



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2020-029: To authorize the special use of the property known as 1301 North Hamilton Street for the purpose of a retail use accessory to an existing office use, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 18, 2020

PETITIONER

Andrew M. Conclin, Esq. representing Heart of Virginia Council of the Boy Scouts of America

LOCATION

1301 N. Hamilton Street

PURPOSE

To authorize the special use of the property known as 1301 North Hamilton Street for the purpose of a retail use accessory to an existing office use, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The Heart of Virginia Council of the Boy Scouts of America (HVBSA) is the contract purchaser of the property located at 1301 N. Hamilton Street. In addition to the principal use of offices, HVBSA would like to operate a retail store as an accessory use. The proposed accessory retail use is not a permitted use and a special use permit is therefore required

Staff finds the proposed use would be consistent with the land use recommendation of the Pulse Corridor Plan and would not pose an undue burden on the availability of on-street parking in the area.

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 is a 1.26 acre property with improvements and is located in the R-73 Multi-family Residential District. The property is located between N. Hamilton Street and the I-195 Downtown Expressway. The property is located in the Sauer's Garden Neighborhood of the Far West Planning District.

Proposed Use of the Property

HVBSA intends to locate their headquarters in the 26,448 square foot office building located on the property. Offices are a permitted principal use in this district provided that no retailing, wholesaling or servicing of merchandise shall be permitted on the premises nor shall the storage or display of merchandise to be serviced or offered for sale elsewhere be permitted on the premises. The HVBSA wishes to operate a retail store in an areas of approximately 3,634 square feet that will be open to the public and will have a dedicated public entrance. The property has ample on-site parking and the proposed special use is anticipated to have no impact on street parking in the area. Signage related to the proposed retail use is proposed to not exceed ten square feet.

Master Plan

The City of Richmond's Pulse Corridor Plan designates a future land use category for the subject property as Transitional. Specifically, the plan notes that these areas provide a gradual transition between intense commercial areas and primarily single-family residential areas. Primary uses are noted as office and multi-family residential with permitted secondary uses of retail, personal service, cultural, institutional and government uses.

Zoning and Ordinance Conditions

The subject property is located in the R-73 Multifamily Residential District. Offices are a permitted principal use in this district provided that no retailing, wholesaling or servicing of merchandise shall be permitted on the premises nor shall the storage or display of merchandise to be serviced or offered for sale elsewhere be permitted on the premises. Thus the proposed accessory retail use is not a permitted use and a special use permit is required.

The special use permit ordinance will impose conditions on the property, including:

- a) The Special Use of the Property shall be as retail use, containing up to 3,634 square feet, accessory to an existing office use, substantially as shown on the Plans.
- b) Signs for the Special Use shall not exceed an aggregate of ten square feet in area.
- 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) The number of off-street parking spaces for the office use shall be provided on the Property in accordance with section 30-710.1(a)(23) of the Code of the City of Richmond (2015), as amended. No more than 12 of the off-street parking spaces provided on the Property for the office use may be used for the retail use

Surrounding Area

Properties abutting to the north, west and south contain a mix of commercial, multi-family residential, institutional and office uses. The I-195 Downtown Expressway abuts to the east. The property abutting to the south contains a surface parking lot and is under the same ownership as the subject property.

Neighborhood Participation

Adjacent property owners and the Jefferson Terrace Civic Association were notified of the application. No comments of support or opposition have been received from the community or neighboring property owners for this application.

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