



# City of Richmond

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

## Legislation Text

---

**File #:** ORD. 2021-148, **Version:** 1

---

To rezone the property known as 423 Hull Street from the B-5 Central Business District to the TOD-1 Transit-Oriented Nodal District. (6<sup>th</sup> District)

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “City View Marketplace, Richmond, Virginia, Existing Conditions,” prepared by vhb, and dated January 27, 2020, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 423 Hull Street, with Tax Parcel No. S000-0054/001 as shown in the 2021 records of the City Assessor, is excluded from the B-5 Central Business District and shall no longer be subject to the provisions of sections 30-442.1 through 30-442.7 of the Code of the City of Richmond (2020), as amended, and that the same is included in the TOD-1 Transit-Oriented Nodal District and shall be subject to the provisions of sections 30-457.1 through 30-457.10 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended.

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

### O & R Request

**DATE:** April 23, 2021

**EDITION:** 1

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

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

**THROUGH:** J. E. Lincoln Saunders, Acting Chief Administrative Officer

**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

**FROM:** Kevin J. Vonck, Acting Director, Department of Planning and Development Review

**RE:** To rezone the property known as 423 Hull Street from the B-5 Central Business District to the TOD 1 Transit Oriented Nodal District.

**ORD. OR RES. No.**

**PURPOSE:** To rezone the property known as 423 Hull Street from the B-5 Central Business District to the TOD 1 Transit Oriented Nodal District.

**REASON:** The applicant is requesting to rezone the property to TOD 1 Transit Oriented Nodal District, which allows for dense, walkable transit oriented mixed use development with building heights of up to twelve stories whereas the current B-5 Central Business District limits building heights to five stories.

**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 June 21, 2021, meeting.

**BACKGROUND:** The proposed rezoning would include a single parcel of land located at the northwest corner of Hull Street and West 4th Street, in the Manchester neighborhood. The total land area of the parcel is 95,223 square feet, or 2.186 acres. The property is improved with a surface parking area.

Richmond 300 recommends a future land use of “Destination Mixed-Use” for the property. The primary uses envisioned for Destination Mixed-Use are retail/office/personal service, multi-family residential, cultural, and open space. Secondary uses are institutional and government. The development style envisioned is higher-density, transit-oriented on vacant or underutilized sites. New development should be urban in form, may be of larger scale than the existing context, and should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place, with many vertically mixed-use buildings. A gridded street pattern should be continued or introduced to increase connectivity. Ground floor uses are envisioned to engage with and enliven the street through windows, doors, storefronts and other features that allow transparency and interaction between building and street. The recommended intensity is high with new buildings typically a minimum of five stories. Pedestrian, bicycle and transit access must be prioritized.

The property is also located within the vicinity of the “Downtown-Manchester” primary growth node, which envisions the area as continuing to be a population center, with people and economic activity supporting a thriving business corridor along Hull Street. The portion of Hull Street that abuts the property is designated as a “Future Enhanced Transit” corridor on the “Enhanced Transit Map” as well as “Major Mixed-Use Street” and “Great Street” on the “Great Streets and Street Typologies Map.”

The property is currently located in the B-5 Central Business District, which permits dwelling units and a variety of commercial uses. The height limit for new buildings is five stories, and form based requirements ensure that new developments are pedestrian-oriented.

Properties to the southwest are located in the B-5 Central Business District. Properties to the northwest are located in the RF-2 Riverfront District. Properties to the northeast are located in the B-7 Business Mixed-Use District. Properties to the southeast are located within the B-4 Central Business District. Multi-family developments are located to the northwest and southwest, a commercial building is located to the northeast, and The Current mixed-use development is located directly to the southeast, across Hull Street.

**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:** \$1,700 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** May 24, 2021

**CITY COUNCIL PUBLIC HEARING DATE:** June 28, 2021

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
June 21, 2021

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

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

**STAFF:** Richard Saunders, Senior Planner, Land Use Administration (Room 511) 646 5648

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

Continue to: