



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

CPCR 2017-081: To amend the official zoning map for the purpose of rezoning certain properties along Hull Street between Cowardin Avenue and E. 9th Street.

To: City Planning Commission
From: Land Use Administration
Date: November 6, 2017

PETITIONER

City of Richmond

LOCATION

Hull Street between Cowardin Avenue and E. 9th Street.

PURPOSE

To declare an intent to amend the official zoning map for the purpose of rezoning certain properties along Hull Street between Cowardin Avenue and E. 9th Street.

SUMMARY & RECOMMENDATION

This Resolution would initiate a revision to the City's official zoning map for the purpose of rezoning certain properties along Hull Street between Cowardin Avenue and E. 9th Street in order to better match the future land use map of the Master Plan and encourage the continued revitalization of the historic Hull Street commercial corridor by allowing more height and requiring less parking overall.

Staff supports the resolution.

FINDINGS OF FACT

Background

This amendment to the City's zoning map is proposed to encourage the continued revitalization of the historic Hull Street commercial corridor. The current zoning of the corridor is believed to be limiting new construction on vacant parcels and the utilization of existing structures due to its limits on height and onerous parking requirements. The proposed new zoning of the corridor will allow slightly more height for new construction and would not require parking for uses other than dwelling units and hotels, making it easier for uses such as restaurants to locate along the corridor.

Master Plan

The area for this re-mapping is part of the Downtown Plan which was adopted in 2009, specifically the majority of the area is designated as "Downtown 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. The apartment buildings along The Boulevard are an example of a residential urban center condition in Richmond, with a dense urban fabric of three to five story buildings, and limited retail at key intersections.”

Existing and Proposed Zoning

The entire area along Hull Street that is proposed for rezoning is currently in the “UB-2 Urban Business District”, with a “Parking Exempt (PE-1)” overlay. This zoning district allows for a mix of uses including multi-family residential, retail, offices, hotels, restaurants, and parking lots and decks. The minimum height allowed is two stories, while the maximum height is three stories, with a four-story height limit allowed under special circumstances. Because of the Parking Exempt overlay, parking is not required for uses located within existing buildings for the majority of commercial uses. Parking is still required for uses such as theaters, nightclubs, restaurants, food stores, and dwelling units in a building with more than three units.

The proposed zoning would remap the existing UB-2 PE-1 section of Hull Street to the “B-5 Central Business District”, with the exception of a single-family residential parcel at the northeast corner of Jefferson Davis Highway and Decatur Street, which is proposed to be rezoned to “R-7 Single- and Two-Family Urban Residential,” incorporating it into the larger R-7 zoned area south of the Hull Street corridor.

The B-5 zoning district allows for a similar set of principal uses as the existing UB-2 district, with the exception that parking lots and areas are a principal permitted use by conditional use permit only, but can be accessory other permitted uses. The minimum height allowed is two stories, while the maximum height is five stories. Parking is not required for commercial uses, and is only required for multi-family residential uses and hotels. For multi-family residential uses, no parking is required in buildings with fewer than 16 units, and 1 space per 4 units is required for dwelling units in excess of 16 in a building. For hotel uses, 1 space is required per 4 guestrooms.

Hull Street between Cowardin Avenue and E. 9th Street is proposed to be designated as “street-oriented commercial, and as a “priority street.” The Street-oriented commercial designation would require that a minimum of one-third, or 1,000 square feet, of the floor area of the ground floor of buildings have principal uses other than dwelling units of a depth not less than 20 feet. The existing UB-2 zoning district includes the same type of commercial use requirement by way of its definition for dwelling units as a permitted principal use.

The priority street designation would require buildings with multiple street frontages to provide for the fenestration requirements of windows, have parking located behind the buildings, and limit driveways across these streets when other access is available.

A series of maps showing the master plan land use, existing zoning, the proposed zoning following this map change, and a chart detailing the characteristics of the existing and proposed zoning district is attached to this report.

Public Engagement

A public meeting on the proposed rezoning was held on August 31st at the Plant Zero Event Space following notification by mail to property owners in the rezoning area. Conversations about the proposals were facilitated at this meeting, as well as through phone calls and e-mails from interested parties who were unable to attend the meeting.

An additional public meeting being held in coordination with Councilwoman Ellen Robertson is scheduled for November 14th at 6 p.m. at 1417 ½ Hull Street to ensure that property owners and business owners are informed and supportive of the final rezoning proposal.

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