

INTRODUCED: April 8, 2019

AN ORDINANCE No. 2019-108

To rezone the properties known as 500 Hull Street and 512 Hull Street from the B-7 Mixed-Use Business District to the B-4 Central Business District.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAY 13 2019 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “ALTA/ACSM Land Title Survey for 500 Hull Street, City of Richmond, VA,” prepared by Nyfeler Associates, and dated November 13, 2015, 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 2019 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 (2015), as amended, and that the same are included in the B-4 Central Business District and shall be subject to the provisions of sections 30-440.1 through 30-440.7 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: MAY 13 2019 REJECTED: _____ STRICKEN: _____

500 Hull Street
512 Hull Street

Tax Parcel No. S000-0076/006
Tax Parcel No. S000-0076/001

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



City of Richmond

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

Item Request
File Number: PRE.2019.079

O & R REQUEST

4-8673
MAR 13 2019

RECEIVED
Office of the
Chief Administrative Officer

MAR 29 2019

O & R Request

EDITION
OFFICE OF CITY ATTORNEY

DATE: March 12, 2019

TO: The Honorable Members of City Council

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

JS 3/28/19

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

[Signature]

THROUGH: Douglas C. Dunlap, Interim Deputy Chief Administrative Officer for Economic Development and Planning

[Signature]

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

[Signature]

RE: To rezone the properties known as 500 Hull Street and 512 Hull Street from the B-7 Mixed-Use Business District to the B-4 Central Business District

ORD. OR RES. No. _____

PURPOSE: To rezone the properties known as 500 Hull Street and 512 Hull Street from the B-7 Mixed-Use Business District to the B-4 Central Business District

REASON: The applicant is requesting to rezone the two parcels containing a combined 1.42 acres from the B-7 Mixed-Use Business District to the B-4 Central Business District to enable the parking area to be redeveloped under the mixed-use form-based regulations permitted within the B-4 Central Business 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 May 6, 2019, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject properties are located between East 5th Street and East 6th Street and comprise a combined 1.42 acres. The mixed-use development on the 500 Hull Street property ground floor commercial, 102 dwelling units, and covered parking. The 512 Hull Street property contains a 34 space parking lot and accessory uses to the primary uses located on the adjacent 500 Hull Street. These accessory uses consist of a swimming pool and a refuse enclosure and they will remain in place after any future development.

The subject property falls within a Downtown Urban Center Area of the Manchester District, as established by the Richmond Downtown Plan. Such areas are “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 B-7 Mixed Use Business District has a parking requirement of one space per living unit and one space per 300 square feet of commercial floor area. The B-4 Central Business District requires no parking spaces for developments containing 1 to 16 dwelling units and 1 parking space per 4 dwelling units for developments containing over 16 units. The B-4 District does not require parking for commercial uses. The requested change of zoning will allow development to occur on land that is currently used as surface parking.

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: April 8, 2019

CITY COUNCIL PUBLIC HEARING DATE: May 13, 2019

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
May 6, 2019.

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Application, Applicant’s Report, Survey, Map, Ordinance Draft

STAFF: David Watson, Senior Planner, Land Use Administration 804-646-1036



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/>

RZON-048361-2019

Project Name/Location

Property Address: 500 and 512 Hull Street Date: Tax January 14, 2019
Map #: S0000076006 and S0000076001 Fee: 51,600.00
Total area of affected site in acres: 1.42 acres

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

Zoning

Current Zoning: B-7

Existing Use: Mixed-use and accessory surface parking

Proposed Zoning/Conditional Zoning

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

B-4
Existing Use: Mixed use and accessory surface parking

Is this property subject to any previous land use cases?

Yes No
If Yes, please list the Ordinance Number: 2017-155
2017-155

Applicant/Contact Person: Lory Markham

Company: Markham Planning
Mailing Address: 2314 West Main Street
City: Richmond State: VA Zip Code: 23220
Telephone: (804) 248-2561 Fax: ()
Email: lory@markhamplanning.com

Property Owner: 512 Hull Street LLC and Port RVA LLC

If Business Entity, name and title of authorized signer: Sam McDonald

(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: 201 Hull Street, Suite A
City: Richmond State: VA Zip Code: 23224
Telephone: (804) 467-2020 Fax: ()
Email: sam@proresults.com

Property Owner Signature: [Signature]

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.



January 23, 2019

Mr. Mark Olinger, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
Mark.Olinger@richmondgov.com

RE: Applicant's Report for Rezoning of 500 and 512 Hull Street

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Rezoning application for 500 and 512 Hull Street from the B-7 Mixed-use Business zoning district to the B-4 Central Business zoning district. With this application, Port RVA LLC and 512 Hull Street LLC are petitioning the City Council to rezone the two properties from the existing zoning regulations, which restrict the development of the existing surface parking at 512 Hull Street. This application proposes to zone the properties into the B-4 district. This will allow for the development of the existing surface parking to a mix of uses under the urban mixed-use form-based regulations found in the B-4 district.

