

June 6, 2022

City Planning Commission



ORDINANCE 2022-121  
2100, 2106, 2112, 2118, and 2124 Broad Rock Boulevard  
SPECIAL USE PERMIT



# SITE MAP

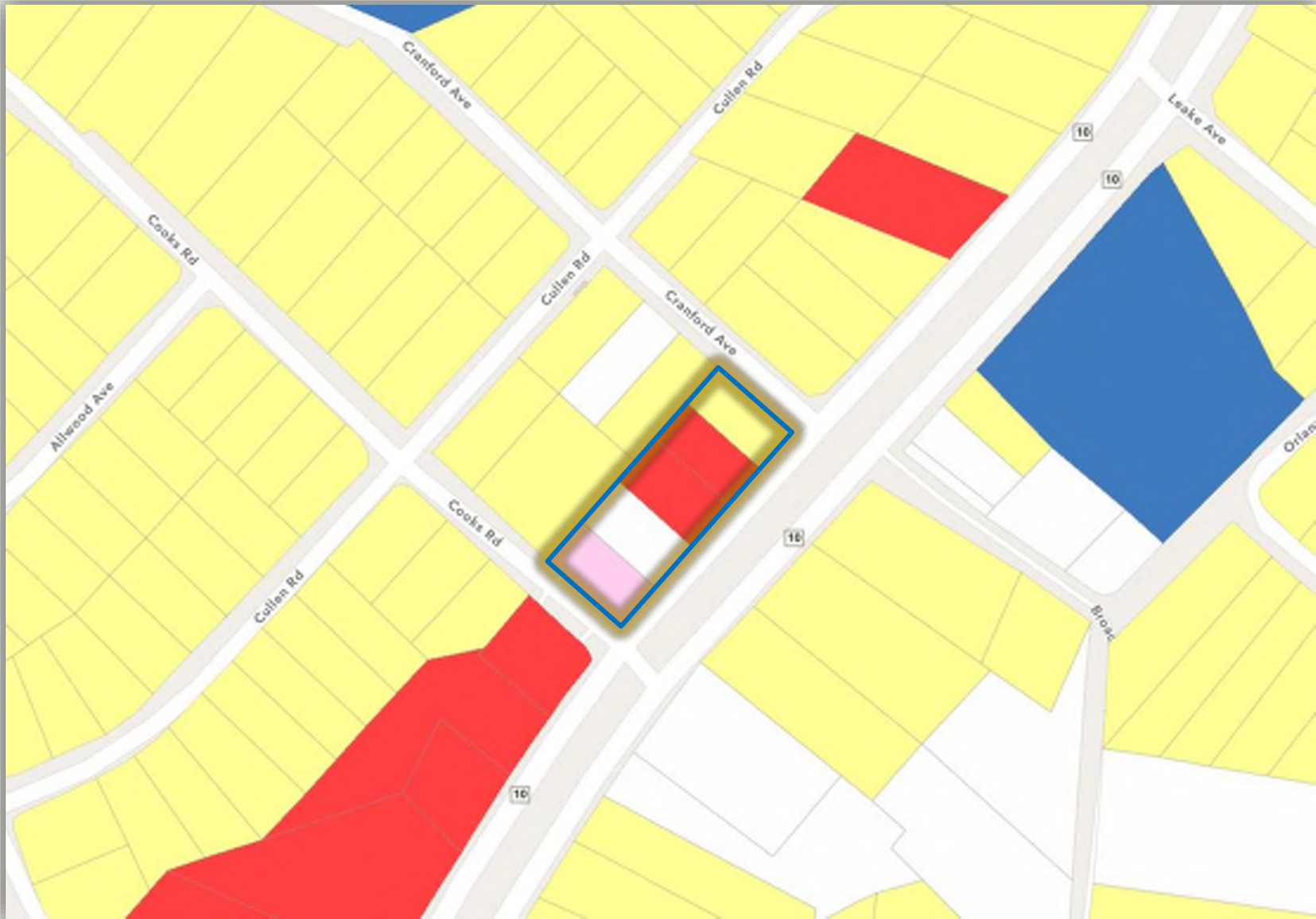
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The properties are located on Broad Rock Boulevard in the McGuire Manor neighborhood, and together, consist of a total of 44,431 sq. ft. or 1.02 acres of land.



