



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

ORD. 2017-015: To authorize the special use of the properties known as 1600 West Main Street and 1608 West Main Street for the purpose of authorizing a distillery and the retail sales, wholesale, and distribution of liquor, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 21, 2017

PETITIONER

Jeffrey Geiger, Hirschler Fleischer

LOCATION

1600 West Main Street and 1608 West Main Street

PURPOSE

To authorize the special use of the properties known as 1600 West Main Street and 1608 West Main Street for the purpose of authorizing a distillery and the retail sales, wholesale, and distribution of liquor, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located at the northwest quadrant of the intersection of North Lombardy Street and West Main Street in the Fan neighborhood of the Near West planning district and is comprised of a total of 0.15 acres (6,534 SF). Specifically, the subject property consists of two contiguous parcels: 1. A 0.032 acre (1,393 SF) parcel of land (1600 West Main Street) improved with a corner surface parking area, and 2. A 0.118 acre (5,140 SF) parcel of land (1608 West Main Street) improved with a one story mixed-use building, constructed in 1930, per tax assessment records. The proposed use is not permitted by the underlying zoning of the subject property without special approval. A Special Use Permit is therefore required.

Staff finds that the proposed use would be consistent with the mix of uses supported by the Master Plan and the intent of the UB Urban Business district.

Staff further finds that the proposed use would be adequately regulated by state requirements pertaining to such uses.

Staff further 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 the special use permit request.

FINDINGS OF FACT

Site Description

The subject property consists of two contiguous parcels: 1. A 0.032 acre (1,393 SF) parcel of land (1600 West Main Street) improved with a corner surface parking area, and 2. A 0.118 acre (5,140 SF) parcel of land (1608 West Main Street) improved with a one story mixed-use building, constructed in 1930, per tax assessment records.

Proposed Use of the Property

A distillery that engages in the retail sales, wholesale, and distribution of liquor, accessory to the existing food-oriented use of the property.

Master Plan

The City of Richmond's Master Plan recommends Community Commercial land use for the subject property. Primary uses in this category "include office, retail, personal service and other commercial and service uses, intended to provide the shopping and service needs of residents of a number of nearby neighborhoods or a section of the City. (p. 134).

Zoning & Ordinance Conditions

The subject property is located within the UB-PO3 Urban Business Zoning District (Main Street/Uptown Parking Overlay District). The intent of the UB urban business district is to encourage business areas with a densely developed pedestrian-oriented urban shopping character, compatible with adjacent residential neighborhoods, and with minimal disruption from vehicle-oriented land uses and features that would detract from a safe, convenient and economically viable pedestrian environment. The district is intended to promote continuity of storefront character along principal street frontages, with minimum interruption by driveways and vehicle traffic across public sidewalk areas. The regulations within the district are intended to preserve the predominant scale and character of existing urban shopping areas, promote retention of existing structures and encourage that new development be compatible with such existing areas and structures.

The special use permit would impose limitations to the intensity of the proposed use and hours of operation. Moreover, the proposed use would be accessory to a restaurant, food and beverage service establishment or a food and beverage store and would be regulated by the Virginia Department of Alcoholic Beverage Control, or its successor agency.

Surrounding Area

Properties to the west, south, and east are located within the UB-PO3 Urban Business Zoning District (Main Street/Uptown Parking Overlay District). Properties to the north are located within the R-6 Single-Family Attached Residential District. A mix of single-, two-, and multi-family residential, commercial, mixed-use, office, institutional, and industrial land uses are present in the area.

Neighborhood Participation

Staff sent notice of this request to the Fan District Association and Councilman Agelasto. Staff has received letters of support from the Uptown Association and local residents, a petition of support, and a letter of opposition.

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