



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2021-148:** To rezone the property known as 423 Hull Street from the B-5 Central Business District to the TOD-1 Transit Oriented Nodal District.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** June 21, 2021

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#### **PETITIONER**

Lory Markham – Markham Planning

#### **LOCATION**

423 Hull Street

#### **PURPOSE**

To rezone the property known as 423 Hull Street from the B-5 Central Business District to the TOD-1 Transit Oriented Nodal District.

#### **SUMMARY & RECOMMENDATION**

The applicant is requesting to rezone the property to TOD-1 Transit Oriented Nodal District, which allows for dense, walkable transit-oriented mixed-use development with building heights of up to twelve stories whereas the current B-5 Central Business District limits building heights to five stories.

Staff finds that the proposed rezoning is consistent with the recommendations of Richmond 300. The recommended future land use of Destination Mixed-Use includes commercial, multi-family residential, cultural and open space uses. The recommended development style for Destination Mixed-Use is higher-density and transit-oriented, with new development being urban in form and the recommended intensity for new buildings being high, with a minimum building height of five stories. The proposed TOD-1 Transit Oriented Nodal District allows for a variety of uses, including commercial, multi-family residential, cultural and open space, and permits building heights of up to twelve stories. Form-based requirements of the TOD-1 District include fenestration requirements on all street frontages, limiting new vehicular entrances on street frontages and requiring any surface parking to be located to the rear of buildings as it relates to the main street frontage.

Construction of new buildings with more than ten units or any building with greater than 30,000 square feet of floor area will require plan of development review. During this process the building plans will be reviewed to ensure compliance with the proffers and to ensure that the building design is respectful of the historic context of its surroundings while meeting urban design elements of the Pulse Corridor Plan.

Staff finds that the proposed rezoning is consistent with changing conditions in the area, in which vacant or underutilized parcels, many of which have historically been used for industrial or

warehousing purposes, continue to be redeveloped for residential and mixed-use purposes, based on market demand.

Therefore, staff recommends approval of the rezoning request.

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## **FINDINGS OF FACT**

### **Site Description**

The subject property contains a lot area of 95,223 square feet, or 2.19 acres, and is currently improved with a surface parking area. The property is located in the Manchester neighborhood.

### **Proposed Use of the Property**

The proposed rezoning would accommodate development allowable within the TOD-1 Transit-Oriented Nodal District.

### **Master Plan**

The Richmond 300 Master Plan recommends a future land use of “Destination Mixed Use” for the property. The primary uses envisioned for Destination Mixed Use are retail/office/personal service, multi-family residential, cultural, and open space. Secondary uses are institutional and government. The development style envisioned is higher density, transit oriented on vacant or underutilized sites. New development should be urban in form, may be of larger scale than the existing context, and should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place, with many vertically mixed use buildings. A gridded street pattern should be continued or introduced to increase connectivity. Ground floor uses are envisioned to engage with and enliven the street through windows, doors, storefronts and other features that allow transparency and interaction between building and street. The recommended intensity is high with new buildings typically a minimum of five stories. Pedestrian, bicycle and transit access must be prioritized.

The property is also located within the vicinity of the “Downtown Manchester” primary growth node, which envisions the area as continuing to be a population center, with people and economic activity supporting a thriving business corridor along Hull Street. The portion of Hull Street that abuts the property is designated as a “Future Enhanced Transit” corridor on the “Enhanced Transit Map” as well as “Major Mixed Use Street” and “Great Street” on the “Great Streets and Street Typologies Map.”

### **Zoning and Ordinance Conditions**

The property is currently located within the B-5 Central Business District.

The City’s Zoning Administration reviewed the application and provided the following comments:

The B-5 and TOD-1 zoning districts have many similarities in regards to permitted uses and regulations. Please be advised of the following changes with the proposed rezoning:

YARDS:

**CURRENT:** The B-5 district has the following yard requirements for this location:

- (1) Front yard. No front yard shall be required. In no case shall a front yard with a depth greater than ten feet be permitted, provided further that not more than ten percent of the building wall of the street level story along the street shall be set back more than 10 feet (except as authorized per Sections 30-442.4 (1)b & (1)c).
- (2) Side yards. None
- (3) Rear yard. None

**PROPOSED:** The TOD-1 district has the following yard requirements for this location:

- (1) Front yard.
  - a. For dwelling units located on the ground floor:
    1. A front yard of at least ten feet shall be required. In no case shall a front yard with a depth greater than fifteen feet be permitted, except for pedestrian plazas, outdoor dining areas and other features.
  - b. For all other uses:
    1. No front yard is required. In no case shall a front yard with depth greater than ten feet be permitted, except for pedestrian plazas, outdoor dining areas and other features.
- (2) Side yards. None
- (3) Rear yard. None

**USABLE OPEN SPACE:** In the proposed TOD-1 zoning district, a usable open space ratio of not less than 0.10 shall be provided for newly constructed buildings or portions thereof devoted to dwelling uses. *There is no usable open space requirement for dwelling uses in the existing B-5 zoning district.*

HEIGHT:

**CURRENT:** In the B-5 district, no building shall exceed five stories in height. Story height shall be not less than ten feet and not greater than 15 feet, except that the ground floor of a building may be of greater height. Every main building hereinafter constructed shall have a minimum height of not less than two stories, except that porches, porticos and similar structures attached to a main building may be of lesser height.

**PROPOSED:** In the TOD-1 zoning district, no building shall exceed twelve stories in height. Every main building hereinafter constructed shall have a minimum height of not less than two stories, except that porches, porticos and similar structures attached to a main building may be of lesser height.

**PARKING:** In the B-5 and TOD-1 zoning districts, off-street parking spaces shall not be required for uses other than dwelling uses, hotels and motels. For multifamily dwelling units in both districts, no parking spaces are required for 1 to 16 dwelling units. One parking space is required per 4 dwelling units over 16 units in the existing B-5 zoning district. One parking space is required per 2 dwelling units over 16 units in the proposed TOD-1 zoning district.

**SIGNAGE:**

**CURRENT:** Signage in the B-5 zoning district shall not exceed two square feet for each linear foot of lot frontage along the street nor in any case 300 square feet for each street frontage. Wall signs, projecting signs, suspended signs and awning signs and canopy signs shall be permitted (*no freestanding signs permitted*).

**PROPOSED:** Signage in the TOD-1 zoning district shall not exceed two square feet for each linear foot of lot frontage along the street nor in any case 200 square feet for each street frontage. Wall signs, projecting signs, suspended signs, awning signs, canopy signs, and freestanding signs shall be permitted. One freestanding sign not exceeding 20 square feet in area or 5 feet in height shall be permitted.

**Surrounding Area**

Properties to the southwest are located in the B-5 Central Business District. Properties to the northwest are located in the RF-2 Riverfront District. Properties to the northeast are located in the B-7 Business Mixed Use District. Properties to the southeast are located within the B-4 Central Business District.

Multi-family developments are located to the northwest and southwest, a commercial building is located to the northeast, and The Current mixed use development is located directly to the southeast, across Hull Street.

**Neighborhood Participation**

Staff notified the Manchester Alliance, Hull Street Action Committee, and area residents and property owners of the proposed rezoning. Staff received a letter of support from Manchester Alliance.

**Staff Contact:** Richard Saunders Senior Planner, PDR, Land Use Administration, 804-646-5648.