

INTRODUCED: November 8, 2021

AN ORDINANCE No. 2021-332

To rezone the properties known as 215 Hull Street and 301 Hull Street from the B-7 Mixed-Use Business District to the TOD-1 Transit-Oriented Nodal District.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: DEC 13 2021 AT 6 P.M

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “‘ALTA/NSPS Land Title Survey,’ 1.480 Acres of Land Located North Side of Hull Street & the South Side of Bainbridge Street, Richmond, Virginia,” prepared by Timmons Group, and dated March 18, 2020, 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 2021 records of the City Assessor, are excluded from the B-7 Mixed-Use Business District and shall no longer be subject to the provisions of sections 30-446.1 through 30-446.8 of the Code of the City of Richmond (2020), as amended, and that the same are included in the TOD-1 Transit-Oriented Nodal District and shall be subject to the

AYES: 9 NOES: 1 ABSTAIN: _____

ADOPTED: DEC 13 2021 REJECTED: _____ STRICKEN: _____

provisions of sections 30-457.1 through 30-457.10 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

215 Hull Street
301 Hull Street

Tax Parcel No. S000-0053/014
Tax Parcel No. S000-0053/015

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

A TRUE COPY:
TESTE:
Camille D. Reed
City Clerk



City of Richmond

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

Item Request File Number: PRE.2021.805

O & R Request

DATE: October 8, 2021

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (By Request)
(This in no way reflects a recommendation on behalf of the Mayor.)

THROUGH: J.E. Lincoln Saunders, Acting Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic
Development and Planning

FROM: Kevin J. Vonck, Director, Department of Planning and Development Review

RE: To rezone the properties known as 215 and 301 Hull Street from the B-7 Mixed-Use
Business District to the TOD-1 Transit Oriented Nodal District.

ORD. OR RES. No. ____

PURPOSE: To rezone the properties known as 215 and 301 Hull Street from the B-7 Mixed-Use Business
District to the TOD-1 Transit Oriented Nodal District.

REASON: The applicant is requesting to rezone the properties to the TOD 1 Transit Oriented Nodal
District, which allows for additional height and reduction in parking requirements than the current B-7
Mixed-Use District.

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 December 6, 2021 meeting.

BACKGROUND: The properties, together, consist of approximately 65,340 SF, or 1.5 acres of
unimproved land. The properties are located in the Old Town Manchester Neighborhood between West 4th
and West 6th Streets.

The City's Richmond 300 Master Plan designates these parcels as Destination Mixed Use. Such areas are defined as "key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements."

Intensity: Buildings typically a minimum height of five stories.

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.

Secondary Uses: Institutional and government.

Currently, adjacent properties to the east, south, and west are zoned B-6 Mixed-Use Business, B-4 Central Business, and TOD-1 Transit Oriented Nodal District, respectively. The properties are also in close proximity to the Norfolk Southern railroad to the north.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$1,600 Application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: November 8, 2021

CITY COUNCIL PUBLIC HEARING DATE: December 13, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission,
December 6, 2021

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

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Survey, Map

STAFF: Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734



Application for **REZONING/CONDITIONAL REZONING**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondva.gov/>

Project Name/Location

Project Address: 215 & 301 Hull St Date: June 21, 2021
Tax Map #: S000005301514-15 Fee: \$1,600.00
Total area of affected site in acres: 1.50 AC

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: B-7 Mixed Use Business

Existing Use: Heavy Industrial

Proposed Zoning/Conditional Zoning

(Please include a detailed description of the proposed use and proffers in the required applicant's report)

TOD-1 Transit-Oriented Nodal District

Existing Use: Heavy Industrial

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Lory Markham

Company: Markham Planning

Mailing Address: 23 W Broad St, Suite 304

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 248-2561 Fax: ()

Email: lory@markhamplanning.com

Property Owner: Sampson Coatings, Inc.

If Business Entity, name and title of authorized signee: David B. Hill, III Treasurer

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 400 Old Dublin Pike

City: Doylestown State: PA Zip Code: 18901

Telephone: () Fax: ()

Email: _____

Property Owner Signature: David B. Hill III

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.



