



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Legislation Text

File #: ORD. 2016-104, **Version:** 1

To rezone the properties known as 423 Hull Street, 501 Hull Street, 505 Hull Street, 521 Hull Street, 601 Hull Street, 609 Hull Street, 490 Bainbridge Street, 500 Bainbridge Street, 600 Bainbridge Street, and 20 West 6th Street from B-7 Mixed-Use Business District to B-5 Central Business District.

O & R Request

DATE: January 28, 2016

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

THROUGH: P. Lee Downey, Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Mark A. Olinger, Director, Department of Planning and Development Review

RE: Rezoning of 10 properties along Hull Street and Bainbridge Street

ORD. OR RES. No.

PURPOSE: To rezone the properties known as 423 Hull Street, 501 Hull Street, 505 Hull Street, 521 Hull Street, 601 Hull Street, 609 Hull Street, 490 Bainbridge Street, 500 Bainbridge Street, 600 Bainbridge Street, and 20 West 6th Street from the B-7 Mixed-Use Business District to the B-5 Central Business District.

REASON: The subject properties are zoned in the B-7 Mixed-Use Business District, which permits a mix of uses including residential, commercial and light industrial. The applicant has requested to rezone these properties to the B-5 Central Business District, which permits a mix of uses including commercial and residential, in part to reduce the parking requirements associated with the future uses of the properties.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its April 4, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject properties comprise approximately five acres that span two and a half city blocks bound by Hull Street, Bainbridge Street, West 7th Street and West 4th Street. The properties are currently vacant having been most recently occupied by the Reynolds Metals manufacturing buildings and surface parking areas.

The properties are currently located in the B-7 Mixed-Use Business District, which permits a mix of uses including residential, commercial and light industrial. This district was intended to be a transitional district as Manchester evolves from an industrial/manufacturing area to a more mixed-use area with residential uses. The B-7 district requires parking based on use, with the highest parking requirement for commercial uses being a ratio of one parking space for every 300 square feet of floor area. Residential uses require one parking space per dwelling unit in the B-7 district.

The applicant proposed to rezone these properties to the B-5 Central Business District, in part to reduce the parking requirements associated with the future uses of the properties. The B-5 district permits commercial and residential uses, but does not permit some of the light industrial uses currently allowed in the B-7 district, such as breweries and auto service centers. The B-5 district does not require any parking spaces to be provided for commercial uses (except hotels) and requires one parking space for every four dwelling units when residential uses are within a mixed-use building.

The Richmond Downtown Plan provides the following recommendations for these properties and the Manchester Industrial Area in general:

- The properties are designated this as part of the 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. (p.3.25)
- Infill buildings that create a continuous street frontage and respect the character of the neighborhood with similar massing and architectural elements are recommended. (page 4.31)
- When and if industrial uses are abandoned, alternate uses should be considered for these properties. (page 4.32)
- As Industrial Manchester evolves...the traditional urban block is recaptured over time, the four-block industrial building that currently fronts the river should be redeveloped as four distinct blocks. McDonough, Perry and Porter Streets, as well 5th Street, should be reopened to allow access to the riverfront. Existing buildings should be re-used and preserved where possible, and new construction should respect the scale and character of the historic warehouses in the district. (page 4.40)

FISCAL IMPACT / COST: The Department Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No.

REVENUE TO CITY: \$2,000.00

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: March 14, 2016

CITY COUNCIL PUBLIC HEARING DATE: April 11, 2016

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, April 4, 2016

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Survey

STAFF: Matthew J. Ebinger, AICP, Senior Planner
Land Use Administration (Room 511)
646-6308

O&R No. 16-04