



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2017-155:** To authorize the special use of the property known as 512 Hull Street for the purpose of allowing a building to exceed the applicable height restrictions, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** September 5, 2017

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#### **PETITIONER**

Spencer Grice, SMBW

#### **LOCATION**

512 Hull Street

#### **PURPOSE**

To authorize the special use of the property known as 512 Hull Street for the purpose of allowing a building to exceed the applicable height restrictions, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The subject property consists of a 25,613 SF (0.58 acre) parcel improved with a surface parking area, located at the intersection of Hull Street and East 6th Street. The property is a part of the Manchester Section of the Richmond Downtown Master Plan. The applicant is proposing a 12-story mixed-use development with 188 studio and one-bedroom dwelling units that exceeds the B-7 height restriction and therefore a special use permit is therefore required. The proposal is the second phase of a previous development of 104 units on the same block, constructed in 2014.

Staff finds that the proposed intensification of uses would contribute to the revitalization of the Manchester area, which is a gateway to downtown Richmond, and would contribute to the activation of the Hull Street corridor by providing active uses along the corridor and stepping back the residential tower portion of the development.

Staff further finds that with the proposed use of the property, the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. 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.

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## **FINDINGS OF FACT**

### **Site Description**

The subject property consists of a 25,613 SF (0.58 acre) parcel improved with a surface parking area, located at the intersection of Hull Street and East 6th Street. The property is bound by Hull Street to the north, a four story multi-family structure to the east, E. 6<sup>th</sup> Street to the west and two vacant lots to the south.

### **Proposed Use of the Property**

The applicant is proposing a 12-story mixed-use development with 188 studio and one-bedroom dwelling units, commercial space, amenity space, and structured parking.

### **Master Plan**

The subject property falls within a Downtown Urban Center Area of the Manchester District, as established by the Richmond Downtown Plan. Such areas are “characterized by higher density, mixed use development, typically arranged on a fine grained street network, with wide sidewalks, regular tree planting, and minimal setbacks.” Moreover, the Urban Center Area demonstrates “a dense mix of office space, apartments, and retail located in four to six story brick buildings that front the street. Pedestrians have an active presence in these neighborhoods” (pp. 3.25-3.26).

### **Zoning & Ordinance Conditions**

As part of the implementation of the Downtown Plan, the City completed a rezoning in 2010 in Manchester that resulted in the current designation of the subject property in the B-7 Mixed Use Business District. The intent of this district is to promote enhancement of the character of mixed use areas that are undergoing revitalization, to maintain the predominant existing streetscape character by providing continuity of building scale and setbacks, and to encourage an active pedestrian environment appropriate to the mixed use character. B-7 districts are limited to a height of 5 to 6 stories.

The special use permit would impose numerous development conditions, including:

-The use of the Property shall be as a mixed-use building, consisting of up to 188 dwelling units, amenity space, and commercial space, substantially as shown on the Plans.

-The height of the Special Use shall not exceed 12 stories, substantially as shown on the Plans.

-A total of 215 on-site parking spaces shall be provided on the Property, 181 of which shall serve the Special Use, substantially as shown on the Plans.

-Signage on the Property shall meet the requirements of the underlying zoning district of the Property.

-All building materials, material colors, and site improvements shall be substantially as shown on the Plans.

-All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

-Secure storage for no fewer than 72 bicycles shall be provided on the Property for use by the dwelling units, substantially as shown on the Plans.

-The Owner shall make improvements within the public right-of-way, including new sidewalk ramps, two new entrances to East 6 th Street, the closing of the curb cut along Hull Street and any other unused entrances, and granite curb restoration, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works.

### **Surrounding Area**

Surrounding properties and some nearby properties or adjacent blocks consist of B-5 and B-6 Central Business District designation. A mix of land uses are present in the area. The predominant land uses on the 500 block of Hull Street is vacant land with some multi-family residential. Multi-family residences are located directly to the east and west of the subject property. Directly to the north and south are surface parking lots.

### **Neighborhood Participation**

Staff notified the Manchester Alliance regarding the request and received a letter of support from the Manchester Alliance.

**Staff Contact:** Leigh V. Kelley, Planner II, 804-646-6384