June 23, 2021

Mr. Kevin Vonck, Acting Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219

RE: Applicant's Report for Rezoning of 215 & 301 Hull St (Sampson Coatings Inc)

Dear Mr. Vonck

Please accept this letter as the Applicant's Report for the request to rezone the following 1.50 acre property from the B-7 Mixed-Use Business district to the TOD-1 Transit Oriented district:

Address	Tax Parcel ID	Acreage	Existing Zoning	Ownership
215 Hull St	S0000053014	0.114	B-7	SAMPSON COATINGS INC
310 Hull St	S0000053015	1.388	B-7	SAMPSON COATINGS INC

With this application, the property owner is petitioning the City Council for a rezoning from the B-7 zoning regulations in order to facilitate future development that would be permitted by the regulations of the TOD-1 district. This requested rezoning is consistent with and in support of the development goals for the property and its future land use designation in the Richmond 300 Master Plan.

Property

The proposed rezoning will affect two contiguous parcels on the north side of Hull Street between W 4th and Brander Streets in an area identified by the Richmond 300 Master Plan as the Manchester Regional/National Node. The properties contains 1.50 acres of land area and the main parcel is improved with an industrial building constructed with 75,956 SF for floor area. This building was used as a manufacturing facility for the Sampson Coatings Inc. Surrounding properties are a mix of industrial uses, with new commercial and residential uses that have been developed as a result of recently rezonings in the area.

Zoning Regulations & Background

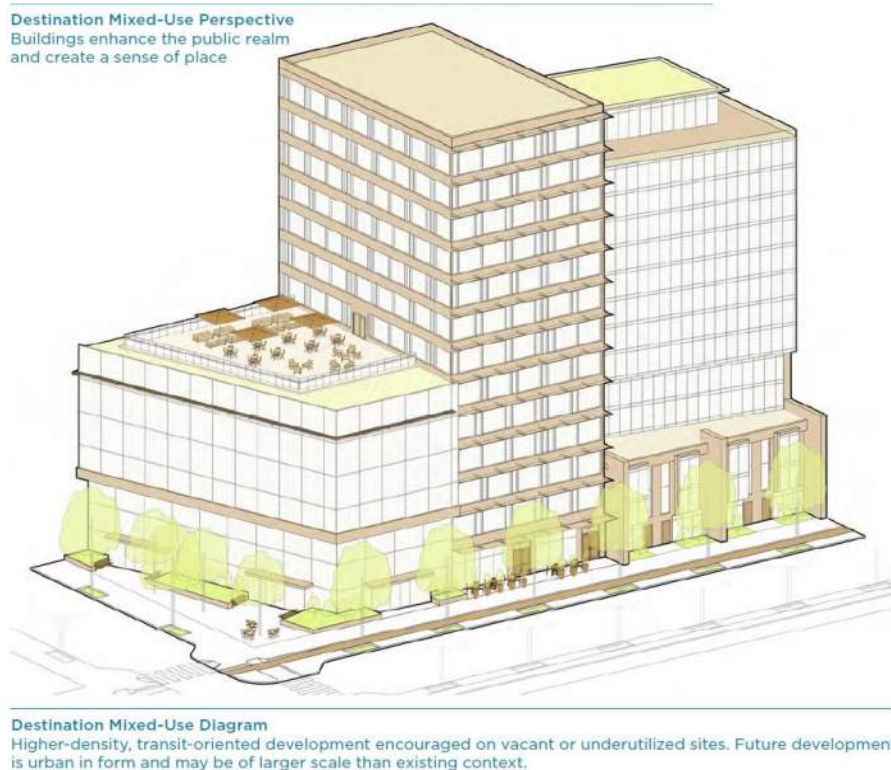
The properties are currently located in the B-7 Mixed-Use Business zoning. The intent of the B-7 district is to encourage a broad range of mixed land uses, including residential, commercial, and compatible industrial and service uses. The maximum height permitted in this district is five stories in general, and six stories in special circumstances.

