



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. 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.

To: City Planning Commission
From: Land Use Administration
Date: May 6, 2019

PETITIONER

Lory Markham – Markham Planning

LOCATION

500 and 512 Hull Street

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.

SUMMARY & RECOMMENDATION

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.

Staff finds the proposed zoning district to be appropriate for the property. The proposed rezoning of properties would enable infill development that is consistent with the Richmond Downtown Plan objectives to promote the transition of underutilized areas into higher density mixed-use neighborhoods.

Therefore, staff recommends approval of this rezoning request.

FINDINGS OF FACT

Site Description

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.

Proposed Use of Property

The parking area at 512 Hull Street will be redeveloped as a mixed-use development. The existing swimming pool and refuse enclosure will remain in place.

Master Plan

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.

More specifically, the Downtown Plan states that “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)

Zoning and Ordinance Conditions

The proposal is to rezone 1.42 acres at 500 and 512 Hull Street from B-7 Mixed-Use Business District to B-4 Central Business District at the location of an existing mixed-use building and surface parking area. The B-4 District authorizes a mix of uses and imposes standards for setbacks, screening, parking areas and vehicle circulation, floor area, usable open space, height, and building façade fenestration. No proffers are proposed with the rezoning.

The B-7 Mixed-Use Business District has a parking requirement of one space per dwelling 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

Surrounding Area

Across Hull Street to the north are vacant properties in the B-5 Central Business District and a professional office in the B-7 Mixed-Use District. Across 5th Street to the east is a vacant property, and a property containing a storage warehouse that are located in the B-4 Central Business District. Abutting to the south are two vacant properties as well as a property containing a warehouse located in the B-4 Central Business District.

Neighborhood Participation

The Manchester Alliance Board of Directors reviewed this proposal and voted to support this rezoning request.

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