



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
[www.rva.gov](http://www.rva.gov)

## Legislation Text

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**File #:** ORD. 2018-047, **Version:** 1

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To rezone the properties known as 200, 214, 220, 320 and 400 Hull Street, 15 East 2nd Street, 13 and 39 East 3rd Street, and 409 Decatur Street from the B-5(C) Central Business District (Conditional) to the B-4 Central Business District, and to rezone 501, 509 and 511 Decatur Street from the B-7 Mixed-Use Business District to the B-4 Central Business District.

### O & R Request

**DATE:** January 24, 2018

**EDITION:** 1

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

**THROUGH:** The Honorable Levar M. Stoney, Mayor  
(This is no way reflects a recommendation on behalf of the Mayor.)

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

**THROUGH:** Peter L. Downey, 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 200, 214, 220, 320 and 400 Hull Street, 15 East 2nd Street, 13 and 39 East 3rd Street, and 409 Decatur Street from the B-5(C) Central Business District (Conditional) to the B-4 Central Business District and to rezone 501, 509 and 511 Decatur 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 200, 214, 220, 320 and 400 Hull Street, 15 East 2nd Street, 13 and 39 East 3rd Street, and 409 Decatur Street from the B-5(C) Central Business District (Conditional) to the B-4 Central Business District and to rezone 501, 509 and 511 Decatur Street from the B-7 Mixed-Use Business District to the B-4 Central Business District.

**REASON:** With this application, the owners of the subject properties are petitioning the City Council to rezone twelve properties from the existing zoning regulations with certain proffered conditions, which restrict the development of the existing surface parking in the area. This ordinance would remove those proffered conditions and zone the properties into the B-4 Central Business District. This will allow for the development of the existing surface parking to a mix of uses under the urban mixed-use form-based regulations found in the B-4 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 March 5, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The proposed rezoning would cover twelve properties in four blocks along Hull and Decatur Streets between East 2nd Street and East 6th Street. The properties together are comprised of 6.4079 acres and are contiguous with the exception of intervening rights-of-way. The properties are improved with historic warehouse buildings totaling approximately 226,000 square feet. A majority of these existing historic buildings have been redeveloped with a mix of uses, including; 55 residential units, artist galleries and studios, restaurant, and office uses. Six of the properties are currently primarily used as surface parking areas.

These properties were included in the 2009 Downtown Plan, which recommends that they be developed consistent with the Urban Center Character Area. The Urban Center Character Area calls for higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks. Specifically addressing Manchester, the Downtown Plan states, "Manchester will benefit greatly from new construction and the infill of its many vacant properties. Such infill will introduce new energy to the district by increasing the residential population, repairing the streetscape, and enhancing safety by providing 'eyes on the street'." (page 4.33)

The properties are currently located in the B-5(C) Central Business District (Conditional) and the B-7 Mixed Use Business District. The properties along the 300 and 400 blocks of Hull Street were zoned B-5 (C) in 2004 and are subject to proffered conditions found in Ordinance 2004-328-306. These conditions require 90 parking spaces to be provided for the uses of the properties within the two blocks. The properties along the 200 block of Hull Street were zoned B-5(C) in 2005 and are subject to proffered conditions found in Ordinance 2005-110-116. These proffers require a minimum size for each dwelling unit, parking to be provided at a rate much higher than the surrounding properties and within a smaller radius from the property, landscaping, and natural air and light for the dwelling units. The properties in the 500 block of Decatur were zoned B-7 through a City-initiated rezoning in 2010 and are not subject to any conditions.

**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:** \$2,100 application fee

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** February 12, 2018

**CITY COUNCIL PUBLIC HEARING DATE:** March 12, 2018

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, March 5, 2018

**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 Form, Applicant's Report, Draft Ordinance, Plans, Survey, Map

**STAFF:** Jonathan Brown, Senior Planner  
Land Use Administration (Room 511) 646 5734

**Key Issues:**

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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