



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2015-179: To rezone the property known as 2816 West Broad Street from the B-3 General Business District to the B-7 Mixed-Use Business District.

To: City Planning Commission
From: Land Use Administration
Date: October 5, 2015

PETITIONER

Carter Snipes
Snipes Properties
2816 West Broad Street
Richmond, VA 23221

LOCATION

2816 West Broad Street

PURPOSE

To rezone the property known as 2816 West Broad Street from the B-3 General Business District to the B-7 Mixed-Use Business District.

SUMMARY & RECOMMENDATION

The subject property is located on the block bounded by West Broad Street to the south, North Sheppard Street to the west, West Marshall Street to the north, and North Boulevard to the east. The property is improved with the Hofheimer Building, a 14,400 square foot, two-story commercial building, that most recently housed Adam's Camera Shop on the ground floor and Mariana's School of Dance on the 2nd floor. It was built in 1928 for the Hofheimer Rug Cleaning Company. The property is zoned B-3 General Business District and has 48 grandfathered parking spaces.

Approximately 3,000 square feet of the building on the ground floor has been leased for restaurant use. The proposed rezoning would allow for a craft brewery to occupy the balance of the ground floor and part of the rooftop for a rooftop patio. The applicant intends to use the second floor for banquets, special events, and art exhibitions. The proposed brewery use is not permitted in the existing B-3 district, but would be permitted under the proposed B-7 district. In addition, the parking requirements for certain uses in the B-7 district are less than the parking requirements in the existing B-3 district. All uses on the property will have to provide parking as required in the B-7 district for off-premises parking and taking into consideration the 48 grandfathered parking spaces. The ordinance states that off-street parking spaces required for any use may be provided off the premises within a 500-foot radius of a principal entrance. The applicant has leased 20 spaces at 2931 West Marshall Street, which is approximately 470 feet away, and has the option to lease up to 50 additional spaces.

The Master Plan recommends General Commercial uses for the subject property. “General commercial uses include a broad range of office, retail, general commercial, wholesale and service uses, typically located along major transportation corridors and serving large portions of the City, the region or the traveling public” (page 135).

Staff finds that the proposed rezoning is consistent with Master Plan’s recommendations. In addition, the proposed uses would be compatible with the surrounding general commercial uses. Therefore, staff recommends approval of the rezoning to B-7 Mixed-Use Business District.

FINDINGS OF FACT

Site Description

The subject property is located on the block bounded by West Broad Street to the south, North Sheppard Street to the west, West Marshall Street to the north, and North Boulevard to the east. The property is improved with the Hofheimer Building, a 14,400 square foot, two-story commercial building, that most recently housed Adam's Camera Shop on the ground floor and Mariana's School of Dance on the 2nd floor. It was built in 1928 for the Hofheimer Rug Cleaning Company. The property is zoned B-3 General Business District and has 48 grandfathered parking spaces.

Proposed Use of the Property

Approximately 3,000 square feet of the building on the ground floor has been leased for restaurant use. The proposed rezoning would allow for a craft brewery to occupy the balance of the ground floor and part of the rooftop for a rooftop patio. The applicant intends to use the second floor for banquets, special events, and art exhibitions.

Master Plan

The Master Plan recommends General Commercial uses for the subject property. “General commercial uses include a broad range of office, retail, general commercial, wholesale and service uses, typically located along major transportation corridors and serving large portions of the City, the region or the traveling public” (page 135).

Zoning & Ordinance Conditions

After subtracting the 48 grandfathered parking spaces, all uses on the property will have to provide parking as required in the zoning ordinance for off-premises parking. The B-7 district requires one parking space for every 300 square feet of floor area devoted to restaurant use. The ordinance states that off-street parking spaces required for any use may be provided off the premises within a 500-foot radius of a principal entrance. The applicant has leased 20 spaces at 2931 West Marshall Street, which is approximately 470 feet away, and has the option to lease up to 50 additional spaces.

Surrounding Area

The properties to the east, south, and west are zoned B-3 and are occupied by a mix of commercial uses, including a Seven-Eleven convenience store, Chanellos Pizza,

Sheltering Arms rehabilitation center, and various auto repair shops. The properties to the north are zoned M-1 and are occupied by a mix of commercial, office, and storage uses.

Neighborhood Participation

Staff has contacted 2nd District Council Representative, Charles Samuels, the Scott's Addition Boulevard Association, Museum District Association, and Fan District Association. Staff did receive a letter of support from Scott's Addition Boulevard Association.

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