This application requests a rezoning to the TOD-1 zoning district to permit future development the flexibility to create a high-quality urban environment in a manner consistent with the City's vision for growth along bus rapid transit corridors. The 2017 Pulse Corridor Plan sets guidance for development along such corridors and seeks to promote pedestrian-oriented residential and commercial uses. As part of this plan's implementation, the TOD-1 district was created in order to regulate appropriate development conditions. Currently, one bus rapid transit corridor has been completed in the City and runs along Broad and Main Streets. However, the Richmond 300 Master Plan recommends the future development of a BRT line along Hull St in this portion of Manchester.

The TOD-1 regulations permit a maximum height of 12 stories compared to the five stories permitted in B-7. For the subject property, the TOD-1 regulations would permit a development at a sufficient density to support active uses and services appropriate to this urban environment. These active uses would be at the street level with dwelling uses above and to the rear and is the type of a pedestrian-oriented environment that is appropriate for this area.

Richmond 300 Master Plan

These properties are designated by Richmond 300 for Destination Mixed-Use future land use. According to the Plan, higher-density, transit-oriented development is encouraged on vacant or underutilized sites. New development should be urban in form, larger scale than existing context, and, where relevant, should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place. Many buildings are vertically mixed-use. In terms of density, the Plan recommends that buildings have a height of at least five stories and taller.



The property is also located in an area designated as the Manchester Regional/National Node. For these nodes, Richmond 300 recommends rezoning to allow residential development in the Industrial Mixed-Use areas. In addition, the Plan recommends that this area of the Manchester Node become part of a new bus rapid transit corridor with the development of a preferred alignment for a North- South BRT line along Hull Street.

To achieve these goals, new development in the area, especially on this property, must be encouraged provide sufficient density and mix of high quality commercial and residential uses. Accordingly, this requested rezoning of the property to TOD-1 regulations is consistent with the growth of the area as envisioned by the Richmond 300 Master Plan.

City Charter Conditions

Given the recommendations in the City's Richmond 300 Master Plan for the property for higher density developments, and for the future development of a transit corridor along Hull Street, we trust that you will agree with us that the potential development of the site under TOD-1 regulations would support the efforts to develop this property in the Manchester Regional/National Node in a manner consistent with the Plan; and that the rezoning meets the City Charter considerations to be observed in the alteration of zoning regulations.

Thank you for your consideration of this application. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

