



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2015-19: To authorize the special use of the property known as 26 North Morris Street for the purpose of authorizing a restaurant with outdoor dining, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 17, 2015

PETITIONER

Scott Coleman
3925 Park Ave
Richmond, VA 23221

LOCATION

26 North Morris Street

PURPOSE

To authorize the special use of the property known as 26 North Morris Street for the purpose of authorizing a restaurant with outdoor dining, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting an SUP to expand an existing outdoor dining area. In 1999, the Board of Zoning Appeal (Case No. 91-99) waived two (2) parking spaces, screening for the parking area, and location of the parking area. In addition, the variance authorized an outdoor dining area 150 square feet. The applicant proposes to expand that area to 950 square feet with seating limited to 30 seats. The existing outdoor dining area currently has 10 seats.

The property is currently zoned Urban Business and is in the Main Street/Uptown Parking Overlay district (PO-3), which permits outdoor dining as long as it is not within 100 feet of any property in an R (Residential) zoning district. The proposed outdoor dining is adjacent to Sydney Park, which is zoned R-6 (Single-Family Attached Residential).

The PO-3 district requires one parking space per 180 square feet of restaurant floor area, including any outdoor dining areas, bringing the total number of required parking spaces to 13. There are currently 8 on-site parking spaces and the proposed ordinance will require that 8 parking spaces continue to be provided. The requirement for 5 additional parking spaces will be waived.

In addition, the special use permit ordinance limits the outdoor dining area to 950 square feet and no more than 30 seats, as substantially shown on the attached plans.

The property is located in the Near West Planning District as defined by the 2000-2020 citywide Master Plan, which recommends "Community Commercial" uses for the property. The Plan defines the primary use for this land use designation as "office, retail, personal service and other

commercial and services uses, intended to provide the shopping and service needs of residents of a number of nearby neighborhoods or a section of the City” (page 134).

Staff finds that the proposed outdoor dining’s approximation to nearby commercial uses lessens the use’s impact to the surrounding community. In addition, the applicant has agreed to limit the occupancy, sound, and hours of operation as well as prohibit on-premises and off-premises alcohol sales.

Staff finds that the City Charter conditions relative to the granting of special use permits has been met. Therefore, staff recommends approval of the special use permit request.

FINDINGS OF FACT

Site Description

The subject property is located in the City’s Near West Planning District on the block bounded by North Brunswick Street to the west, North Morris Street to the east and West Main Street to the south. The parcel contains approximately .18-acre of land area and is improved with Lamplighter Coffee Roasting Company.

Proposed Use of the Property

The applicant proposes to expand that dining area. The special use permit will memorialize the parking and screening requirements for the restaurant as well as authorize the larger outdoor dining area.

Master Plan

The property is located in the Near West Planning District as defined by the 2000-2020 citywide Master Plan, which recommends “Community Commercial” uses for the property. The Plan defines the primary use for this land use designation as “office, retail, personal service and other commercial and services uses, intended to provide the shopping and service needs of residents of a number of nearby neighborhoods or a section of the City” (page 134).

Zoning & Ordinance Conditions

The property is currently zoned Urban Business and is in the Main Street/Uptown parking overlay district (PO-3), which permits outdoor dining as long as it is not within 100 feet of any property in an R (Residential) zoning district. The proposed outdoor dining is adjacent to Sydney Park, which is zoned R-6 (Single-Family Attached Residential).

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Surrounding Area

The property to the north is zoned R-6 and is occupied by Sydney Park. The properties to the east, south, and west are zoned UB and are occupied by a mix of office and commercial uses.

Neighborhood Participation

Staff has contacted 5th District Council Representative, Parker Agelasto, Fan District Association and the Uptown Association. Staff has received a letter of support from the Uptown Association and one citizen's letter of support.

Staff Contact: Willy Thompson, Senior Planner, (804) 646-5734