



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2014-197: To authorize the special use of a portion of the property known as 411 Bainbridge Street for the purpose of a brewery, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: October 6, 2014

PETITIONER

Matt Raggi
Thalhimer Realty Partners
11100 West Broad Street
Glen Allen, Virginia 23060

LOCATION

411 Bainbridge Street

PURPOSE

Special use permit for a large scale brewery at 411 Bainbridge Street

SUMMARY & RECOMMENDATION

The subject property is located between Porter Street to the west, Bainbridge Street to the east, West 7th Street to the south and West 4th Street to the north. The property contains approximately 6.3 acres of land area and is currently improved with three vacant warehouse buildings.

The subject properties are located within the City's RF-2 Riverfront zoning district. The RF-2 district does not permit breweries. The applicant would like the ability for a prospective brewery to brew in excess of 100,000 barrels of beer per year on the subject properties and has, therefore, requested a special use permit.

The proposed ordinance establishes that the normal zoning requirement for parking would be applied to the proposed brewery. In districts where a brewery is permitted, the zoning ordinance requires parking spaces to accommodate all vehicles used in connection with the distribution facility plus one parking space per every two employees for manufacturing, processing, fabricating, testing, research, bottling, warehousing and distribution establishments. The proposed brewery may initially employ up to 103 full time employees for Phase I of the project.

The proposed ordinance would require the portion of Porter Street and Bainbridge Street adjacent to the site, which were previously closed for the operations of the former Reynolds manufacturing site, to be dedicated back to the City prior to the issuance of a certificate of

occupancy for the brewery. The proposed ordinance would also require plan of development approval from the Director of Planning and Development Review prior to the issuance of any building permits for the brewery.

The subject property is designated as part of the Urban Center Area by the Downtown Plan. The Urban Center Area is characterized by a dense mix of office space, apartments, and retail located in four- to six- story brick buildings that front the street. In support of the rededication of Porter and Bainbridge Streets, the Downtown Plan states that streets that have been closed due to privatization should be reopened and kept as public amenities.

Staff finds that the proposal is consistent with the recommendations in the Downtown Plan. Staff further finds that with the conditions of the ordinance, the safeguards contained within the City Charter, relative to the granting of special use permits, are met. Therefore, staff recommends approval of the special use permit request.

FINDINGS OF FACT

Site Description

The subject property is located between Porter Street to the west, Bainbridge Street to the east, West 7th Street to the south and West 4th Street to the north. The property contains approximately 6.3 acres of land area and is currently improved with three vacant warehouse buildings.

Proposed Use of the Property

The subject properties are located within the City's RF-2 Riverfront zoning district. The RF-2 district does not permit breweries. The applicant would like the ability for a prospective brewery to brew in excess of 100,000 barrels of beer per year on the subject properties and has, therefore, requested a special use permit. The proposed brewery building would enclose all brewing, packaging, and distribution operations in one minimum 130,000 square feet facility with room to expand to a maximum of 220,000 square feet.

Master Plan

The subject property is designated as part of the Urban Center Area by the Downtown Plan. The Urban Center Area is characterized by a dense mix of office space, apartments, and retail located in four- to six- story brick buildings that front the street. In support of the rededication of Porter and Bainbridge Streets, the Downtown Plan states that streets that have been closed due to privatization should be reopened and kept as public amenities.

Zoning & Ordinance Conditions

The subject property are located within the City's RF-2 Riverfront zoning district. The RF-2 district does not permit breweries. The applicant would like the ability for the prospective brewery to brew over 100,000 barrels of beer per year. The proposed brewery building would enclose all brewing, packaging, and distribution operations in one minimum 130,000 square feet facility with room to expand to a maximum of 220,000 square feet.

The proposed ordinance establishes that the normal zoning requirement for parking would be applied to the proposed brewery. In districts where a brewery is permitted, the zoning ordinance requires parking spaces to accommodate all vehicles used in connection with the distribution facility plus one parking space per every two employees for manufacturing, processing, fabricating, testing, research, bottling, warehousing and distribution establishments. The proposed brewery may initially employ up to 103 full time employees for Phase I of the project.

The proposed ordinance would require the portion of Porter Street and Bainbridge Street adjacent to the site, which were previously closed for the operations of the former Reynolds manufacturing site, to be dedicated back to the City prior to the issuance of a certificate of occupancy for the brewery. The proposed ordinance would also require plan of development approval from the Director of Planning and Development Review prior to the issuance of any building permits for the brewery.

Surrounding Area

The subject property is part of a larger RF-2 zoning district and adjacent to a B-6 district to the southeast. The surrounding properties are currently occupied by a mix of uses, including industrial, commercial and residential.

Neighborhood Participation

Staff has received no letters of opposition or support from the public.

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