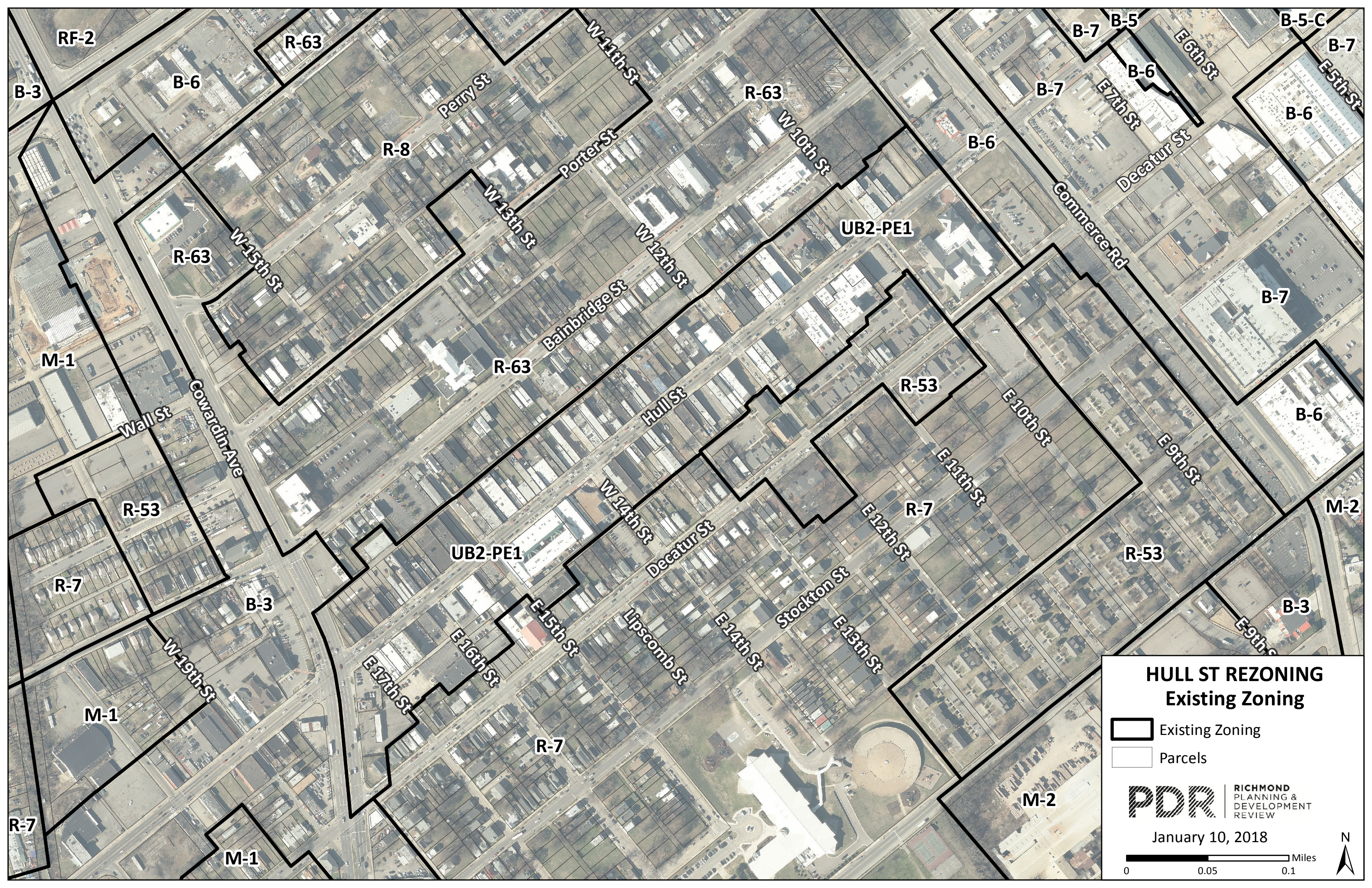
Staff Contact: William Palmquist, Senior Planner (804) 646-6307