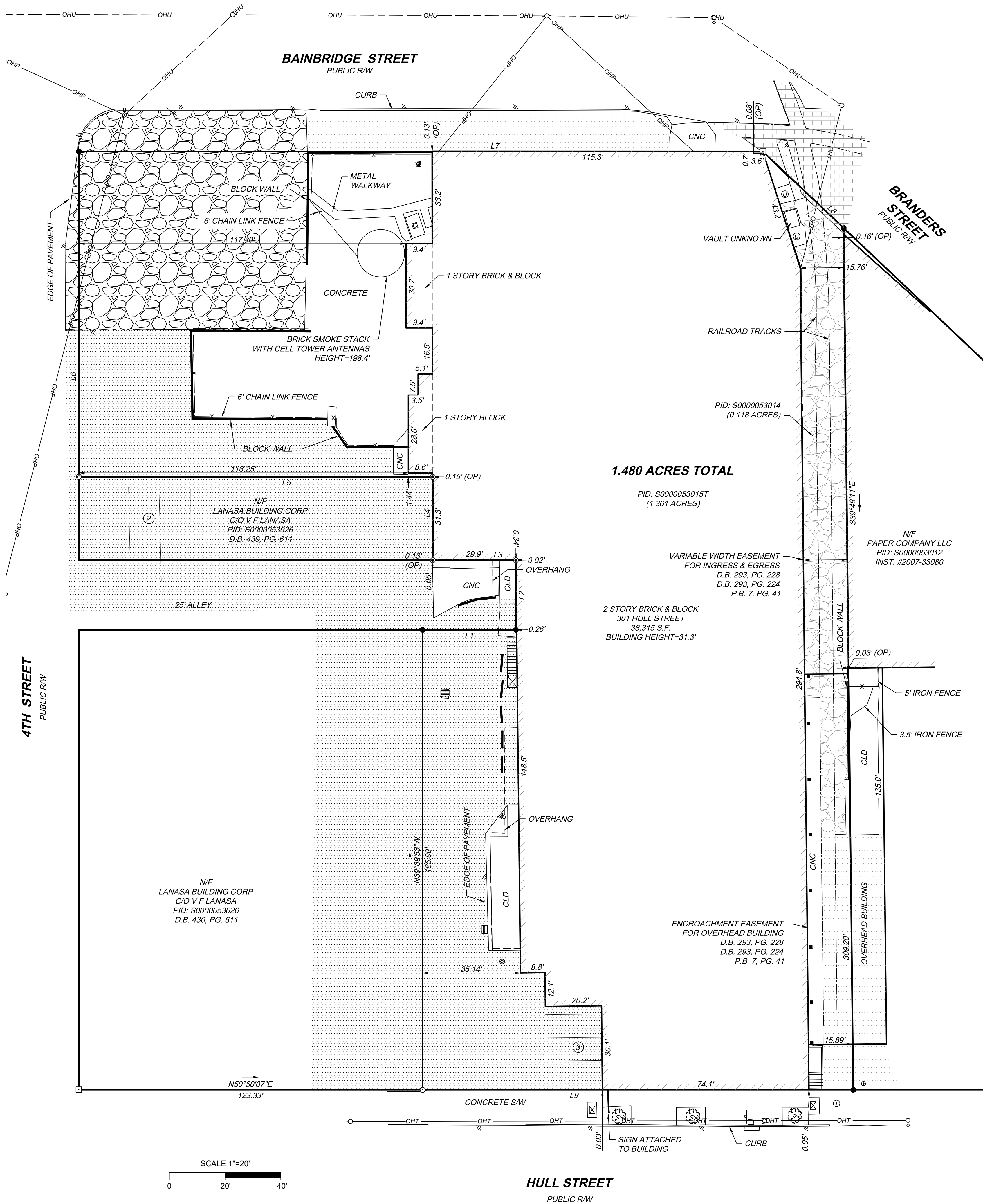
Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Lory Markham', written in a cursive style.

Lory Markham

Enclosures

cc: The Honorable Ellen F. Robertson 6th District Council Representative
Matthew Ebinger, Secretary to the City Planning Commission



1.480 ACRES TOTAL

PID: S0000053015T
(1.361 ACRES)

