

INTRODUCED: July 22, 2019

AN ORDINANCE No. 2019-205

To authorize the special use of the property known as 1600 West Cary Street for the purpose of an outdoor dining area, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 9 2019 AT 6 P.M.

WHEREAS, the owner of the property known as 1600 West Cary Street, which is situated in a UB Urban Business District and the Main Street/Uptown Parking Overlay District PO-3, desires to use such property for the purpose of an outdoor dining area, which use, among other things, is not currently allowed by section 30-433.2(21)(a) of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2019), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: SEP 9 2019 REJECTED: _____ STRICKEN: _____

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2015), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 1600 West Cary Street and identified as Tax Parcel No. W000-0658/024 in the 2019 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Improvements on No. 1600 – 1604 West Cary Street, in the City of Richmond, Virginia.,” prepared by McKnight & Associates, P.C., and dated May 24, 2019, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of an outdoor dining area located within 100 feet of property in an R district, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “The Pourhouse Group, LLC, 1600 W. Cary Street, Richmond, Virginia,” prepared by Perretz & Young, and dated December 12, 2018, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as an outdoor dining area, substantially as shown on the Plans.

(b) The hours of operation of the Special Use shall be limited to the hours of 7:00 a.m. through 11:00 p.m., daily.

(c) A privacy screen shall be installed along the western perimeter of the outdoor dining area that shall screen the Special Use from view by adjacent residential uses, substantially as shown on the Plans. At the Owner's request, the Director of Planning and Development Review may approve a privacy screen that is not shown on the Plans but that is otherwise consistent with this ordinance and the Code of the City of Richmond (2015), as amended.

(d) No live entertainment, recorded audio or video, or amplified public address system shall be allowed in connection with the Special Use.

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

(f) No more than 24 persons or the maximum capacity allowed by the Virginia Uniform Statewide Building Code, whichever is fewer, may occupy the outdoor dining area at any time.

(g) No fewer than two covered trash containers shall be provided in the outdoor dining area.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(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.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2015), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final,

non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2015), as amended, and all future amendments to such law, or any other applicable laws or regulations.

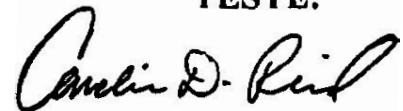
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

A TRUE COPY:

TESTE:



City Clerk

City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.richmondgov.com

Item Request

File Number: PRE.2019.323

Received

RECEIVED

JUL 15 2019

4-8948
JUN 28 2019

Office of the
Chief Administrative Officer

OFFICE OF THE CITY ATTORNEY

O & R Request

DATE: June 28, 2019

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and

FROM: Mark A. Olinger, Director, Department of Planning and Development Review

RE: To authorize the special use of the property known as 1600 West Cary Street for the purpose of an outdoor dining area, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the property known as 1600 West Cary Street for the purpose of an outdoor dining area, upon certain terms and conditions.

REASON: The applicant is proposing outdoor dining at the front of the building on the subject property along West Cary Street. The property is located in the Urban Business Zoning District. Section 30-433.1(21)(a) of the Zoning Ordinance states that "no deck, patio, terrace or other area outside a completely enclosed building and used for the service or accommodation of patrons shall be situated within 100 feet of any property in any R district." Adjacent properties are zoned R-7 Single and Two-Family Urban Residential. A special use permit is therefore required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its September 3, 2019, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property noted as 1600 West Cary is a .188 acre (8,211 square feet) lot with 90 feet of street frontage and 90 feet deep, improved with a restaurant use. It is located at the northwest corner of West Cary Street and South Lombardy Street in The Fan neighborhood of the Near West planning district.

The City of Richmond's Master Plan designates the subject property for Single Family (Medium Density) land use. Primary uses in this category are "single-family and two-family dwellings, both detached and attached, at densities of 8 and 20 units per acre." (See page 133, Richmond Master Plan.)

