



## CITY OF RICHMOND

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

**Ord. No. 2019-257:** To rezone the properties known as 13, 17, 19, 21, and a portion of 9 West 20th Street; 16, 18, 20, and 22 West 19th Street; 1900, 1906, 1920, and 1922 Bainbridge Street; and a portion of 2005 Hull Street from the M-1 Light Industrial District to the B-7 Mixed-Use Business District; the property known as 12 West 19th Street and a portion of 9 West 20th Street from the M-1 Light Industrial District to the TOD-1 Transit-Oriented Nodal District; and the properties known as 1901, 1917, and a portion of 2005 Hull Street from the B-3 General Business District to the TOD-1 Transit-Oriented Nodal District.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** October 7, 2019

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#### **PETITIONER**

Kingfisher, LLC; Gardenia, LLC; Church Hill Ventures, LLC

#### **LOCATION**

9, 13, 17, 19, and 21 West 20th Street  
16, 18, 20, and 22 West 19th Street  
1900, 1906, 1920, and 1922 Bainbridge Street  
12 West 19th Street  
1901, 1917, and 2005 Hull Street

#### **PURPOSE**

To rezone the properties known as 13, 17, 19, 21, and a portion of 9 West 20th Street; 16, 18, 20, and 22 West 19th Street; 1900, 1906, 1920, and 1922 Bainbridge Street; and a portion of 2005 Hull Street from the M-1 Light Industrial District to the B-7 Mixed-Use Business District; the property known as 12 West 19th Street and a portion of 9 West 20th Street from the M-1 Light Industrial District to the TOD-1 Transit-Oriented Nodal District; and the properties known as 1901, 1917, and a portion of 2005 Hull Street from the B-3 General Business District to the TOD-1 Transit-Oriented Nodal District.

#### **SUMMARY & RECOMMENDATION**

The applicant is requesting to rezone 17 parcels totaling 4.4595 acres from the M-1 Light Industrial and B-3 General Business Districts to the B-7 Mixed-Use Business and the TOD-1 Transit Oriented Nodal District in order to facilitate mixed-use infill redevelopment.

Staff finds the proposed zoning districts to be appropriate for the properties. The proposed rezoning of properties would enable infill development that is consistent with the City of Richmond Master Plan's recommendations for mixed-use areas, at a higher residential density, in order to support the continued revitalization of the Hull Street corridor and surrounding areas.

Therefore, staff recommends approval of this rezoning request.

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## **FINDINGS OF FACT**

### **Site Description**

The rezoning area consists of 17 parcels totaling 4.4595 acres, and are located in the Swansboro neighborhood of the Old South Planning District, along West 19th and 20th Streets and Bainbridge and Hull Streets. The properties are primarily vacant with the remaining properties containing unoccupied buildings.

### **Proposed Use of Property**

The rezoning will help facilitate the rehabilitation of the former Siegel's Grocery Store and allow new mixed-use infill development at a greater density than the existing zoning.

### **Master Plan**

The City of Richmond Master Plan land use map indicates Mixed Use land use for the majority of the parcels. Community Commercial uses are indicated for the two parcels located at 1901 and 1917 Hull Street which total .716 acres. The remaining parcels along Bainbridge Street are designated at Single-Family (Medium Density).

For Mixed-Use areas, primary uses include combinations of office, retail, personal service, general commercial and service uses and, in some cases, multi-family residential and dwelling units above ground floor commercial. Generally, such areas consist of a mix of several types of uses, designed and arranged to be compatible with one another. Each type of use could function independently, but all benefit from proximity to one another. The mix of uses and predominant land use character may vary considerably by location, and are described in each case in the text of the District Plans. Typical zoning classifications that may accommodate this land use category: B-5, UB, UB-2, B-6, and B-7.

For Community Commercial areas primary uses include office, retail, personal service and other commercial and service uses, intended to provide the shopping and service needs of residents of a number of nearby neighborhoods or a section of the City. As compared to Neighborhood Commercial, this category includes a broader range of uses of greater scale and intensity, with greater vehicular access and orientation, but that are also compatible with nearby residential areas. Typical zoning classifications that may accommodate this land use category: B-2, UB, and UB-2.

Single-Family (Medium Density) areas include single-family and two-family dwellings, both attached and detached, at densities of 8 to 20 units per acre.

### **Zoning**

The M-1 Light Industrial district has a height limit for buildings of 45 feet and the B-3 General Commercial District has a height limitation of 35 feet, with the possibility of up to 60 feet depending on proximity to residential areas. Dwelling units are allowed as permitted uses provided that the dwelling units are located above the ground floor of the building or to the rear of other permitted principal uses.

The TOD-1 district has a height limit of 12 stories and the B-7 Mixed-Use district has a height limit of five stories. If the development encompasses an entire city block the height in the B-7 district can be increased to six stories

The intent of the B-7 Mixed-Use District is to encourage a broad range of mixed land uses, including residential, commercial and compatible industrial and service uses. The district is intended to promote enhancement of the character of mixed-use areas that are undergoing revitalization and adaptive reuse by providing for alternative economic use of existing structures, while enabling continuation of existing industrial and service uses. The district regulations are intended to encourage appropriate infill development on undeveloped land, promote adaptive reuse of vacant or underutilized buildings and enable redevelopment of properties where continuation of current uses or adaptive reuse is not feasible. The district regulations are also intended to safeguard the character of adjoining properties, to maintain the predominant existing streetscape character by providing continuity of building scale and setbacks, to enhance public safety and encourage an active pedestrian environment appropriate to the mixed-use character of the district by providing for windows in building facades along street frontages. (Sec. 30-446.1, Zoning Ordinance).

The district regulations of the TOD-1 Transit-Oriented Nodal Zoning District are intended to encourage redevelopment and place making, including adaptive reuse of underutilized buildings, to create a high-quality urban realm. They are intended to improve streetscape character by providing continuity of building setbacks, to enhance public safety by encouraging an active pedestrian environment consistent with the mixed-use character of the district by providing for windows in building facades along street frontages, and to promote an environment that is safe for walking and biking (Sec. 30-457.1, Zoning Ordinance).

The TOD-1 and B-7 Districts authorize a mix of uses and impose standards for setbacks, screening, parking areas and vehicle circulation, usable open space, height, and building façade fenestration.

### **Surrounding Area**

The properties to the north, across Bainbridge Street, contain single-family residences on land zoned the R-7 Single-and-Two-Family Urban Residential. A funeral home and vacant properties are located to the east, across W. 19th Street on land zoned B-3 General Business District. To the south, across Hull Street, are properties both vacant and with improvements on land zoned B-3 General Commercial. Abutting to the west is an out of service CSX right-of-way on land zoned M-1 Light Industrial

### **Neighborhood Participation**

No comments in support or opposition to the proposal have been received.

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