VARIABLE WIDTH EASEMENT FOR INGRESS & EGRESS
D.B. 293, PG. 228
D.B. 293, PG. 224
P.B. 7, PG. 41

2 STORY BRICK & BLOCK
301 HULL STREET
38,315 S.F.
BUILDING HEIGHT=31.3'

N/F
PAPER COMPANY LLC
PID: S0000053012
INST. #2007-33080

N/F
LANASA BUILDING CORP
C/O V F LANASA
PID: S0000053026
D.B. 430, PG. 611

ENCROACHMENT EASEMENT FOR OVERHEAD BUILDING
D.B. 293, PG. 228
D.B. 293, PG. 224
P.B. 7, PG. 41

GENERAL NOTES

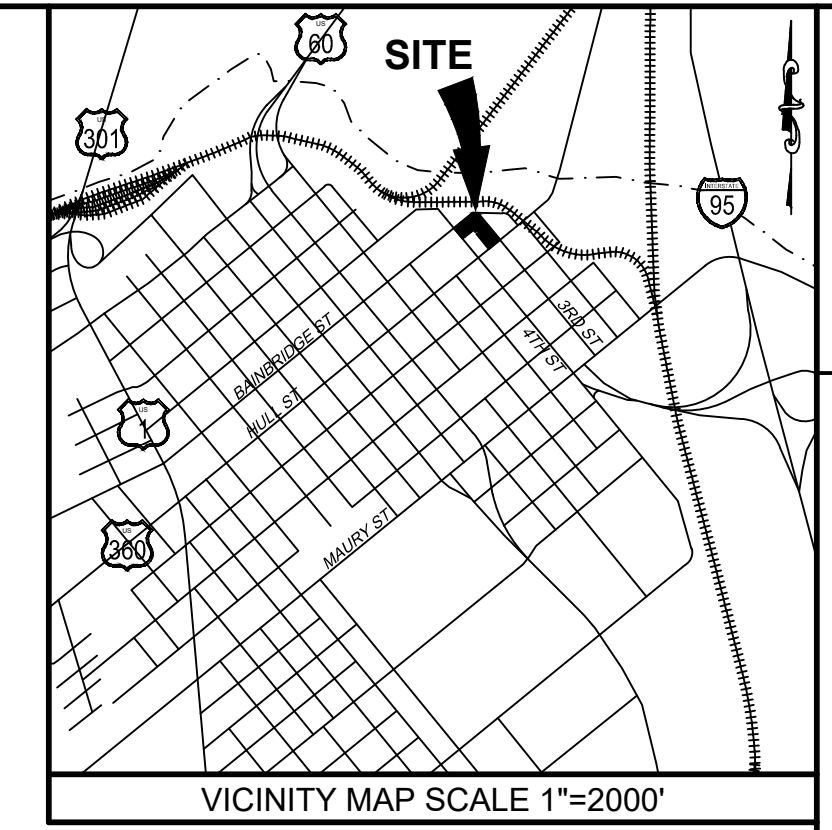
Based on graphic determination this property is in Zone "X" of the HUD defined flood hazard area as shown on F.E.M.A. flood insurance rate map, community panel #5101290039E & 5101290043E dated July 16, 2014.

Parking Spaces:
There are 3 total regular parking spaces located on subject property.

There is no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

No known changes in street right of way lines. No evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

No field delineated wetland markers were observed in the process of conducting the fieldwork.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N50°50'07"E	33.50'
L2	N39°09'53"W	25.00'
L3	S50°50'07"W	29.83'
L4	N39°09'53"W	29.90'
L5	S50°50'07"W	127.00'
L6	N39°09'53"W	116.70'
L7	N50°50'07"E	245.47'
L8	S85°45'22"E	39.90'
L9	S50°50'07"W	154.57'

SYMBOL LEGEND

- - ROD FOUND
- - FOUND MONUMENT
- ⊠ - PK NAIL FOUND
- - NAIL SET
- ⊙ - CALCULATED POINT
- ⊕ - UTILITY POLE
- ⊗ - LIGHT POLE
- ⊖ - CLEANOUT
- ⊘ - GRATE TOP INLET
- ⊙ - WATER METER
- ⊕ - WATER VALVE
- ⊗ - WATER VAULT
- ⊖ - GAS METER
- ⊙ - TELEPHONE MANHOLE
- ⊕ - UTILITY MANHOLE
- ⊗ - SIGN
- ⊖ - MAILBOX
- ⊘ - CABINET FOR CELL TOWER
- ▨ - ASPHALT AREA
- ▩ - GRAVEL AREA
- ▧ - BRICK PAVERS
- OHU --- - OVERHEAD UTILITIES
- OHP --- - OVERHEAD POWER
- OHT --- - OVERHEAD TELEPHONE

ABBREVIATION LEGEND

- CLD - CONCRETE LOADING DOCK
- CNC - CONCRETE
- S/W - SIDEWALK
- OP - OVER PROPERTY LINE
- S.F. - SQUARE FOOT
- D.B. - DEED BOOK
- INST. - INSTRUMENT
- P.B. - PLAT BOOK
- PG. - PAGE
- N/F - NOW OR FORMERLY
- R/W - RIGHT OF WAY

SCHEDULE B EXCEPTIONS

This plat was prepared with the aid of Title Commitment No. VA2000456 from Fidelity National Title Insurance Company dated February 21, 2020, the following items from Schedule B, Part II are as follows:

General Exceptions:

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Not a survey item.
- Rights or claims of parties in possession not shown by the Public Records - Not a survey item.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land - Affects subject property as shown hereon.
- Easements, or claims of easements, not shown by the Public Records - None known at time of survey.
- Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records - Not a survey item.
- Taxes or special assessments which are not shown as existing liens by the Public Records - Not a survey item.

