



## Legislation Details (With Text)

**File #:** ORD. 2019-108    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Adopted  
**File created:** 3/11/2019    **In control:** City Council  
**On agenda:** 5/6/2019    **Final action:** 5/13/2019  
**Title:** To rezone the properties known as 500 Hull Street and 512 Hull Street from the B-7 Mixed-Use Business District to the B-4 Central Business District.  
**Sponsors:** Mayor Stoney (By Request)  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Ord. No. 2019-108, 2. Staff Report, 3. Application Form, 4. Applicant's Report, 5. Map, 6. Survey, 7. Letter of Support

Date	Ver.	Action By	Action	Result
5/13/2019	1	City Council	adopted	Pass
5/6/2019	1	Planning Commission	recommended for approval	
4/8/2019	1	City Council	introduced and referred	

To rezone the properties known as 500 Hull Street and 512 Hull Street from the B-7 Mixed-Use Business District to the B-4 Central Business District.

### THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled "ALTA/ACSM Land Title Survey for 500 Hull Street, City of Richmond, VA," prepared by Nyfeler Associates, and dated November 13, 2015, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2019 records of the City Assessor, are excluded from the B-7 Mixed-Use Business District and shall no longer be subject to the provisions of sections 30-446.1 through 30-446.8 of the Code of the City of Richmond (2015), as amended, and that the same are included in the B-4 Central Business District and shall be subject to the provisions of sections 30-440.1 through 30-440.7 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

500 Hull Street  
512 Hull Street

Tax Parcel No. S000-0076/006  
Tax Parcel No. S000-0076/001

§ 2. This ordinance shall be in force and effect upon adoption.

**O & R Request**

**DATE:** March 12, 2019

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, 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:** Douglas C. Dunlap, Interim Deputy Chief Administrative Officer for Economic Development and Planning

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

**RE:** To rezone the properties known as 500 Hull Street and 512 Hull Street from the B-7 Mixed-Use Business District to the B-4 Central Business District

**ORD. OR RES. No.**

**PURPOSE:** To rezone the properties known as 500 Hull Street and 512 Hull Street from the B-7 Mixed-Use Business District to the B-4 Central Business District

**REASON:** The applicant is requesting to rezone the two parcels containing a combined 1.42 acres from the B-7 Mixed-Use Business District to the B-4 Central Business District to enable the parking area to be redeveloped under the mixed-use form-based regulations permitted within the B-4 Central Business District.

**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 May 6, 2019, meeting. A letter outlining the Commission’s recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject properties are located between East 5<sup>th</sup> Street and East 6<sup>th</sup> Street and comprise a combined 1.42 acres. The mixed-use development on the 500 Hull Street property ground floor commercial, 102 dwelling units, and covered parking. The 512 Hull Street property contains a 34 space parking lot and accessory uses to the primary uses located on the adjacent 500 Hull Street. These accessory uses consist of a swimming pool and a refuse enclosure and they will remain in place after any future development.

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.”

The B-7 Mixed Use Business District has a parking requirement of one space per living unit and one space per 300 square feet of commercial floor area. The B-4 Central Business District requires no parking spaces for developments

containing 1 to 16 dwelling units and 1 parking space per 4 dwelling units for developments containing over 16 units. The B-4 District does not require parking for commercial uses. The requested change of zoning will allow development to occur on land that is currently used as surface parking.

**FISCAL IMPACT / COST:** The Department of 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:** \$1,600 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** April 8, 2019

**CITY COUNCIL PUBLIC HEARING DATE:** May 13, 2019

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, May 6, 2019.

**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:** Application, Applicant's Report, Survey, Map, Ordinance Draft

**STAFF:** David Watson, Senior Planner  
Land Use Administration 804-646-1036

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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