

INTRODUCED: February 8, 2016

Expedited Consideration

A RESOLUTION No. 2016-R003

To designate the property known as 6140 Hull Street Road as a revitalization area pursuant to Va. Code § 36-55.30:2.

Patron – President Mosby (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: FEB 8 2016 AT 6 P.M.

WHEREAS, pursuant to section 36-55.30:2 of the Virginia Housing Development Authority Act (the “Act”), as set forth in sections 36-55.24 through 36-55.52 of the Code of Virginia (1950), as amended, the governing bodies of localities may by resolution designate an area within such locality as a revitalization area for the purpose of facilitating financing by the Virginia Housing Development Authority to assist private entities with the development of mixed use and mixed income projects; and

WHEREAS, pursuant to the Act, in order to designate an area as a revitalization area, the local governing body must determine that, with respect to such area, (i) the industrial, commercial or other economic development of such area will benefit the locality but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental,

AYES: 8 NOES: ABSTAIN: 1

ADOPTED: FEB 8, 2016 REJECTED: STRICKEN:

educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area and (ii) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area; and

WHEREAS, pursuant to the Act, in any revitalization area, the Virginia Housing Development Authority may provide financing for one or more economically mixed projects and, in conjunction therewith, any “nonhousing buildings,” as defined by section 36-55.26 of the Code of Virginia (1950), as amended, that are incidental to such project or projects or are determined by the governing body of the locality to be necessary or appropriate for the revitalization of such area or for the industrial, commercial or other economic development thereof; and

WHEREAS, the Council believes that the property known as 6140 Hull Street Road, identified as Tax Parcel No. C007-0588/004 in the 2016 records of the City Assessor and as shown on the plat entitled “A Boundary Plat of a Parcel of Land Totaling 18.3± Acres Located on the North Side of Hull Street and the South Side of Whitehead Road in the City of Richmond, Virginia,” prepared by Timmons Group, and dated September 3, 2015, a copy of which is attached to this resolution, is an area in which (i) industrial, commercial or other economic development will benefit the City of Richmond but the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area is lacking and (ii) private enterprise and investment are not reasonably expected, without assistance, to produce

the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area; and

WHEREAS, the Council believes that the nonhousing building to be located in the aforementioned area is necessary or appropriate for the revitalization of such area or for the industrial, commercial or other economic development thereof; and

WHEREAS, the Council believes that it is in the best interests of the citizens of the City of Richmond that the Council designate the aforementioned property as a revitalization area pursuant to section 36-55.30:2 of the Code of Virginia (1950), as amended;

NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

That the Council hereby designates the property known as 6140 Hull Street Road, identified as Tax Parcel No. C007-0588/004 in the 2016 records of the City Assessor and as shown on the plat entitled "A Boundary Plat of a Parcel of Land Totaling 18.3± Acres Located on the North Side of Hull Street and the South Side of Whitehead Road in the City of Richmond, Virginia," prepared by Timmons Group, and dated September 3, 2015, a copy of which is attached to this resolution, as a revitalization area pursuant to section 36-55.30:2 of the Code of Virginia (1950), as amended.

BE IT FURTHER RESOLVED:

That the Council hereby determines that the aforementioned parcel consists of an area in which industrial, commercial or other economic development will benefit the City of Richmond, but the housing needed to induce manufacturing, industrial, commercial, governmental,

educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area is lacking.

BE IT FURTHER RESOLVED:

That the Council hereby determines that the aforementioned property consists of an area in which private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

BE IT FURTHER RESOLVED:

That the Council hereby determines that the nonhousing building to be located in the aforementioned area is necessary or appropriate for the revitalization of such area or for the industrial, commercial or other economic development thereof.



Richmond City Council

The Voice of the People

Richmond, Virginia

Office of the Council Chief of Staff

Ordinance/Resolution Request

TO Allen Jackson, City Attorney

THROUGH Lou Ali, Council Chief of Staff *LA*

FROM Steven Taylor, Council Policy Analyst *ST*

COPY Michele Mosby, 9th District Council Member
 Uzziah Harris Bishop, 8th District Liaison
 Haskell Brown, Deputy City Attorney
 Vincent Jones, Council Deputy Chief of Staff *V. Jones*

DATE January 20, 2016

PREPARED

JAN 21 2016

OFFICE OF CITY ATTORNEY

PAGE/s 1 of 2

TITLE Designating the 18.3 acre project area at 6140 Hull Street, near the building formerly designated as Elkhardt Middle School – bounded on the north by Hull Street and on the South by Whitehead Road, as a Revitalization Area pursuant to Va. Code § 36-55.30:2-A in order to obtain VHDA financing.

