

INTRODUCED: March 28, 2016

AN ORDINANCE 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 B-7 Mixed-Use Business District to B-5 Central Business District.

Patron – Mayor Jones (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: APR 25 2016 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the plan entitled “Hull Street Frontage Rezoning, Richmond, Virginia,” prepared by VHB, and dated January 27, 2016, 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 2016 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-5 Central Business District and shall be subject to the provisions of sections

AYES: _____ 9 _____ NOES: _____ 0 _____ ABSTAIN: _____

ADOPTED: MAY 23, 2016 REJECTED: _____ STRICKEN: _____

30-442.1 through 30-442.7 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

423 Hull Street	Tax Parcel No.	S000-0054/001
501 Hull Street	Tax Parcel No.	S000-0055/020
505 Hull Street	Tax Parcel No.	S000-0055/009
521 Hull Street	Tax Parcel No.	S000-0055/018
601 Hull Street	Tax Parcel No.	S000-0056/009
609 Hull Street	Tax Parcel No.	S000-0056/010
490 Bainbridge Street	Tax Parcel No.	S000-0055/005
500 Bainbridge Street	Tax Parcel No.	S000-0055/001
600 Bainbridge Street	Tax Parcel No.	S000-0056/001
20 West 6 th Street	Tax Parcel No.	S000-0056/008

§ 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

Intracity Correspondence

Pre Introduction to Council: PRE. 2016-45

RECEIVED

File Number: PRE. 2016-45

MAR 07 2016

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.

OFFICE OF CITY ATTORNEY

O & R Request

4-4790
O & R REQUEST

FEB 12 2016

DATE: January 28, 2016

EDITION: 1

TO: The Honorable Members of City Council

Chief Administration Office
City of Richmond

THROUGH: Dwight C. Jones, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

THROUGH: P. Lee Downey, Deputy Chief Administrative Officer for Economic Development and Planning

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

RE: Rezoning of 10 properties along Hull Street and Bainbridge Street

ORD. OR RES. No.

PURPOSE: 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.

REASON: The subject 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.

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 April 4, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: 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 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.

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)

FISCAL IMPACT / COST: The Department 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: \$2,000.00

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: March 14, 2016

CITY COUNCIL PUBLIC HEARING DATE: April 11, 2016

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission,
April 4, 2016

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: Draft Ordinance, Application Form, Applicant's Report, Survey

STAFF: Matthew J. Ebinger, AICP, Senior Planner
Land Use Administration (Room 511)
646-6308

O&R No. 16-04



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.richmondgov.com/

Project Name/Location

Project Name: CITY VIEW LANDING (FORMER REYNOLDS SOUTH PLANT) Date: 1/25/2016

Property Address: SEE ATTACHED EXHIBIT A Tax Map #: SEE ATTACHED EX. A

Fee: \$2,000.00 Total area of affected site in acres: 5.007 ACRES
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: B-7

Existing Use: VACANT LAND

Is this property subject to any previous land use cases?
[checked] Yes [] No

If Yes, please list the Ordinance Number:

2010-48-58

Proposed Zoning/Conditional Zoning

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

B-5: MIXED-USE

Applicant/Contact Person: ANDREW B. WILTSHIRE

Company: CPD DEVELOPMENT, LLC U/O THALHIMER REALTY PARTNERS, INC.

Mailing Address: 1100 WEST BROAD ST.

City: GLEN ALLEN State: VA Zip Code: 23060

Telephone: (804) 697-3554 Fax: (804) 697-3565

Email: AFEW.WILTSHIRE@THALHIMER.COM

Property Owner: CPD DEVELOPMENT, LLC

If Business Entity, name and title of authorized signee: MATTHEW J. RAGGI

(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: SAME AS ABOVE

City: State: Zip Code:

Telephone: (804) 344-7156 Fax: (804) 697-3565

Email:

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.)

