



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2021-075:** To authorize the special use of the property known as 2410 Ownby Lane for the purpose of a mixed-use building, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** April 5, 2021

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#### **PETITIONER**

T. Preston Lloyd - Williams Mullen

#### **LOCATION**

2410 Ownby Lane

#### **PURPOSE**

To authorize the special use of the property known as 2410 Ownby Lane for the purpose of a mixed-use building, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The building on the property currently contains a tasting room for the Hardywood Craft Brewery, offices and a warehouse area. For these uses, 104 on-site parking spaces have been provided. The warehouse area will be converted to restaurant use. This change of use increases the required parking for this floor space. In addition, the shared parking area located on the adjacent 2408 Ownby Road will no longer be available due to the redevelopment of this property. The special use proposal therefore requests a reduction in the amount of required parking and the radius from the property in which it is provided.

Staff finds that the project is generally consistent with the recommendations of the Master Plan's land use designation and Greater Scott's Addition Node. Moreover, the requested parking reduction would be in keeping with the parking standards of the B-7 Mixed Use District, a zoning district appropriate for properties designated for Industrial Mixed-Use by the Master Plan.

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. Specifically, staff finds that the proposed use would not be detrimental to the general welfare of the community involved and would not create congestion in the streets in the area involved.

Therefore, staff recommends approval of this special use permit request.

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## **FINDINGS OF FACT**

### **Site Description**

The .951 acre subject property is located in the M-2 Heavy Industrial District. The property contains a 19,200 square foot building that contains a restaurant, offices, and a warehouse that are part of the Hardywood Brewery complex that extends to adjacent parcels. The property is located in the Scott's Addition area, at the intersection of Overbrook Road and Ownby Lane, between Hermitage Road and Interstate-64/95.

### **Proposed Use of Property**

The building on the property currently contains a restaurant, offices, and a warehouse use. A proposed modification of the uses to expand the restaurant use of the property triggers the need for more parking spaces than are available for the property. A special use permit is therefore required to reduce the number of parking spaces required for the use of the property. The total required minimum parking for all uses would be 59 spaces within a radius of 750' from the Property.

### **MASTER PLAN**

The Richmond 300 Master Plan recommends Industrial Mixed-Uses for the property. This designation is described as formerly traditional industrial areas that are transitioning to mixed-use because of their proximity to growing neighborhoods and changes in market conditions. These areas may still retain some light industrial uses.

**Development Style:** A mix of building types with low-scale, post-industrial buildings that are adapted for a new use are adjacent to new taller residential and/or office buildings. These areas allow "maker uses" to continue while encouraging more individuals to live, work, and play in the area. Buildings should have street-oriented façades with windows and door openings along street frontages. New light industrial uses are compatible with residential and office uses, and are attractively buffered. New developments continue or introduce a gridded street pattern to increase connectivity.

**Ground Floor:** Ground floor uses engage with and enliven the street. Monolithic walls are discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged. Active commercial ground floor uses are required on street-oriented commercial frontages.

**Mobility:** Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveway entrances are prohibited on priority and principal street frontages and minimal driveway entrances are allowed on secondary streets. Vehicular access to parcels should use alleys where possible. Loading for trucks must be provided off-street. Parking lots and parking areas should be located to the rear of street-facing buildings.

**Intensity:** Medium- to high density, three to eight stories.

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

**Secondary Uses:** Institutional and government.

The property is also located within the Greater Scott's Addition Priority Growth Node. The vision for this area states that it is home to a series of neighborhoods that provide new employment and housing developments connected by a series of open spaces and a transportation network that

support families and aging-in-place. The variety of housing options and employment in Greater Scott's Addition provide opportunities for low-income, moderate income, and high-income households. The Diamond is demolished and a new multi-purpose stadium is constructed along Hermitage. Uses along Hermitage, a public plaza, and the crescent park complement the new stadium development. Visitors to Greater Scott's Addition have the option to safely arrive by foot, bike, transit, or car. Parking is centralized in a few parking garages to encourage users to park once and visit multiple destinations. The signature public park, a crescent park, between Ashe and Hermitage serves as a central convening space and is connected with greenways to multiple smaller public parks.

### **Zoning and Ordinance Conditions**

The property situated in the M2-Heavy Industrial District where breweries, tasting rooms and restaurants are permitted uses.

Zoning Administration provides the following comments:

**ZONING AND USE:** The subject property is zoned M-2 (Heavy Industrial) district. The proposal consists of converting an existing warehouse space into a restaurant use and providing the additional required parking spaces at an off premise location within a 750-foot radius of the use. The M-2 zoning district only allows required spaces located off-premise to be located at a maximum radius of 500 feet. A Special Use Permit is required to be adopted by City Council to authorize this use.

**M-2 Feature Requirements:** No expansion of the existing building is proposed. The scope of the SUP request is limited to interior renovation.

The special use permit requires the conditions on the property, including:

- (a) The Special Use of the Property shall be as a mixed-use building containing uses permitted by the zoning regulations prescribed for the district in which the Property is situated.
- (b) No fewer than 59 parking spaces shall be provided for use by the Property, within a radius of 750' from the Property, substantially as shown on the Plans. Up to 15 on-street parking spaces may be used to meet this requirement.
- (c) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

### **Surrounding Area**

The properties to east, west and south of the property are situated in the B-5 Central Business District and contain a mix of industrial and residential uses. Across Overbrook Road to the north are the Cooper's Loft Condominiums on property situated in the M-1 Light Industrial District.

### **Neighborhood Participation**

Staff notified area property owners and residents of the application. No letters of opposition or support have been received.

### **Staff Contact**

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