Properties

The proposed rezoning would rezone two properties fronting on Hull Street between E 5th and E 6th Streets. The properties together are comprised of 1.42 acres. 500 Hull Street is improved with a mixed-use development containing ground floor commercial uses, covered parking and 102 dwelling units constructed in 2015/2016. During approval, Port RVA added residential units along 5th Street, which necessitated the relocation of the required parking under the B-7 regulations to be placed on the adjacent lot at 512 Hull Street. This encumbered that property with 34 surface parking spaces and the proposed rezoning would unencumber 512 Hull Street and allow the surface parking lot to be developed with a vibrant, mixed-use project. The 512 Hull Street is also improved with other accessory uses to the development at 500 Hull, including a pool and trash enclosure, which would continue to be provided in a shared arrangement with any future development.

Zoning Regulations & Background

The properties are currently located in B-7 Mixed Use Business zoning district. 500 Hull Street was developed in 2015/2016 under the existing B-7 district with accessory uses located at 512 Hull Street. In 2017, City Council authorized a special use permit for a mixed-use development at 512 Hull Street. This special use permit specifically required 215 on-site parking spaces (34 for Port RVA and 181 for 512 Hull Street) to be located in a structured parking deck. Additionally, the special use permit required the development to substantially comply with specific plans and to begin with the application of a building permit by September 11, 2019.

The owner's intention is to redevelop the surface parking area at 512 Hull Street with a mixed-use development consistent with what was approved via the special use permit and the B-4 regulations. The mixed-use development would continue to share parking and amenities with the existing development at 500 Hull Street.

In 2009 the City included Manchester in the Downtown Plan for the first time and subsequently rezoned the subject and surrounding properties. This is when the B-7 was put in place on the 500 block of Hull Street and adjacent properties. The B-7 district is a mixed-use industrial district and was intended to be a transitional district that would slowly be replaced as the area transitioned from an industrial neighborhood to more of a mixed-use residential neighborhood. This transition has occurred in much of Manchester including the properties across Hull Street that have been rezoned to B-5 and the properties to the south and east that have all been rezoned to B-4.

This application requests the removal of the transitional B-7 district so that these properties will be treated like the surrounding properties in terms of parking requirements, letting the market determine how much parking is desirable. The inclusion of the properties to the B-4 Central Business district will allow for the redevelopment of the surface parking areas within the form-based regulations of the B-4 district. This will allow for a more vibrant neighborhood and streetscape along these four blocks in Manchester.

Master Plan / Downtown Plan

The properties were included in the 2009 Downtown Plan, which recommends that they be developed consistent with the Urban Center Character Area. The Urban Center Character Area calls for higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks.

Specifically addressing Manchester, the Downtown Plan states, "Manchester will benefit greatly from new construction and the infill of its many vacant properties. Such infill will introduce new energy to the district by increasing the residential population, repairing the streetscape, and enhancing safety by providing 'eyes on the street'." (page 4.33)

The more recently developed Riverfront Plan designates the portion of the subject properties included in the plan for future development, stating, "The Plan anticipates incremental redevelopment of under-utilized parcels and languishing former industrial sites. Development strategies should favor mixed use, with an emphasis on street level retail, where appropriate. The fundamental emphasis of redevelopment along the Riverfront is to intensify pedestrian activity at street level through infill development with sufficient density to be an attractor and destination of activity. Greater density reinforces urban character, provides for an increase in pedestrian activity, resulting in a safer and more vibrant city." (p. 11).

The type of development and mix of uses that would be permitted under the proposed B-4 district is consistent with the recommendations found for the area in the Downtown Plan and the density supported by the Riverfront Plan.

City Charter Conditions

Given the recommendations in the City's Downtown Plan, we trust that you will agree with us that the development of the site would be better suited under the regulations in the B-4 Central Business district 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,



Lory Markham

Enclosures

cc: The Honorable Ellen Robertson
Matthew Ebinger, Secretary to the City Planning Commission



**City of Richmond
Department of Planning
& Development Review**

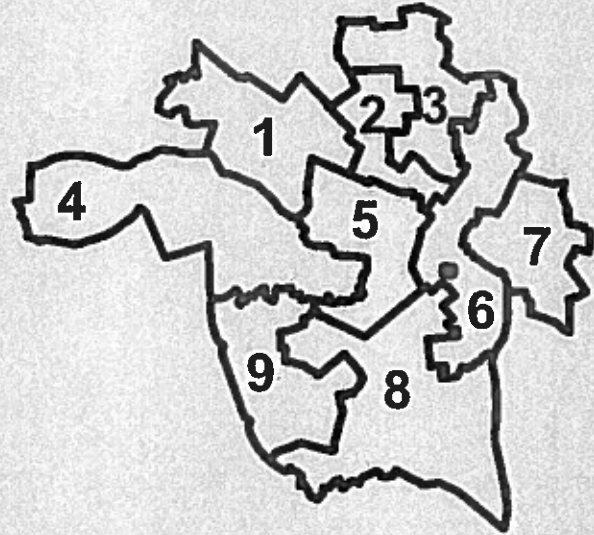
Rezoning

LOCATION: 500 and 512 Hull Street

APPLICANT: 512 Hull Street LLC and Port RVA LLC

COUNCIL DISTRICT: 6

PROPOSAL: To change the zoning of the properties known as 500 and 512 Hull Street from the B-7 Mixed-Use Business District to the B-4 Central Business District



For questions, please contact Matthew Ebinger at 804-646-6308 or Matthew.Ebinger@richmondgov.com