City View Landing (Former Reynolds South Plant) Rezoning Application

Exhibit A

Property Addresses: 423 Hull St., 501 Hull St., 490 Bainbridge St., 505 Hull St., 500 Bainbridge St., 521 Hull St., 601 Hull St., 609 Hull St., 20 W. 6th St., 600 Bainbridge St.

Tax Map Numbers: S0000054001, S0000055020, S0000055005, S0000055009, S0000055001, S0000055018, S0000056010, S0000056008, S0000056001, S0000056009

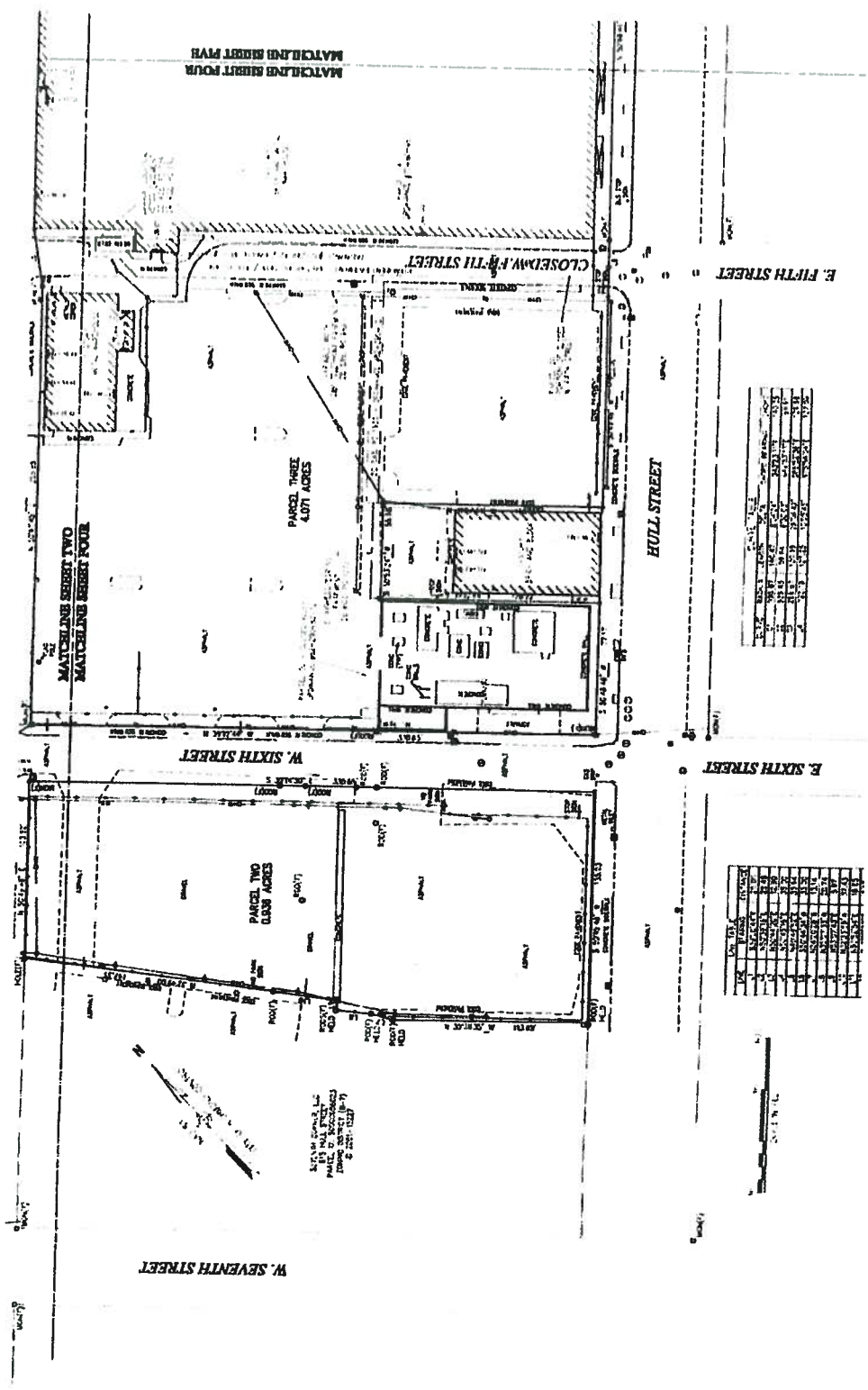


Vincenzo Bergamo Braccio, Inc.
 Surveyors
 1234 Main Street, Suite 100
 Richmond, Virginia 23219
 Phone: (804) 775-1234
 Fax: (804) 775-5678

