



CITY OF RICHMOND

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

Ord. No. 2019-160 - To authorize the special use of the property known as 1515 Hull Street for the purpose of an artist woodworking studio, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: July 1, 2019

PETITIONER

Mary Lorino

LOCATION

1515 Hull Street

PURPOSE

To authorize the special use of the property known as 1515 Hull Street for the purpose of an artist woodworking studio, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant has proposed to use a commercial building as an artist woodworking studio in which handmade furniture and decorative wooden items would be produced and sold. Such a use is not permitted in the B-5 Central Business District. A Special Use Permit is therefore required.

Staff finds that the proposed use is in keeping with the continued revitalization occurring along the Hull Street corridor and with the land use designation of the Downtown Plan.

Staff finds that with the ordinance conditions 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 request.

FINDINGS OF FACT

Site Description

The subject property consists of a 3,023 SF (.07 acre) parcel of land improved with a 1- story, 1,459 SF commercial building constructed, per tax assessment records, in 1956. The property is located in the Manchester neighborhood within the City's Old South Planning District, on the north side of the 1200 block of Hull Street, between Cowardin Avenue and East 15th Street.

Proposed Use of the Property

The mixed use building is intended for an artist woodworking studio.

Master Plan

The City of Richmond's Downtown Plan designates the subject property as a Downtown 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. Uses are less restricted, and commercial uses are often located on the ground floor with large windows and doors fronting the sidewalk. The upper stories of buildings are typically a mix of office and residential uses."(City of Richmond Downtown Master Plan, pp. 3.25(6).)

Zoning and Ordinance Conditions

This property is within the B-5 District recently established for this portion of the Hull Street corridor with the intention of encouraging more mixed-use, pedestrian-oriented development along the corridor.

The following conditions, among others, are included in the proposed special use permit ordinance:

3(a) The Special Use of the Property shall be as an artist woodworking studio, substantially as shown on the Plans. The Property also may be used for uses allowed pursuant to section 30-442.1 of the Code of the City of Richmond (2015), as amended.

(b) No off-street parking shall be required for the Special Use.

(c) All building materials and elevations shall be substantially as shown on the Plans.

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

Surrounding Area

The subject property is within the B-5 District recently established for this portion of the Hull Street corridor. Properties to the north of the subject property are zoned R-63 Multi-Family Urban Residential. A mix of commercial, mixed use, vacant, industrial, institutional, and single, two, and multi-family residential land uses are present in the vicinity of the subject property.

Neighborhood Participation

Staff has received letters of support for this proposal, include a letter a letter of support from the Manchester Alliance.

Staff Contact: Jonathan Brown, Senior Planner, Land Use Administration 804-646-5734