



## Legislation Text

**File #:** ORD. 2021-332, **Version:** 1

To rezone the properties known as 215 Hull Street and 301 Hull Street from the B-7 Mixed-Use 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 “‘ALTA/NSPS Land Title Survey,’ 1.480 Acres of Land Located North Side of Hull Street & the South Side of Bainbridge Street, Richmond, Virginia,” prepared by Timmons Group, and dated March 18, 2020, 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 2021 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 (2020), as amended, and that the same are 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:

215 Hull Street	Tax Parcel No. S000-0053/014
301 Hull Street	Tax Parcel No. S000-0053/015

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

### **O & R Request**

**DATE:** October 8, 2021

**EDITION:** 1

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

**THROUGH:** The Honorable Levar M. Stoney, Mayor (By Request)  
(This in 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, Director, Department of Planning and Development Review

**RE:** To rezone the properties known as 215 and 301 Hull Street from the B-7 Mixed-Use Business District to the TOD-1 Transit Oriented Nodal District.

**ORD. OR RES. No.**

**PURPOSE:** To rezone the properties known as 215 and 301 Hull Street from the B-7 Mixed-Use Business District to the TOD-1 Transit Oriented Nodal District.

**REASON:** The applicant is requesting to rezone the properties to the TOD 1 Transit Oriented Nodal District, which allows for additional height and reduction in parking requirements than the current B-7 Mixed-Use 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 December 6, 2021 meeting.

**BACKGROUND:** The properties, together, consist of approximately 65,340 SF, or 1.5 acres of unimproved land. The properties are located in the Old Town Manchester Neighborhood between West 4th and West 6th Streets.

The City's Richmond 300 Master Plan designates these parcels as Destination Mixed Use. Such areas are defined as "key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements."

Intensity: Buildings typically a minimum height of five stories.

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.

Secondary Uses: Institutional and government.

Currently, adjacent properties to the east, south, and west are zoned B-6 Mixed-Use Business, B-4 Central Business, and TOD-1 Transit Oriented Nodal District, respectively. The properties are also in close proximity to the Norfolk Southern railroad to the north.

**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:** November 8, 2021

**CITY COUNCIL PUBLIC HEARING DATE:** December 13, 2021

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission,  
December 6, 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:** Draft Ordinance, Application Form, Applicant's Report, 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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