ALTA/ACSM Survey
 South Plant
 Richmond, Virginia

Project: ALTA/ACSM Survey
 Date: 10/15/2024
 Surveyor: Vincenzo Bergamo Braccio, Inc.
 Station: 10/15/2024

Existing Conditions
 Plan of Land



Lot	Area (Acres)	Area (Sq. Ft.)	Permit No.	Issue Date
1	0.838	36,200	100-1234	10/15/2024
2	4.071	175,000	100-5678	10/15/2024

Lot	Area (Acres)	Area (Sq. Ft.)	Permit No.	Issue Date
1	0.838	36,200	100-1234	10/15/2024
2	4.071	175,000	100-5678	10/15/2024

Hull Street Portion of City View Landing (Former Reynolds South Plant)

Parcel ID Numbers: S0000054001, S0000055020, S0000055005, S0000055009, S0000055001, S0000055018, S0000056010, S0000056008, S0000056001, S0000056009

Intended Rezoning from B-7 to B-5

Applicant's Report – CBD Development, LLC

On behalf of CBD Development, LLC this applicant's report is to support the rezoning application dated January 25, 2016 for the above referenced properties. It is our intent to rezone the property from B-7 to B-5, which will allow for the planned mixed-use development along with associated parking supporting these uses. In total the properties encompass just over 5 acres and are generally situated along Hull Street between 4th and 7th Streets in the Manchester District of Richmond. A rezoning of the property from B-7 to B-5 will allow for a reduction in the parking requirements associated with the planned development, which ultimately will lead to more dense building development on the land in favor of surface parking.

The proposed development plan is consistent with the recommendations of the Richmond Downtown Plan and the Manchester Industrial Area for the following reasons:

- The properties are designated as part of the Urban Center Area, which is designed to be characterized by higher density, mixed-use development along fine-grained street networks;
- The proposed infill buildings will replace existing vacant land and be oriented with minimal setbacks off of Hull Street with similar massing and architectural elements as neighboring properties;
- The proposed development will continue the recent revitalization of the Manchester Industrial District and add much needed retail amenities to the neighborhood.

We appreciate the staff's support for this proposed rezoning as stated in a letter from Lory Markham, Principal Planner, dated January 22, 2016 and also attached to this application. During the review of this application, please feel free to contact me at 804-344-7156 to discuss any details related to the development plan.

Regards,



Matthew J. Raggi, Manager

CBD Development, LLC



Vannoy Group, Inc.

