



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2016-250: To declare a public necessity for and to authorize the acquisition of certain fee simple interests and easements in parcels of real property owned by South Canal, LLC at 1 Hull Street, 115 Hull Street, and 2 Decatur Street for the purposes of right-of-way, clearing title to City-owned real estate, providing access to and a buffer for the City's flood wall, and providing stormwater utility facilities.

To: City Planning Commission
From: Land Use Administration
Date: November 7, 2016

PETITIONER

City of Richmond

LOCATION

1 Hull Street, 115 Hull Street, and 2 Decatur Street

PURPOSE

To declare a public necessity for and to authorize the acquisition of certain fee simple interests and easements in parcels of real property owned by South Canal, LLC at 1 Hull Street, 115 Hull Street, and 2 Decatur Street for the purposes of right-of-way, clearing title to City-owned real estate, providing access to and a buffer for the City's flood wall, and providing stormwater utility facilities.

SUMMARY & RECOMMENDATION

This ordinance is one of several ordinances pertaining to the development of the mixed-use South Canal project proposed by South Canal, LLC at 111 Hull Street and a portion of 1 Hull Street. A development agreement between the City and South Canal, LLC is also to be established as part of the South Canal project.

Overall, the development agreement and associated ordinances and agreements will (1) clear up property and title disputes between the City and South Canal, LLC, (2) provide for the replacement of an out-of-date bridge over the Manchester Canal at no cost to the City, and (3) allow for South Canal, LLC to develop its property, furthering the investment in the Manchester area and increasing tax revenues for the City.

Specifically, this ordinance pertains to acquisition by the City of 115 Hull Street, any interest not already owned by the City in 2 Decatur Street and 1 Hull Street, and easements across 1 Hull Street and 111 Hull Street for the City's flood wall and providing stormwater utility facilities.

Staff recommends approval of this ordinance.

FINDINGS OF FACT

Site Description

1 Hull Street is bound by the James River to the north, Hull Street to the east, and is bound in part by the Manchester Canal to the south. The property contains Diversity Park and portions of the Richmond Floodwall, and straddles the property known as 111 Hull Street.

115 Hull Street is a strip of property that extends from Hull Street to the Manchester Canal and is improved with an access drive connecting Hull Street with a bridge spanning the canal.

2 Decatur Street contains the Manchester Canal within the vicinity of the South Canal project area.

Proposed Use of the Property

A portion of 1 Hull Street is to be conveyed by the City to South Canal, LLC and is intended to be developed with 111 Hull Street as the South Canal mixed-use development project.

115 Hull Street is to be acquired by the City as right-of-way to provide access to the South Canal site.

2 Decatur Street is to be spanned by a new bridge connecting 115 Hull Street with the South Canal site and provided by South Canal, LLC.

Master Plan

The subject property falls within a Natural Area of the Manchester district, as established by the Richmond Downtown Plan. Such areas are characterized by “a wilderness landscape that is untouched by development, and whose ecological features are preserved. The uninhabited islands in the James River are an example of a wilderness condition in Downtown Richmond. These islands remain unsettled due to periodic flooding of the river, and are preserved in their natural condition. Buildings are typically not located in Natural Areas, except in special cases.” (p. 3.20).

Zoning

1 Hull Street and 2 Decatur Street are zoned within the RF-1 Riverfront District. 115 Hull Street is zoned in the B-7 Mixed-Use Business District.

Surrounding Area

A mix of industrial, public open space, multi-family residential, commercial, office, and government land uses are present in the vicinity.

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