The subject property and properties to the east are zoned UB-PO3 - Urban Business-Parking Overlay District. Properties to the north, west, and south are zoned R-7 Single and Two-Family Urban Residential. A mix of land uses are present in the vicinity of the property.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$1,800 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: July 22, 2019

CITY COUNCIL PUBLIC HEARING DATE: September 9, 2019

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
September 3, 2019

AFFECTED AGENCIES: Office of Chief Administration Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map

STAFF: David Watson, Senior Planner, Land Use Administration, 804-646-1036



SUP-050169-2019

Application for SPECIAL USE PERMIT

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
http://www.richmond.gov/

Application is hereby submitted for: (check one)

- [X] special use permit, new
[] special use permit, plan amendment
[] special use permit, text only amendment

Project Name/Location

Property Address: 1600 W Cary Street, Richmond, VA 23220

Date: 2/27/2019

Tax Map #: W0000658024 Fee: 300

Total area of affected site in acres: 0.188

(See page 6 for fee schedule please make check payable to the "City of Richmond")

Zoning

Current Zoning: UB-P03

Existing Use: Commercial/Restaurant (Hopcraft Pizza)

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Same as existing, but with outdoor dining area

Existing Use: Commercial/Restaurant (Hopcraft Pizza)

Is this property subject to any previous land use cases?

Yes []

No [X]

If Yes, please list the Ordinance Number:

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources

Mailing Address: 11 South Twelfth Street, Suite 500

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-9275 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: VIRGINIA INVESTMENT COMPANY LLC

If Business Entity, name and title of authorized signer: Greg Waller, Ph D

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest)

Mailing Address: PO BOX 6895

City: Richmond State: VA Zip Code: 23230

Telephone: (804) 787-3611 Fax: ()

Email: hgwaller@cornerstone-valuation.com

Property Owner Signature: [Signature]

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)



February 27, 2019

Mr. Matthew Ebinger
City of Richmond, Department of Planning and Development Review
Land Use Administration Division, Room 511
City Hall, 900 E Broad Street
Richmond, Virginia 23219

Re: Special Use Permit: 1600 W Cary Street

Dear Matthew,

I am representing the property owner in an application for a special use permit (the "SUP") for the property known as 1600 West Cary Street, identified as Tax Parcels W-000-658/024 (the "Property"). The Property is located on the north side of West Cary Street between South Lombardy Street and South Vine Street. The Property consists of one lot that is roughly 90 feet in depth and 90 feet in width, fronting both onto West Cary Street and South Lombardy Street. The Property contains approximately 8,211 square feet of lot area and is occupied by a one-story building containing 1,914 square feet of floor area. The 1955 assessor's card indicates the building was built in 1929, and was initially occupied as an auto service station. The building is now occupied by a restaurant. The SUP would authorize an outdoor dining area serving the restaurant.

The Property is zoned UB-PO3, which permits the outdoor dining under the condition that "no deck, patio, terrace, or other area outside of a completely enclosed building and used for the service or accommodation of patrons shall be situated within 100 feet of any property in any R District" (Sec. 30-433.2(21)(a)). The Property abuts a Property to the west and is located across an alley from a parcel to the north which are located in an R-7 Single and Two-Family Urban Residential District. As a result, the 100-foot radius requirement is not met and a Special Use Permit is necessary. All other zoning requirements would be met.

The proposed outdoor dining area would be located on the Cary Street side of the building and would be approximately 488 square feet in area. It would be oriented toward the Cary Street frontage and would generally be defined on the east and north by the existing building and to the west by the property line. The dining area would be enclosed by fencing constructed of quality pressure treated southern yellow pine with aluminum balusters. The service area could accommodate 6 tables and 24 seats. Evening hours of operation for the outdoor service would end at 11 PM.

