



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-298: To authorize the special use of the property known as 1101 Bainbridge Street for the purpose of day nursery, restaurant, and office uses, retail stores and shops, and any other principal uses permitted on corner lots pursuant to City Code § 30-419.3(a), upon certain terms and conditions.

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

PETITIONER

Ben Adamson

LOCATION

1101 Bainbridge Street

PURPOSE

To authorize the special use of the property known as 1101 Bainbridge Street for the purpose of day nursery, restaurant, and office uses, retail stores and shops, and any other principal uses permitted on corner lots pursuant to City Code § 30-419.3(a), upon certain terms and conditions.

SUMMARY & RECOMMENDATION

This property is within the R-63 Multifamily Urban Residential District. The applicant has proposed to renovate a vacant building previously used as a place of worship into a mixed-use building which may contain uses permitted on corner lots in the R-63 Multifamily Urban Residential District, as well as uses not permitted on corner lots, such as office uses and retail stores and shops. A Special Use Permit is therefore required.

Staff finds the proposal to be consistent with the land use recommendation of the Downtown Plan and the intent of the R-63 District.

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 17,324 SF or 0.4 acre parcel of land improved with at two-story, 20,220 SF vacant church building constructed, per tax assessment records, in 1857. The property is located in the Manchester neighborhood within the City's Old South Planning District at the intersection of Bainbridge Street and West 11th Street.

Proposed Use of the Property

Rehabilitation of a historic church building to contain a mix of uses, including a day nursery.

Master Plan

The City of Richmond's Downtown Master Plan designates the subject property as Downtown General Urban Area which is "...characterized by medium-density, mixed-use development, distributed along medium-sized blocks. Old Manchester is an example of the general urban condition in Richmond. This district is characterized by single-family homes, sideyard houses, rowhouses, and small multifamily buildings, such as duplexes, triplexes, and quads. These buildings have variable setbacks and landscaping, and a limited mix of commercial and civic uses." (City of Richmond, Downtown Master Plan)

Zoning and Ordinance Conditions

This property is within the R-63 Multifamily Urban Residential District. According to the Zoning Ordinance, the intent of the R-63 District is to encourage development of medium density neighborhoods comprised of a mix of residential uses and to promote a pedestrian oriented urban environment that is primarily residential in character, but that includes limited nonresidential uses that serve many of the day-to-day convenience needs of neighborhood residents and provide opportunities for residents to live and work within the neighborhood.

The district is intended to be applied within or in close proximity to areas of the City that reflect an urban scale of development and afford convenient access to major employment centers and community facilities, and to encompass undeveloped or underdeveloped properties comprising areas large enough and with sufficient residential density to enable establishment of a cohesive neighborhood.

The district regulations permit corner commercial uses that are limited in location, type and scale and are intended to provide for the convenience of neighborhood residents within walking distance, to respect the primary residential character of the neighborhood and to avoid traffic, parking, noise and other impacts that typically result from uses that draw patrons from outside a neighborhood.

The following conditions, among others, would be imposed by the proposed special use permit ordinance:

3(a) That the Special Use of the Property shall be as day nursery, restaurant, and office uses, retail stores and shops, and any other principal uses permitted on corner lots pursuant to section 30-419.3(a) of the Code of the City of Richmond (2015), as amended, substantially as shown the Plans.

(b) The hours of operation of any restaurant on the Property shall be limited to 7:00 a.m. through 11:00 p.m., Monday through Sunday.

(c) Deliveries for any restaurant use of the Property shall be limited to 8:00 a.m through 6:00 p.m., Monday through Sunday, shall take place in the alley to the rear of the Property, and shall not take place on Bainbridge Street.

(d) No outdoor amplified or live music shall be allowed on the Property.

(e) Parking for a minimum of eight bicycles shall be provided on the Property, substantially as shown on the Plans.

(f) Any day nursery shall be licensed by and subject to the requirements of the Virginia Department of Social Services. The outdoor play area shall be substantially as shown on the Plans. The outdoor play area or areas shall be enclosed with a continuous opaque or non-opaque structural fence or wall not less than four feet in height. No chain link fence shall be permitted on the Property.

(g) All mechanical equipment serving the Property that is installed after the effective date of this ordinance and does not replace mechanical equipment existing prior to the effective date of this ordinance shall be located or screened so as not to be visible from any public right-of-way.

(h) No off-street parking shall be required for the Special Use.

(i) Signs for the Special Use shall meet the requirements of section 30-507.1 of the Code of the City of Richmond (2015), as amended, concerning signs permitted in the R-63 Multifamily Urban Residential District.

4(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

Surrounding Area

This property is currently zoned R-63 and is also near the B-5 zone recently updated for Hull Street. Properties within adjacent blocks to the West of Bainbridge Street are primarily R-63 and R-8 with some B-6 properties nearby along Commerce Road. A mix of commercial, mixed-use, vacant, single-, two-, and multi-family residential land uses are present in the vicinity of the subject property.

Neighborhood Participation

Staff has received a letter of support from the Manchester Alliance Civic Association for this application.

Staff Contact: Jonathan Brown, PDR, Land Use Division