Special Exceptions:

- Taxes for the second half of the year 2020, a lien, not yet due and payable - Not a survey item.
- Easements described in Deeds recorded in Deed Book 293, page 228, and in Deed Book 293, page 224, and shown on plat recorded in Plat Book 7, page 41 - Affects subject property as shown hereon.
- Rights of the railroad company servicing the railroad siding located on the insured land in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof - Not a survey item.
- Rights of tenants in possession under an unrecorded Lease between Sampson Land Company, Inc., landlord and Lone Star Industries, Inc., tenant - Not a survey item.

LEGAL DESCRIPTION

ALL that certain tract of land with all improvements thereon and all appurtenances thereunto belonging located in the City of Richmond, Virginia, and shown on that certain plat of survey styled "Plat of Property Situated on Hull, Fourth, Bainbridge and Branders Streets, Richmond, Virginia", by George M. Stephens, Jr., dated June 21, 1984, and more particularly described as follows:

BEGINNING at a point marking the intersection of the southern line of Bainbridge Street with the eastern line of Fourth Street; thence continuing along the southern line of Bainbridge Street a distance of 245.47 feet to a point at the intersection of the southern line of Bainbridge Street with the southern line of Branders Street; thence along the southern line of Branders Street 39.90 feet to a point; thence in a southerly direction 309.20 feet to a point on the northern line of Hull Street, which point is located 277.9 feet in an easterly direction along the northern line of Hull Street from the intersection of the northern line of Hull Street with the eastern line of Fourth Street; thence continuing in a westerly direction along the northern line of Hull Street 154.57 feet to an iron pin; thence in a northerly direction along a line parallel to the eastern line of Fourth Street 165.00 feet to a point; thence in an easterly direction along a line parallel to the northern line of Hull Street a distance of 33.50 feet to a point; thence in a northerly direction along a line parallel to Fourth Street a distance of 25.00 feet to a point; thence in a westerly direction along a line parallel to the northern line of Hull Street a distance of 33.50 feet to a point; thence in a northerly direction along a line parallel to the eastern line of Fourth Street a distance of 29.90 feet to an iron pin; thence in a westerly direction along a line parallel to the northern line of Hull Street a distance of 116.70 feet to the point of beginning.

BEING a portion of the same real estate conveyed to Sampson Coatings, Inc., a Virginia corporation by deed from Sampson Land Company, Inc., a Virginia corporation, successor in interest to Sampson Pain Manufacturing Co., Inc. (formerly Sampson Paint & Color Company, Incorporated) and Alcatraz Land Company, Inc. (formerly The Alcatraz Company, Incorporated), dated April 23, 1986, and recorded April 24, 1986 in the Clerk's Office Circuit Court, City of Richmond, Virginia in Deed Book 77 page 300.

ALTA CERTIFICATION

To Fidelity National Title Insurance Company and Sampson Coatings, Inc., a Virginia Corporation: This is to certify that this map or plat and the survey on which it is based were made in accordance with "2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," Jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b), 7(c), 8, 9, 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on March 9, 2020.

Date: _____

(Signed) _____
W.M. Naulty
Registration No. 2067



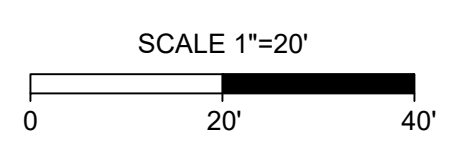
"ALTA/NSPS LAND TITLE SURVEY"
1.480 ACRES OF LAND LOCATED NORTH SIDE OF HULL STREET & THE SOUTH SIDE OF BAINBRIDGE STREET
RICHMOND, VIRGINIA

Date: March 18, 2020	Scale: 1"=20'
Sheet 1 of 1	J.N.: 45501-903
Drawn by: J Livingston	Checked by: W.M. Naulty
Revised:	

THIS DRAWING PREPARED AT THE
TR-CITIES OFFICE
4701 Owens Way, Suite 900 | Prince George, VA 23875
TEL: 804.541.6600 FAX: 804.541.1511 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP



HULL STREET
PUBLIC R/W