Properties within this portion of the West Cary Street Corridor were the subject of a general downzoning in 2004. A field study performed by staff at that time revealed a mix of residential and commercial uses at varying intensities. The rezoning established zoning classifications which struck a balance between that existing development character and the recommendations of the Master Plan and/or Conservation and Redevelopment Plan. This resulted in zoning boundaries that were generally appropriate while, unfortunately, being more fragmented than typical. In the case of the subject block it resulted in split zoning midblock along both Cary and Lombardy Streets with the Subject property being

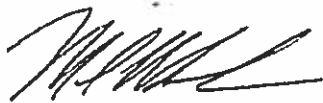
the only UB-zoned property in the block and the properties immediately to the west and north across the alley being zoned R-7. This unique situation along with the historic configuration of the site results in an ability to locate the outdoor dining area on the site in a manner that would meet the 100-foot radius requirement.

The proposal would be consistent with the intent of that 2004 rezoning, which included "provid[ing] for the viability of continued commercial uses at intensity levels that would be complementary to nearby residential uses." In addition, the request is consistent with the intent of the UB district guidelines which promote a "pedestrian oriented shopping character" and a "safe, convenient and economically viable pedestrian environment." The outdoor dining area would activate the street from a pedestrian perspective on a stretch of Cary Street where such activity is largely absent. At the same time that the outdoor dining area would allow for the continued viability of the commercial use and provide for an active use in the block, a limitation on the hours of operation of the service area would mitigate any negative impacts and ensure compatibility with nearby residential uses.

This request addresses the various factors indicated in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council.

Thank you for your time and consideration of this request. Please let me know if you have any questions.

Sincerely,



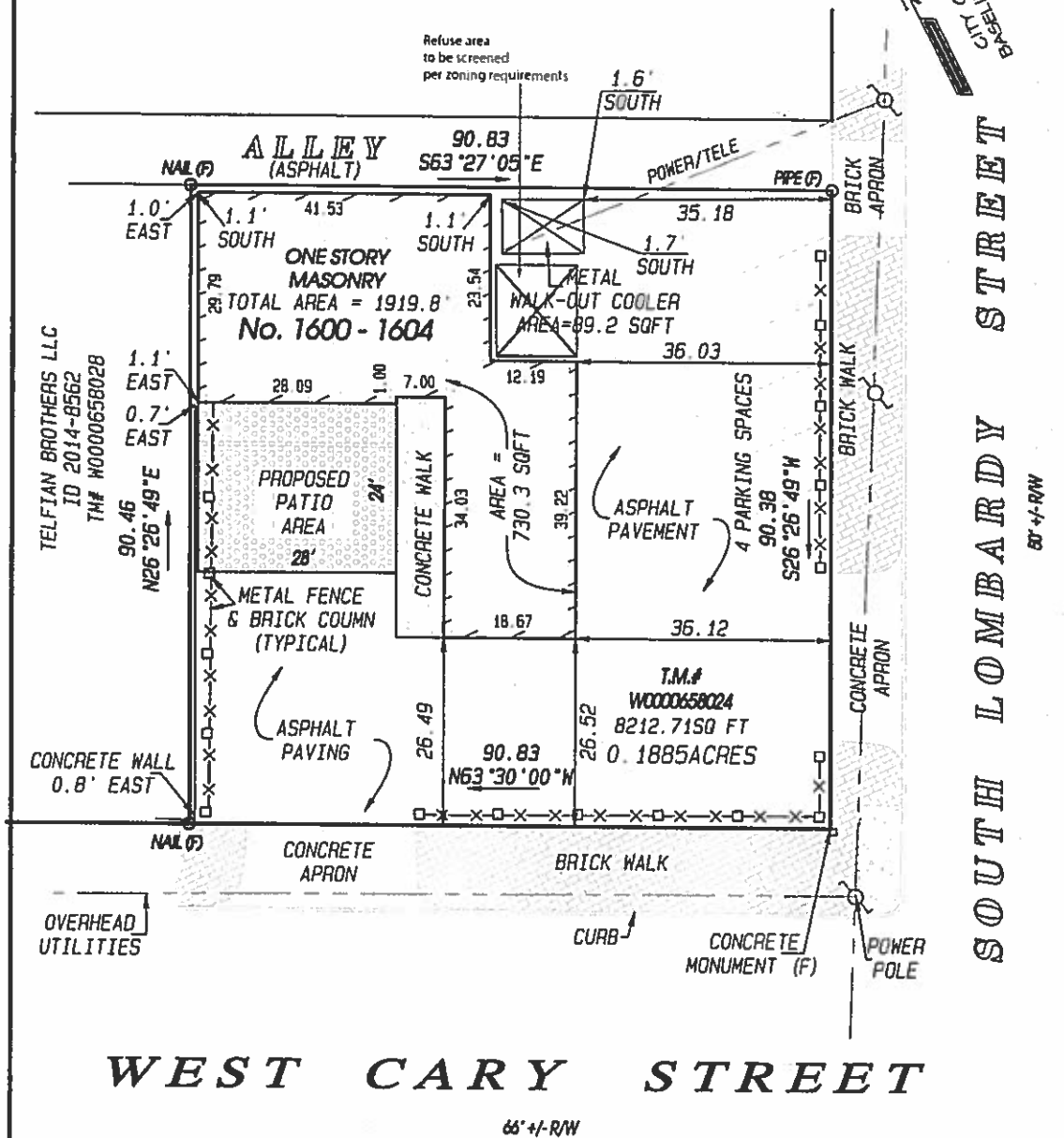
Mark R. Baker
Baker Development Resources, LLC