HULL ST REZONING - Future Land Use

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





RF-2

R-63

B-7 B-5

B-5-C

B-3

B-6

R-63

B-7

B-7

R-8

Perry St

Porter St

W-11th St

W-10th St

B-6

E-7th St

Decatur St

B-6

E-5th St

R-63

W-15th St

W-13th St

W-12th St

UB2-PE1

Commerce Rd

B-7

M-1

R-63

Bainbridge St

Hull St

R-53

E-10th St

B-6

Wall St

Cowardin Ave

R-53

UB2-PE1

W-14th St

Decatur St

R-7

E-11th St

E-9th St

M-2

R-7

B-3

UB2-PE1

W-14th St

Decatur St

E-11th St

R-53

B-3

W-19th St

E-17th St

E-16th St

E-15th St

Lipscomb St

E-14th St

Stockton St

E-13th St

E-9th St

M-1



R-7

M-2

R-7

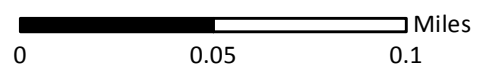
M-1

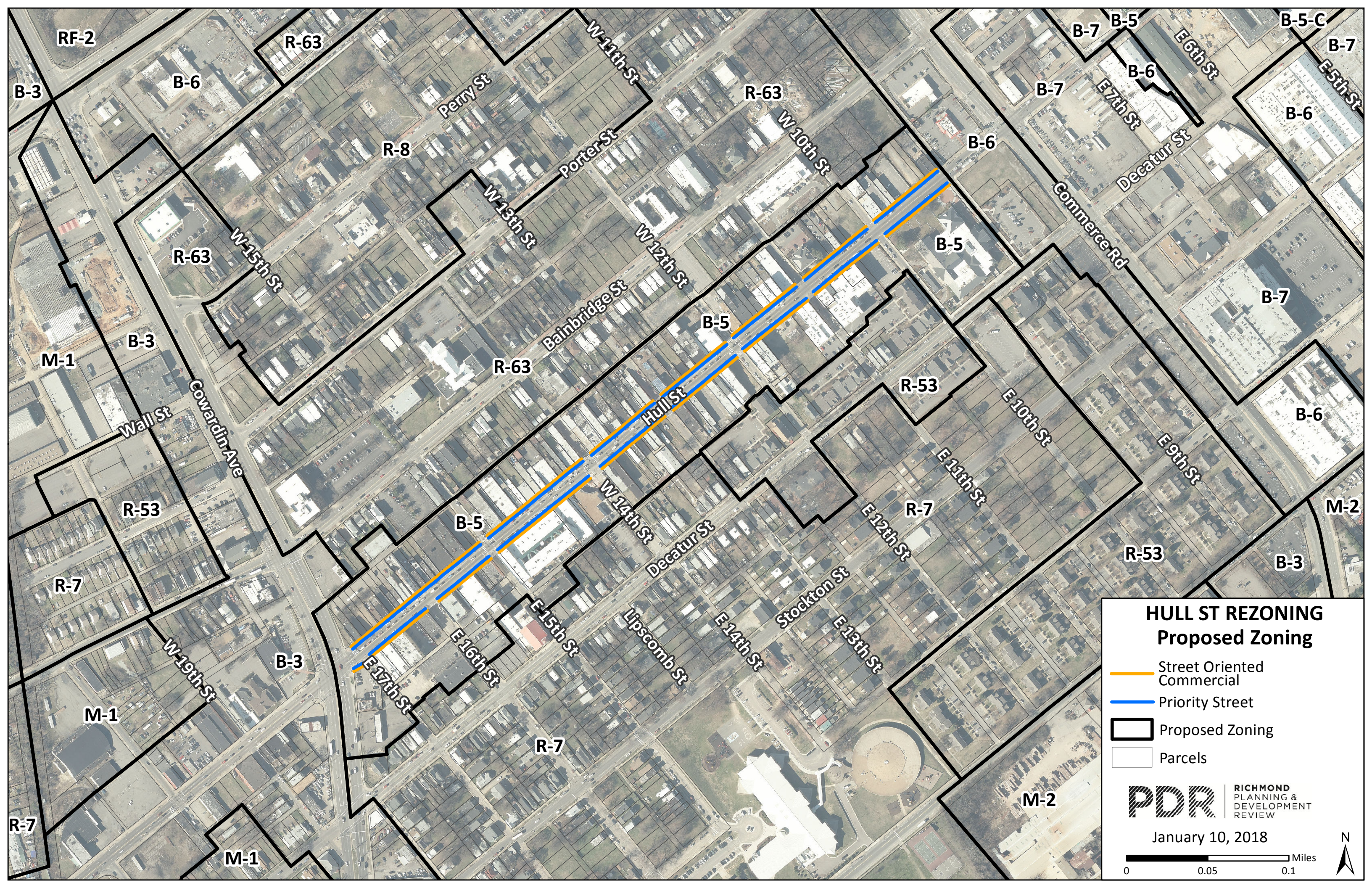
HULL ST REZONING
Existing Zoning

-  Existing Zoning
-  Parcels



January 10, 2018



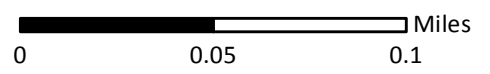


HULL ST REZONING Proposed Zoning

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



January 10, 2018



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								Non-Conforming
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.	Uses: Cannot be enlarged, extended, reconstructed, moved or structurally-altered unless devoted to a conforming use. Allows for normal repair, changes needed for safe building condition Features: Building can be maintained, enlarged, extended, or structurally altered as long as there is no increase in the degree of the non-conforming feature
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.