



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2023-260: To amend and reordain Ord. No. 86-81-83, adopted Apr. 28, 1986, previously amended by Ord. No. 2000-289-271, adopted Sept. 11, 2000, and Ord. No. 2023-158, adopted Jun. 12, 2023, which authorized the special use of the property known as 1200-1206 East Cary for the purpose of a hotel containing up to 57 rooms and other uses permitted in the B-5 Central Business District and additional signs, and modified the parking requirements, to authorize an outdoor walk-up automated teller machine, upon certain terms and conditions. (6th District)

To: City Planning Commission
From: Land Use Administration
Date: October 2, 2023

PETITIONER

Berkeley Hotel Partners, LLC

LOCATION

1200 E. Cary Street

PURPOSE

To amend an existing SUP to include outdoor walk-up automated teller machines as a permitted use, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the B-5 Central Business District, where banks are a permitted principal use and outdoor ATMs are not permitted uses. An amendment to the existing SUP is therefore required.

Staff finds that the proposed use would be generally consistent with the mix of uses recommended by Richmond 300 and is subject to the requirements of the Commission of Architectural Review.

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 is consistent with other uses in the community and would not create congestion in the streets in the area involved.

Therefore, staff recommends approval of the Special Use Permit amendment.

FINDINGS OF FACT

Site Description

The .163 acre subject property, known as 1200-06 East Cary Street, is located at the corner of 12th Street and E. Cary Street and contains a hotel. The surrounding area contains commercial and mixed use buildings.

Proposed Use of the Property

A portion of the ground-level hotel floor space will be used to house a bank with an ATM built into the exterior wall. The bank is a permitted use, but the ATM feature is not permitted.

Master Plan

The subject property is designated for Downtown Mixed-Use land use by Richmond 300 Master Plan. This land use category is described as the Central business district of the Richmond region features high-density development with office buildings, residential buildings, and a mix of complementary uses, including regional destinations in a highly-walkable urban environment. It is also within the Downtown Core node.

Development Style: Higher-density pedestrian- and transit-oriented development encouraged on vacant or underutilized sites. Historic buildings are adapted for new uses. Future development should be urban in form and may be of larger scale than existing context. Plazas and setbacks create an engaging street life. Many buildings are vertically mixed-use. New developments continue or introduce a gridded street pattern to increase connectivity.

Ground Floor: Ground floor uses engage with and enliven the street. Monolithic walls are discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged. Active commercial ground floor uses required on street-oriented commercial frontages.

Intensity: Buildings typically a minimum height of five stories.

Primary Use: Retail/office/personal service, multi-family residential, cultural, institutional, government, and open space.

Secondary Uses: Not applicable.

Zoning and Ordinance Conditions

The Special Use Permit will amend Ordinance No. 86-81-83, which was adopted April 28, 1986, previously amended by Ordinance No. 2000-289-271, adopted September 11, 2000, and Ordinance No. 2023-158, adopted June 12, 2023.

The amended ordinance will include automated teller machine as a permitted use, in addition to the uses already permitted by the previous ordinances.

Surrounding Area

The subject property is located in the B-5 Central Business District, as are properties to the east and south. Properties to the adjacent to the north and west are zoned B-4 Central Business District. A variety of commercial uses are in the remaining surrounding area.

Neighborhood Participation

Staff notified area property owners, residents, and Downtown Neighborhood Association. No letters of support or opposition have been received from the community or neighboring property owners for this application.

Staff Contact:

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