cc: the Honorable Parker Agelasto, 2nd District Councilmember

Exhibit A:

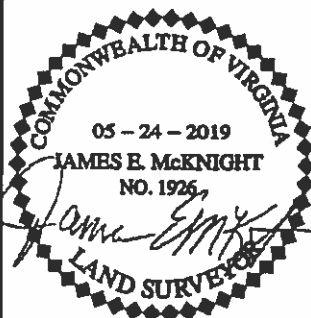


NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
 CURRENT OWNER: VIRGINIA INVESTMENT COMPANY ID 95-24391



WEST CARY STREET

PLAT SHOWING IMPROVEMENTS ON No. 1600 - 1604 WEST CARY STREET, IN THE CITY OF RICHMOND, VIRGINIA.



THIS IS TO CERTIFY THAT ON MAY 24, 2019, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

SCALE: 1" = 20'



McKNIGHT & ASSOCIATES, P.C.
 LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
 RICHMOND, VIRGINIA 23235
 TELEPHONE (804) 320-2646

JOB NUMBER: 95060100

The Pourhouse Group (dba the Hop)

Proposed Outside Dining Area

Fencing Details

Product Overview

The fast and easy installation of the 8 ft. railing kit makes it the perfect product for the do-it-yourselfer and the professional deck builder. Made of quality pressure-treated #1 southern yellow pine and black aluminum balusters, your new stylish railing will be the talk of the neighborhood. The wood components are finished with a decorative high-end finish and are kiln-dried after treatment for extra stability and are also ready to stain or paint.

- Pre-cut and dried components for easy installation, includes balusters and brackets
- Wood components are pressure treated for long life and also kiln-dried after treatment for added stability
- Black aluminum balusters offer a high-end, stylish look to your hand railing
- Perfect product for both the do-it-yourselfer and the professional deck builder
- California residents see Prop 65 WARNING

Info & Guides

- [Installation Guide](#)
- [Warranty](#)

You will need Adobe's Acrobat5 Reader to view PDF documents. Download a free copy from the Adobe Web site.

Specifications

Dimensions

Product Depth (in.)

33.75

Product Height (in.)

32.5

Product Width (in.)

30

Details

Includes

Galvanized Decking Rails

Finishable

90 Degree

Interal Connector

Exterior

Star Part Type

K1

How can we improve your product information? Provide feedback.

