



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2016-294:** To rezone the property known as 3022 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:** December 5, 2016

---

#### **PETITIONER**

Andrew M. Conclin, Roth Doner Jackson Conclin, PLC

#### **LOCATION**

3022 West Broad Street

#### **PURPOSE**

Rezoning of 3022 West Broad Street to B-7 Mixed-Use Business to allow for a brewery and a reduction of parking requirements.

#### **SUMMARY & RECOMMENDATION**

The subject property is located on the north side of West Broad Street at the corner of Summit Avenue and contains 0.598 acres of lot area. The property is improved with an existing building just under 10,000 square feet in size.

The applicant proposes to develop a brewery with an accompanying restaurant on the subject property. The B-3 district only permits small-scale breweries as an accessory use in conjunction with a restaurant, thus requiring parking at the same rate as a restaurant. The proposed brewery would be approximately 4,000 square feet with the restaurant occupying the remaining 6,000 square feet. The proposed B-7 District permits breweries producing not more than 100,000 barrels of beer per year as a principal use, and as such, the brewery would be required to provide parking based on the number of employees and vehicles while the restaurant would be required to provide parking at a ratio of one off-street parking space per 300 square feet of floor area.

The Master Plan designates this area as part of General Commercial area, which includes a broad range of office, retail, general commercial, wholesale and service uses consistent with the uses permitted in the proposed B-7 district.

The subject property is located along the future route of the GRTC Pulse: Bus Rapid Transit (BRT) system. A Pulse station is planned at the nearby intersection of North Cleveland Street and West Broad Street. In addition, the City is currently undertaking a long-range planning process for the Broad and East Main Street corridors, which among other things, is focusing on transit-oriented design that would include form based requirements similar to those found in the B-7 district.

Staff finds that the proposed B-7 district is consistent with Master Plan's recommendations and the draft plan recommendations for transit oriented development along the Pulse Corridor. Therefore, staff recommends approval of the proposed rezoning request.

---

## **FINDINGS OF FACT**

### **Site Description**

The subject property is located on the north side of West Broad Street at the corner of Summit Avenue and contains 0.598 acres of lot area. The property is improved with an existing building just under 10,000 square feet in size and was most recently occupied by Suntrust Bank.

### **Proposed Use of the Property**

The applicant proposes to develop a brewery with an accompanying restaurant on the subject property. The proposed brewery component would be approximately 4,000 square feet. Outdoor dining and a parking area to serve the restaurant and brewery are also proposed as part of the redevelopment.

### **Master Plan**

The Master Plan designates this area as part of General Commercial area, which includes 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.

The subject property is located along the future route of the GRTC Pulse: Bus Rapid Transit (BRT) system. A Pulse station is planned at the nearby intersection of North Cleveland Street and West Broad Street. In addition, the City is currently undertaking a long-range planning process for the Broad and East Main Street corridors, which among other things, is focusing on transit-oriented design that would include form based requirements similar to those found in the B-7 district.

### **Zoning**

The existing B-3 district allows for restaurants and a variety of high-way oriented commercial uses; however, breweries are only permitted as an accessory use to a restaurant. Residential uses located above or behind commercial uses fronting on the principal street frontage are permitted in the B-3 district. The height limit in the B-3 district is 35 feet except in cases where the building exceeds the required setbacks one foot for each additional foot of height up to a maximum of 60 feet in height. The existing B-3 district requires 1 off-street parking space for every 100 square feet of floor area devoted to restaurant use, including any accessory use to the restaurant such as the brewery.

The proposed B-7 district allows for restaurants and breweries both as principal uses as well as a variety of other commercial and light industrial uses. Residential uses, except single- and two-family uses, are also permitted in the B-7 district. The height limit in the B-7 district is five stories in most cases. The B-7 district includes many form based requirements that are not found in the B-3 district, including minimum fenestration, maximum setbacks and requirements for parking areas to be located to the side or rear of buildings. Under the

B-7 district parking requirements, 1 space per 300 square feet of restaurant space would be required and 1 space per 2 employees would be required for the brewery operation as a principal use.

**Surrounding Area**

The properties to the east, south and west are zoned B-3 General Business District and are occupied with a mix of commercial uses and surface parking lots. The properties to the north are zoned M-1 Light Industrial.

**Neighborhood Participation**

Staff has not received any letters of support or opposition for the requested rezoning.

**Staff Contact:** Lory Markham, (804) 646-6309