



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2025-017: To authorize the special use of the property known as 501 South Pine Street for the purpose of an outdoor storage area accessory to a restaurant, upon certain terms and conditions. (5th District)

To: City Planning Commission
From: Land Use Administration
Date: February 4, 2025

PETITIONER

Scott Stephens, SMS Architects

LOCATION

501 South Pine Street

PURPOSE

The applicant is requesting a Special Use Permit to authorize outdoor storage in a B-1 Neighborhood Business District. The required yard setbacks are not being met. As a result, a Special Use Permit is necessary to proceed with this request.

RECOMMENDATION

Staff finds that the requested use is consistent with the City's Master Plan future land use designation of Neighborhood Mixed-Use. The outdoor storage area serves an existing commercial building, which use is identified as a key part of a mixed-use neighborhood.

Staff finds that the outdoor storage area is sufficiently screened with a brick wall, eliminating a significant visual impact.

Staff finds that the outdoor storage area proposed is in line with the existing structure that predates the rear yard requirement, making it contextually appropriate.

Staff concludes that the proposed ordinance conditions substantially satisfy the safeguards established in the City Charter concerning the granting of Special Use Permits. 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 property is located in the Oregon Hill neighborhood on South Pine Street between Spring Street and China Street.

Proposed Use of the Property

Outdoor storage area accessory to a restaurant.

Master Plan

The City's Richmond 300 Master Plan designates the subject area as Neighborhood Mixed-Use, which is described as and, "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." (RVA 300, p. 82).

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. 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 current zoning for this property is B-1 Neighborhood Business District. The following features of the proposed development do not comply with the current zoning regulations:

Sec. 30-434.3. – Yards

Rear yard. No rear yard shall be required, except that where a rear lot line abuts or is situated across an alley from property in an R or RO district there shall be a rear yard of not less than 20 feet in depth.

The proposed storage area is approximately three feet from the property line.

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as an outdoor storage area accessory to a restaurant, substantially as shown on the Plans.
- No off-street parking shall be required for the Special Use.
- All site improvements shall be substantially as shown on the Plans (Sheet A2.1).

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

Surrounding Area

The surrounding land uses are primarily residential.

Neighborhood Participation

Staff notified the Oregon Hill Neighborhood Association, area residents and property owners. Staff has received no letters to date regarding the proposal.

Staff Contact: Shaianna Trump, Planner Associate, Land Use Administration, 804-646-7319