



City of Richmond

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

Legislation Text

File #: ORD. 2019-108, **Version:** 1

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	Tax Parcel No. S000-0076/006
512 Hull Street	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 5th Street and East 6th 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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