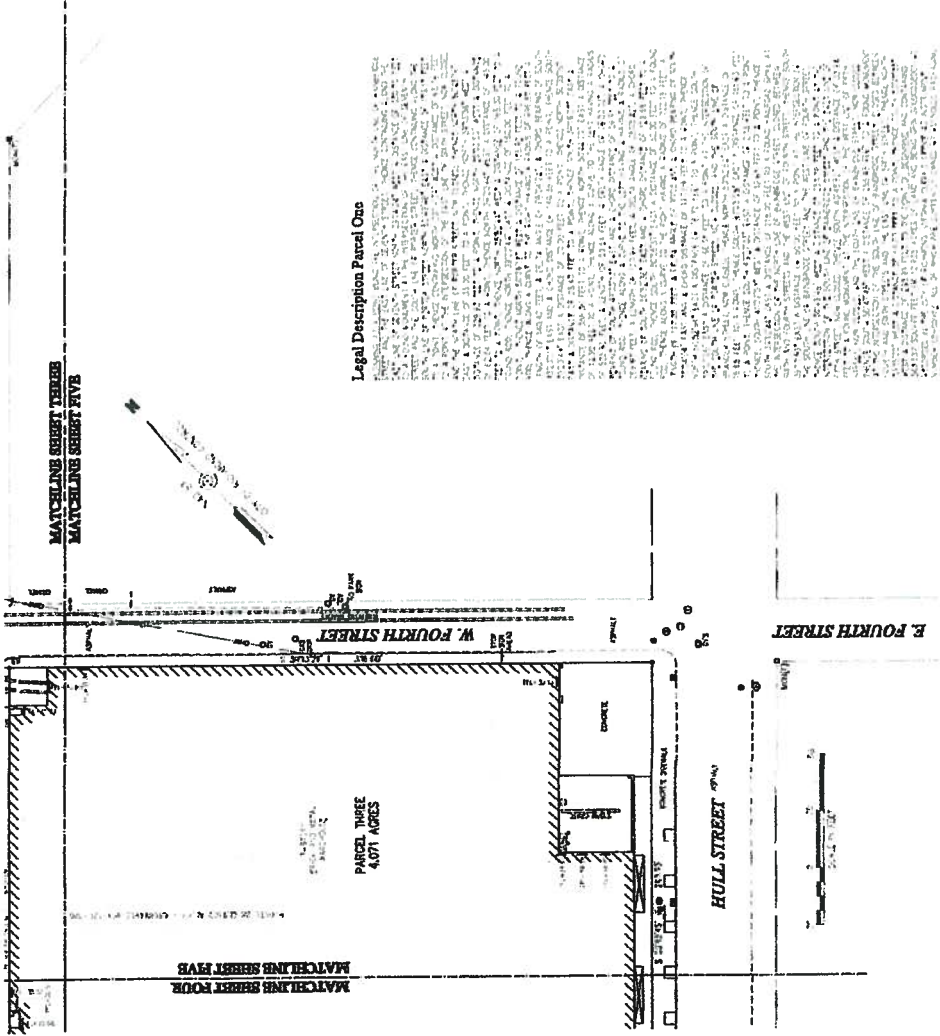
Professional Engineer
 License No. 10000
 2300 West 10th Street, Suite 200
 Denver, CO 80202-3244

Legend

1	Proposed
2	Existing
3	Survey
4	Boundary
5	Right of Way
6	Utility
7	Water
8	Drainage
9	Other

Project: ALTA/ACSM Survey
 South Plant
 Richmond, Virginia

Existing Conditions
 Plan of Land



Legal Description Parcel Two

Legal Description Parcel Three

Legal Description Parcel One

[Detailed legal descriptions for Parcel Two and Parcel Three, including bearings and distances.]

[Detailed legal description for Parcel One, including bearings and distances.]



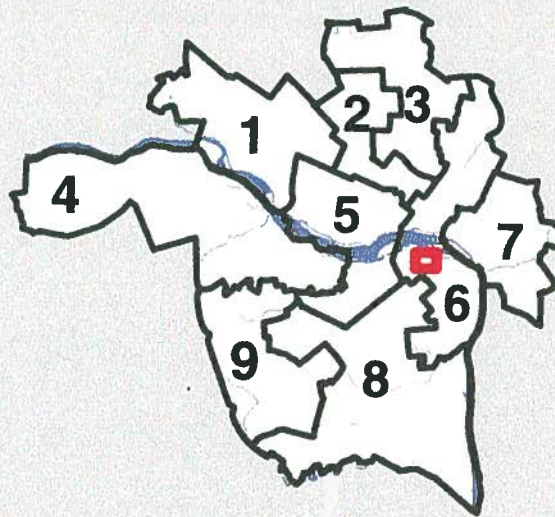
**City of Richmond
Department of Planning
& Development Review**

Rezoning

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

COUNCIL DISTRICT: 6

PROPOSAL: To rezone the properties from the
B-7 Mixed-Use Business District to the
B-5 Central Business District.



*For questions, please contact Lory Markham
at 646-6309 or Lory.Markham@richmondgov.com*

