



CITY OF RICHMOND

Department of Planning & Development Review

Staff Report

Ord. No. 2019-301: To authorize the special use of the property known as 126 West Brookland Park Boulevard for the purpose of a café with accessory production, wholesale, and certain distribution uses, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: November 4, 2019

PETITIONER

Cory Weiner

LOCATION

126 West Brookland Park Boulevard

PURPOSE

To authorize the special use of the property known as 126 West Brookland Park Boulevard for the purpose of a café with accessory production, wholesale, and certain distribution uses, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant has proposed a kombucha tea café that would produce specialty beverages for consumption on the property as well as for distribution elsewhere. The UB (Urban Business) District does not permit accessory production, wholesale, and distribution of specialty beverages. A special use permit is therefore required.

Staff finds that the proposed use is consistent with the intent of the Urban Business District and the land use recommendation of 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 the Special Use Permit request.

FINDINGS OF FACT

Site Description

The subject property consists of a 2,187 SF (.05 acre) parcel of land improved with a 2,128 SF commercial building constructed, per tax assessment records, in 1920 as a commercial building and is located in the North Planning District. The property is located in the Brookland Park neighborhood at the intersection of West Brookland Park Boulevard and Hanes Avenue.

Proposed Use of the Property

A kombucha tea café that would produce specialty beverages for consumption on the property as well as for distribution elsewhere.

Master Plan

The City's Master Plan recommends Community Commercial land uses for the property. Primary uses included 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. This category includes a broader range of uses of greater scale and intensity but are also compatible with nearby residential areas (page 134). Recommended zoning districts to accommodate this land use classification include the UB District.

Zoning and Ordinance Conditions

The property is currently located in the UB Urban Business District zoning district.

Per the Zoning Ordinance, 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.

If approved, the special use permit ordinance would impose development conditions on the property, including:

3(a) The Special Use of the Property shall be as a café with accessory production, wholesale, and distribution of specialty beverages uses, substantially as shown on the Plans. The Property may also be used for other principal or accessory uses permitted by the zoning regulations prescribed for the UB Urban Business District and the PE-7 Brookland Park Boulevard/North Avenue Parking Exempt Parking Overlay District.

(b) No chain link fence shall be permitted on the Property.

(c) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(d) Only specialty beverages produced and packaged on the Property shall be distributed on or from the Property.

Surrounding Area

All adjacent and nearby properties are located within the same Urban Business District as the subject property. A mix commercial, institutional, and residential land uses, are present in the vicinity.

Neighborhood Participation

Staff has received a notice of support from the Brookland Park Area Association dba Historic Brookland Park Collective.

Staff Contact: Jonathan Brown, Senior Planner, PDR, Land Use Administration, 804-646-5734.