



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2025-151 To authorize the special use of the property known as 1114 Hull Street for the purpose of a six-story mixed-use building, upon certain terms and conditions. (6th District)

To: City Planning Commission
From: Land Use Administration
Date: July 15, 2025

PETITIONER

Spencer Grice

LOCATION

1114 Hull Street

PURPOSE

The applicant is requesting a Special Use Permit to authorize a six-story mixed use building in a B-5 district. The B-5 district only permits five stories. As a result, a Special Use Permit is necessary to proceed with this request.

RECOMMENDATION

Staff finds that the requested use is consistent with the City's Master Plan future land use designation of Community Mixed-Use, where multi-family and commercial uses are identified as primary uses.

Staff finds that the subject property is located along Hull Street, which is identified as a Major Mixed-Use Street in the City's Master Plan. Buildings found along these corridors are often mixed-use and include form elements such as buildings to the street and improved streetscape features. The proposed building would be built to the sidewalk. The sidewalk itself is to be improved and two trees are to be planted in the right-of-way.

Staff concludes that the proposed ordinance conditions substantially satisfy the safeguards established in the City Charter concerning the granting of Special Use Permits. Specifically, staff finds that the proposed use would not be detrimental to the general welfare of the community involved and would not create congestion in the streets in the area involved.

Therefore, staff recommends approval of the Special Use Permit request.

FINDINGS OF FACT

Site Description

The property is located in the Blackwell neighborhood on Hull Street between East 11th Street and East 12th Street. The property is currently a 28,060 square foot parcel of land.

Proposed Use of the Property

Mixed-use building with 108 dwelling units.

Master Plan

The City's Richmond 300 Master Plan designates the subject area as Community Mixed-Use which is defined as a cluster of medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities and sometimes feature regional attractions.

Development Style: The building size, density, and zoning districts for these areas may vary significantly depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Uses may be mixed horizontally in several buildings on a block or vertically within the same building. Developments continue or introduce a gridded street pattern to increase connectivity.

Ground Floor: Ground floor uses engage with, and enliven, the street. Monolithic walls are discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. Driveway entrances are required to be off alleys whenever possible; new driveways are prohibited on priority and principal streets. Parking areas are located within the structure and to the rear of buildings and require screening; shared parking requirements are encouraged. The building size, density, and zoning districts for these areas may vary depending on historical densities and neighborhood characteristics. The common theme among all Community Mixed-Use areas is that a mix of uses are allowed, and buildings must address the street.

Intensity: Buildings generally ranging from two to six stories, based on street widths, and depending on the historic context and stepping down in height adjacent to residential areas, as necessary. New buildings that are taller than historical buildings should step back from the build to line after matching the height of the predominant cornice line of the block.

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

Secondary Uses: Single-family houses, institutional, and government.

Major Mixed-Use Street

- Carry high volumes of vehicles, pedestrians, and bicycles, through commercial and mixed-use areas
- Prioritize use and density-scaled sidewalks and crosswalks
- Require form elements, such as buildings to the street with parking in the rear, as well as building windows and entrances on the street
- Incorporate streetscape features, such as trees, benches, and trash receptacles
- Ideal locations for transit routes and transit stops
- Prioritize the curbside for walking, bicycling, transit, and short-term parking access and loading for local shops and restaurants

Zoning and Ordinance Conditions

The current zoning for this property is B-5 Business District. The following features of the proposed development do not comply with the current zoning regulations:

Sec. 30-442.6 – Height

-No building can exceed five stories.

The proposed building is six stories.

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as a six-story mixed-use building, substantially as shown on the Plans.
- Excluding height, the Special Use shall be subject to the Plan of Development adopted April 9, 2021, file number, POD-082008-2020.
- All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way

Surrounding Area

The surrounding land uses are a mix of residential and commercial.

Neighborhood Participation

Staff notified the Blackwell Historic Community Civic Association, area residents and property owners. Staff has received no letters to date regarding the proposal.

Staff Contact: Shaianna Trump, Planner Associate, Land Use Administration, 804-646-7319