



# City of Richmond

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

## Legislation Text

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**File #:** ORD. 2016-234, **Version:** 3

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To conditionally rezone the properties known as 111 Hull Street and a portion of 1 Hull Street from the RF-1 Riverfront District to the B-4C Central Business District (Conditional).

### O & R Request

**DATE:** August 16, 2016

**EDITION:** 1

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

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

**THROUGH:** Selena Cuffee Glenn, Chief Administrative Officer

**THROUGH:** Peter L. Downey, Jr., Deputy Chief Administrative Officer for Economic Development and Planning

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

**RE:** To rezone the properties known as 111 Hull Street and a portion of 1 Hull Street from the RF-1 Riverfront District to the B-4C Central Business District (conditional).

**ORD. OR RES. No.**

**PURPOSE:** To rezone the properties known as 111 Hull Street and a portion of 1 Hull Street from the RF-1 Riverfront District to the B-4C Central Business District (conditional).

**REASON:** The current zoning of the subject property limits building height to six stories. The applicant has requested a rezoning to the B-4C Central Business District (conditional) in order to accommodate a development with a maximum building height of 16 stories (185 feet).

**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 October 3, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property consists of a 1.71 acre (74,488 SF) parcel of land (111 Hull Street) improved with an abandoned industrial facility. The property is bound to the north by the James River flood wall, to the east by Diversity Park, to the west by other property of the City of Richmond, and to the south by

the Manchester Canal, in the Old Town Manchester neighborhood of the Old South planning district. A second parcel, a 1.10 acre (47,916 SF) portion of the city-owned adjacent property (1 Hull Street), is intended to be conveyed to the applicant and rezoned as well.

The subject property falls within a Natural Area of the Manchester district, as established by the Richmond Downtown Plan. Such areas are characterized by “a wilderness landscape that is untouched by development, and whose ecological features are preserved. The uninhabited islands in the James River are an example of a wilderness condition in Downtown Richmond. These islands remain unsettled due to periodic flooding of the river, and are preserved in their natural condition. Buildings are typically not located in Natural Areas, except in special cases.” (p. 3.20). The Downtown Plan’s illustrative plan suggests that the subject property should be included in a linear park (p. 4.33).

The more recently developed Riverfront Plan designates the subject property (referred to as “South Canal Lofts - Formerly Federal Paperboard Co.) for future development, stating: “The Plan anticipates incremental redevelopment of under-utilized parcels and languishing former industrial sites. Development strategies should favor mixed-use, with an emphasis on street level retail, where appropriate. The fundamental emphasis of redevelopment along the Riverfront is to intensify pedestrian activity at street level through infill development with sufficient density to be an attractor and destination of activity. Greater density reinforces urban character, provides for an increase in pedestrian activity, resulting in a safer and more vibrant city. Each redevelopment project will be subject to the existing public process and review to assess and enforce massing and detailing complementary to the Riverfront. The architectural expression of new infill development should reference the rich historic context of the Richmond Riverfront, speaking to the present without discarding the past, creating the next generation of landmark structures and neighborhood places” (p. 11).

The subject property is a part of a larger RF-1 zoning district that encompasses much of the land along the southern bank of the James River in the vicinity. B-5C, B-6, B-7, and RF-2 zoning districts are present south of the canal. A mix of industrial, public-open space, multi-family residential, commercial, office, and government land uses are present in the vicinity.

**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:** \$1,500.00

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** September 12, 2016

**CITY COUNCIL PUBLIC HEARING DATE:** October 10, 2016

**REQUESTED AGENDA:** Regular

**RECOMMENDED COUNCIL COMMITTEE:** None.

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, October 3, 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 & Proffered Conditions, Application Form, Applicant's Report, Survey & Parcel Diagram, and Map

**STAFF:** Matthew J. Ebinger, AICP, Senior Planner  
Land Use Administration (Room 511)  
804-646-6308

*O&R 16-23*

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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