



## CITY OF RICHMOND

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

**Ord. No. 2016-104:** To rezone the properties known as 423 Hull Street, 501 Hull Street, 505 Hull Street, 521 Hull Street, 601 Hull Street, 609 Hull Street, 490 Bainbridge Street, 500 Bainbridge Street, 600 Bainbridge Street, and 20 West 6th Street from the B-7 Mixed-Use Business District to the B-5 Central Business District.

---

**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** April 18, 2016

---

#### **PETITIONER**

Andrew Wiltshire, CBD Development, LLC

#### **LOCATION**

423 Hull Street, 501 Hull Street, 505 Hull Street, 521 Hull Street, 601 Hull Street, 609 Hull Street, 490 Bainbridge Street, 500 Bainbridge Street, 600 Bainbridge Street, and 20 West 6th Street

#### **PURPOSE**

To rezone 10 properties along Hull Street from B-7 Mixed-Use Business to B-5 Central Business District.

#### **SUMMARY & RECOMMENDATION**

The subject properties comprise approximately five acres that span two and a half city blocks bound by Hull Street, Bainbridge Street, West 7th Street and West 4th Street. The properties are currently vacant having been most recently occupied by the Reynolds Metals manufacturing buildings and surface parking areas.

The properties are zoned in the B-7 Mixed-Use Business District, which permits a mix of uses including residential, commercial and light industrial. The applicant has requested to rezone these properties to the B-5 Central Business District, which permits a mix of uses including commercial and residential, in part to reduce the parking requirements associated with the future uses of the properties.

The Richmond Downtown Plan provides the following recommendations for these properties and the Manchester Industrial Area in general:

- The properties are designated this as part of the 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. (p.3.25)
- Infill buildings that create a continuous street frontage and respect the character of the neighborhood with similar massing and architectural elements are recommended. (page 4.31)
- When and if industrial uses are abandoned, alternate uses should be considered for these properties. (page 4.32)

- As Industrial Manchester evolves...the traditional urban block is recaptured over time, the four-block industrial building that currently fronts the river should be redeveloped as four distinct blocks. McDonough, Perry and Porter Streets, as well 5th Street, should be reopened to allow access to the riverfront. Existing buildings should be re-used and preserved where possible, and new construction should respect the scale and character of the historic warehouses in the district. (page 4.40)

The proposal to rezone the properties to the B-5 Central Business District is consistent with the recommendations in the City's Downtown Plan, the surrounding zoning and the changing character of the neighborhood. Therefore, staff recommends approval of the proposed ordinance.

---

---

## **FINDINGS OF FACT**

### **Site Description**

The subject properties comprise approximately five acres that span two and a half city blocks bound by Hull Street, Bainbridge Street, West 7th Street and West 4th Street. The properties are currently vacant having been most recently occupied by the Reynolds Metals manufacturing buildings and surface parking areas.

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

The property owner proposes to develop the properties with a mix of commercial and residential uses consistent with the B-5 Central Business District regulations.

### **Master Plan**

The Richmond Downtown Plan provides the following recommendations for these properties and the Manchester Industrial Area in general:

- The properties are designated this as part of the 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. (p.3.25)
- Infill buildings that create a continuous street frontage and respect the character of the neighborhood with similar massing and architectural elements are recommended. (page 4.31)
- When and if industrial uses are abandoned, alternate uses should be considered for these properties. (page 4.32)
- As Industrial Manchester evolves...the traditional urban block is recaptured over time, the four-block industrial building that currently fronts the river should be redeveloped as four distinct blocks. McDonough, Perry and Porter Streets, as well 5th Street, should be reopened to allow access to the riverfront. Existing buildings should be re-used and preserved where possible, and new construction should respect the scale and character of the historic warehouses in the district. (page 4.40)

### **Zoning**

The properties are currently located in the B-7 Mixed-Use Business District, which permits a mix of uses including residential, commercial and light industrial. This district was intended to be a transitional district as Manchester evolves from an industrial/manufacturing area to

a more mixed-use area with residential uses. The B-7 district requires parking based on use, with the highest parking requirement for commercial uses being a ratio of one parking space for every 300 square feet of floor area. Residential uses require one parking space per dwelling unit in the B-7 district.

The applicant proposed to rezone these properties to the B-5 Central Business District, in part to reduce the parking requirements associated with the future uses of the properties. The B-5 district permits commercial and residential uses, but does not permit some of the light industrial uses currently allowed in the B-7 district, such as breweries and auto service centers. The B-5 district does not require any parking spaces to be provided for commercial uses (except hotels) and requires one parking space for every four dwelling units when residential uses are within a mixed-use building.

### **Surrounding Area**

The surrounding properties are occupied by a mix of industrial, commercial and residential uses and are located in the B-5, B-6, B-7 and RF-2 zoning districts.

### **Neighborhood Participation**

Staff has notified the Manchester Alliance and Councilwoman Ellen Robertson of the proposed rezoning. Staff has not received any letters of support or opposition regarding the proposal.