



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-290: To amend Ord. No. 2021-192, adopted Jul. 26, 2021, which authorized the special use of the property known as 205 West Brookland Park Boulevard for the purpose of art gallery, artist studio, outdoor entertainment, and outdoor retail uses, to modify the design and building materials for the art gallery and artist studio use, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: November 7, 2022

PETITIONER

Richmond Art Garage, LLC

LOCATION

205 West Brookland Park Boulevard

PURPOSE

To amend Ordinance No. 2021-192 authorizing the special use of the property known as 205 West Brookland Park Boulevard for the purpose of an art gallery, artist studio, outdoor entertainment, and outdoor retail uses, to modify the design and building materials for the art gallery and artist studio use, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the UB-PE7 Urban Business District where art galleries are a permitted use. A special use was authorized in order to allow encroachment of proposed structures into required setbacks. Since this approval, the applicant found that the approved plans were no longer feasible. The new design and materials for the proposed studio are not in substantial conformance with the approved plans. Therefore an amendment to Ordinance No. 2021-192 authorizing a special use is requested.

Staff finds that the proposed project is generally consistent with the Richmond 300 Master Plan designation of Neighborhood Mixed-Use.

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 surrounding area.

Therefore, staff recommends approval of this special use permit amendment request.

FINDINGS OF FACT

Site Description

The subject property is located on the southern side of Brookland Park Boulevard, near the intersection with Hanes Avenue. It is 72 feet wide, 90 feet deep, and contains 6,480 square feet

in area. The improvements consist of a 1,212 square foot single-story structure built in 1964 that been repurposed for a garage use.

Proposed Use of Property

Ord. No. 2021-192 authorized the construction of an addition utilizing shipping containers in order to expand the existing gallery. The modified plans for the proposed amendment call for masonry construction instead of repurposed shipping containers, as designated in the approved plans.

MASTER PLAN

The Richmond 300 Master Plan designates the subject property for Neighborhood Mixed-Uses. Primary uses are single-family houses, accessory dwelling units, duplexes, small multi-family buildings and open space. Secondary uses include retail, office, and personal services.

Development Style: These areas feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small scale commercial buildings should be introduced.

Ground Floor: Regardless of use, buildings should engage the street with features such as street oriented façades with windows and door openings along street frontages. Appropriate setbacks, open space, front porches, elevated ground floors, and other features that provide a sense of privacy should be provided for residential uses.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings.

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets (see Street Typologies Map). Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Zoning and Ordinance Conditions

The subject property is zoned in the UB-PE7 Urban Business district. The property is also located within a Parking Exempt Overlay district. The proposal consists of constructing an addition onto an existing art gallery.

The request for amending the special use does not change the conditions required under Ordinance No. 2021-192. The following special use conditions for approval remain:

- a) The Special Use of the Property shall be as art gallery and artist studio uses, substantially as shown on the Plans, as well as outdoor entertainment and outdoor retail uses.
- b) The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
- c) All building materials and elevations shall be substantially as shown on the Plans.
- d) No off-street parking shall be required for the Special Use.
- e) No outdoor entertainment use or outdoor retail use of the Property shall occur after 10:00 p.m.

Surrounding Area

The adjacent properties to the east and west, as well as the properties across W. Brookland Park Boulevard are located in the same UB-PE7 Urban Business District as the subject property. These properties contain a mix of office, retail and restaurants. To the south, across the alley, are properties located in the R-6 Single-Family Attached zoning district that contain single and two-family detached dwellings.

Neighborhood Participation

Staff notified the Brookland Park Area Business Association, the Battery Park Civic Association, as well as area property owners and residents. No objections or concerns have been received.

Staff Contact

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