



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2018-047: To rezone the properties known as 200, 214, 220, 320 and 400 Hull Street, 15 East 2nd Street, 13 and 39 East 3rd Street, and 409 Decatur Street from the B-5(C) Central Business District (Conditional) to the B-4 Central Business District, and to rezone 501, 509 and 511 Decatur Street from the B-7 Mixed-Use Business District to the B-4 Central Business District.

To: City Planning Commission
From: Land Use Administration
Date: March 19, 2018

PETITIONER

Lory Markham – Markham Planning

LOCATION

200, 214, 220, 320 and 400 Hull Street; 15 East 2nd Street; 13 and 39 East 3rd Street
409, 501, 509 and 511 Decatur Street

PURPOSE

To rezone the properties known as 200, 214, 220, 320 and 400 Hull Street, 15 East 2nd Street, 13 and 39 East 3rd Street, and 409 Decatur Street from the B-5(C) Central Business District (Conditional) to the B-4 Central Business District, and to rezone 501, 509 and 511 Decatur Street from the B-7 Mixed-Use Business District to the B-4 Central Business District.

SUMMARY & RECOMMENDATION

With this application, the owners of the subject properties are proposing to rezone twelve properties from the existing zoning regulations with certain proffered conditions, which restrict the development of the existing surface parking in the area. This ordinance would remove those proffered conditions and zone the properties into the B-4 Central Business District. This will allow for the development of the existing surface parking to a mix of uses under the urban mixed-use form-based regulations found in the B-4 district.

Staff finds that the proposed rezoning would contribute to the continued revitalization of the Manchester area and Hull Street corridor.

Staff further finds that the proposed rezoning would be consistent with the Downtown Plan's Urban Center Character Area designation and would facilitate infill redevelopment in Manchester.

Therefore staff recommends approval of the rezoning request.

FINDINGS OF FACT

Site Description

The proposed rezoning would cover twelve properties in four blocks along Hull and Decatur Streets between East 2nd Street and East 6th Street. The properties together are comprised of 6.4079 acres and are contiguous with the exception of intervening rights-of-way. The properties are improved with historic warehouse buildings totaling approximately 226,000 square feet. A majority of these existing historic buildings have been redeveloped with a mix of uses, including; 55 residential units, artist galleries and studios, restaurant, and office uses. Six of the properties are currently primarily used as surface parking areas.

Proposed Use of the Property

The applicant is proposing to develop the subject property according to the urban mixed-use form-based regulations found in the B-4 district.

Master Plan

These properties were included in the 2009 Downtown Plan, which recommends that they be developed consistent with the Urban Center Character Area. The Urban Center Character Area calls for higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks.

Specifically addressing Manchester, the Downtown Plan states, “Manchester will benefit greatly from new construction and the infill of its many vacant properties. Such infill will introduce new energy to the district by increasing the residential population, repairing the streetscape, and enhancing safety by providing ‘eyes on the street’.” (p. 4.33)

Zoning and Ordinance Conditions

The properties are currently located in the B-5(C) Central Business District (Conditional) and the B-7 Mixed Use Business District. The properties along the 300 and 400 blocks of Hull Street were zoned B-5 (C) in 2004 and are subject to proffered conditions found in Ordinance 2004-328-306. These conditions require 90 parking spaces to be provided for the uses of the properties within the two blocks.

The properties along the 200 block of Hull Street were zoned B-5(C) in 2005 and are subject to proffered conditions found in Ordinance 2005-110-116. These proffers require a minimum size for each dwelling unit, parking to be provided at a rate much higher than the surrounding properties and within a smaller radius from the property, landscaping, and natural air and light for the dwelling units.

The properties in the 500 block of Decatur were zoned B-7 through a City-initiated rezoning in 2010 and are not subject to any conditions.

If rezoned as proposed to the B-4 Central Business District, the development requirements of the B-4 district, including permitted uses, setbacks, screening, parking areas, floor area and usable open space, height, and building façade fenestration, would apply to the property.

Surrounding Area

Large tracts of B-5 Central Business District, B-6 and B-7 Mixed-Use Business Districts, currently abut these properties with Norfolk Southern rail lines running east/west along the James River to the north of the properties. Nearby RF-2 Riverfront District properties occupy large areas to the West and have seen significant infill and adaptive re-use development occur in recent years.

Neighborhood Participation

Staff has received a letter of support from the Manchester Alliance.

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