This is a request for the drafting of an **Ordinance** **Resolution**

REQUESTING COUNCILMEMBER/PATRON

M. Mosby (By Request)

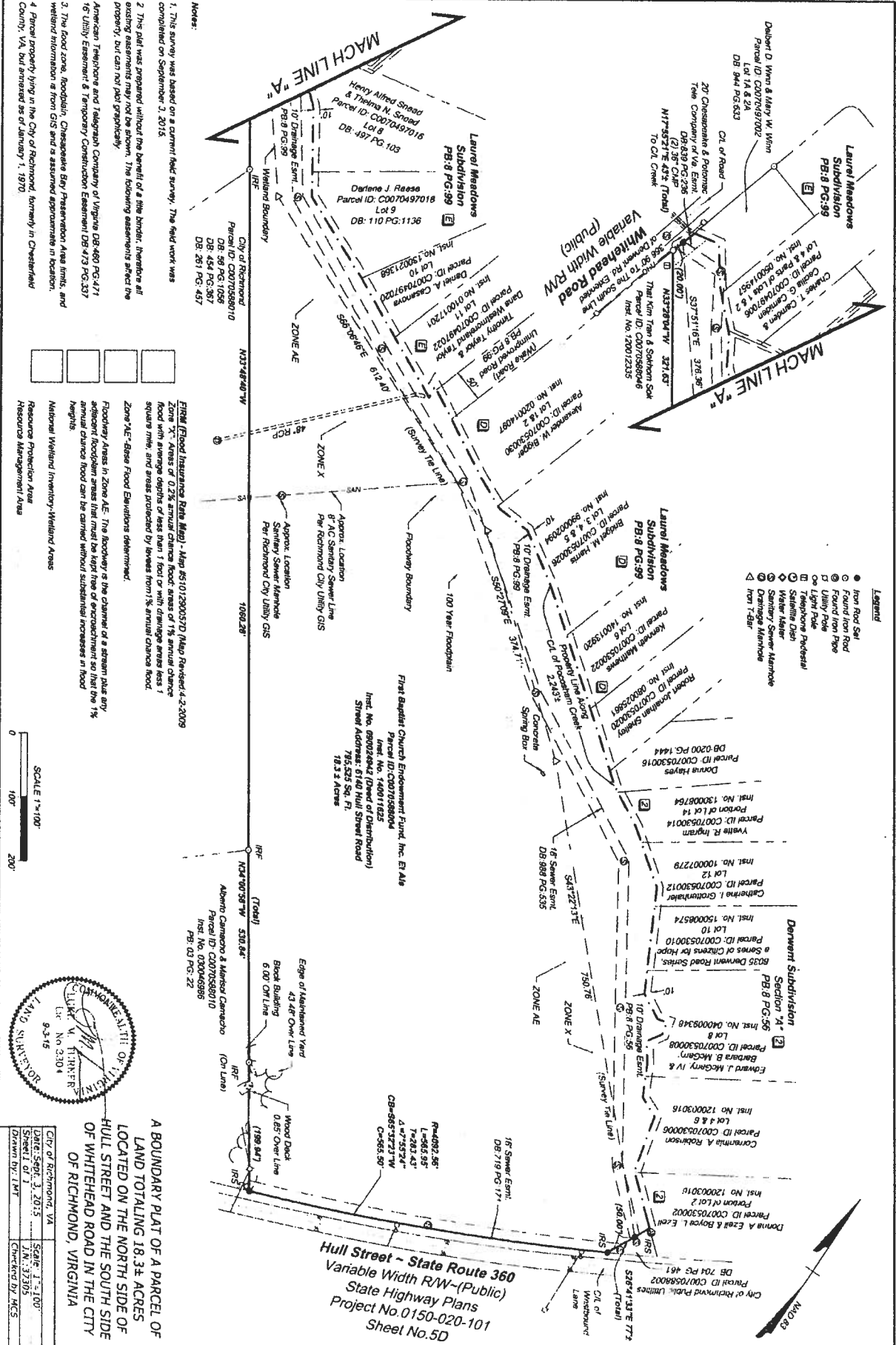
SUGGESTED STANDING COMMITTEE

Land Use, Housing & Transportation

ORDINANCE/RESOLUTION SUMMARY

The patron requests that a resolution (by request) be drafted designating the area at 6140 Hull Street, near the building known as Elkhardt Middle School, and bounded on the north by Hull Street and on the South by Whitehead Road as a revitalization area pursuant to Va. Code § 36-55.30:2-A. This Code section requires that local governing bodies determine that the revitalization area meets the following criteria:

- 1) further development of this area of Hull Street (State Route 360) would benefit the City and the general area lacks the housing stock necessary to induce development;
- 2) that private investment alone is not expected to develop housing in the area for low and moderate income persons in order to create a desirable mix of residents; and



Notes:

- This survey was based on a current field survey. The field work was completed on September 3, 2015.
- The plat was prepared without the benefit of a title binder. Therefore all existing easements may not be shown. The boundary assessments are the property, but can not be guaranteed.
- The road zone, boundary, Chesapeake Bay Preservation Area limits, and wetland information is from GIS and a assumed approximate in location.
- Parcel property lying in the City of Richmond, formerly in Chesterfield County, VA, but annexed as of January 1, 1970.

FINAL Flood Insurance Rate Map (FIRM) - Map 85101290057D (Map Revised 4-2-2009)

Zone X^c - Areas of 0.2% annual chance flood areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.

Zone AE - Areas of flood elevations determined.

Floodway Areas in Zone AE - The floodway is the channel of a stream plus any other areas that must be kept free of encroachments so that the 1% annual chance flood can be carried without substantial increases in flood heights.

National Wetland Inventory - Wetland Areas

Resource Protection Area

Resource Management Area

Legend

- Iron Rod Set
- Found Iron Rod
- Utility Pole
- Light Pole
- Temporary Pole
- Wetland Area
- Wetland Buffer
- Sewer Manhole
- Storm Manhole
- Iron T-Box

SCALE 1"=100'

0 100' 200'

APPROXIMATE LOCATION OF

BOUNDARY LINE

OF

LAND TOTALING 18.3 ACRES

LOCATED ON THE NORTH SIDE OF

HULL STREET AND THE SOUTH SIDE

OF WHITEHEAD ROAD IN THE CITY

OF RICHMOND, VIRGINIA

Hull Street ~ State Route 360
Variable Width R/W-(Public)
State Highway Plans
Project No.0150-020-101
Sheet No.5D