# EXISTING LAND USES:

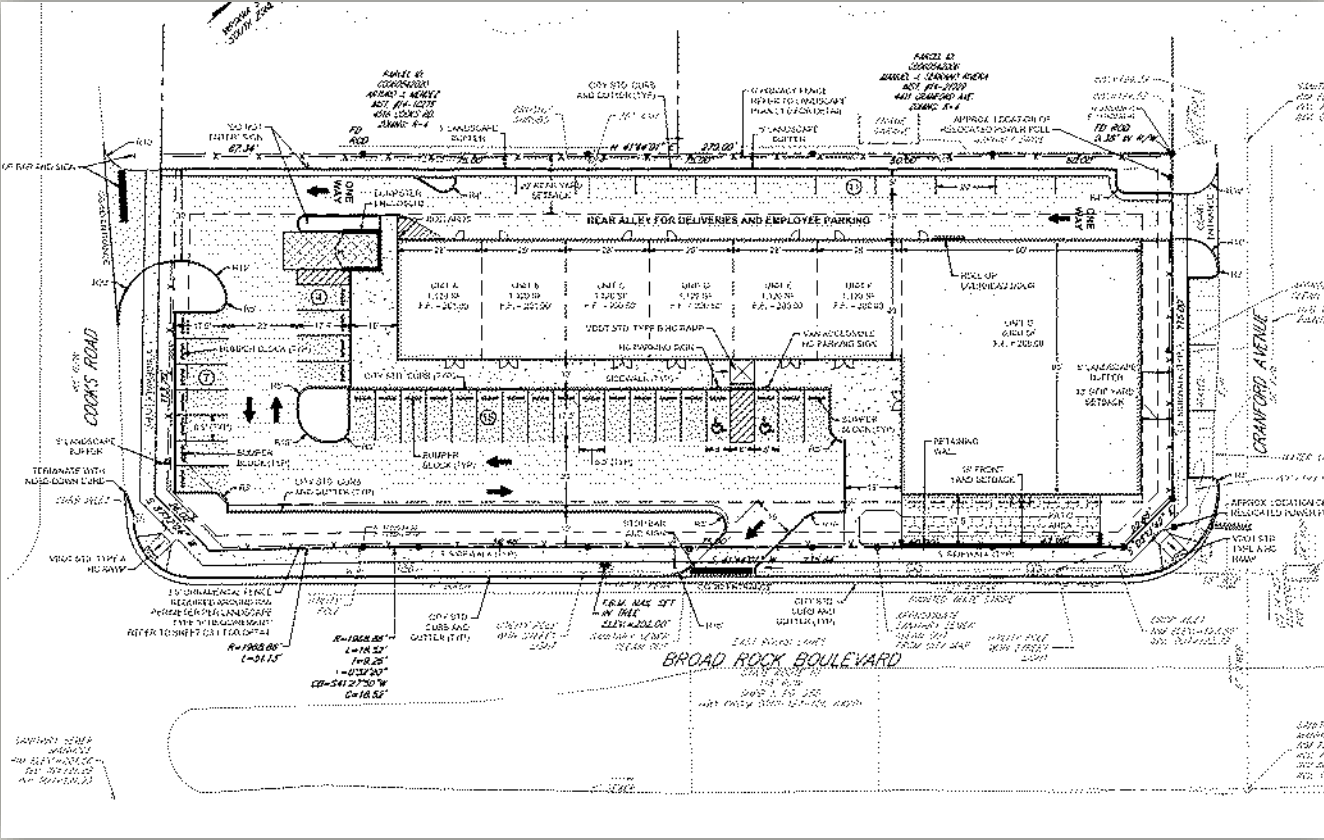
- Single Family
- Commercial
- Office
- Institutional
- Vacant



# PURPOSE & SUMMARY:

To authorize the special use of the properties known as 2100, 2106, 2112, 2118, and 2124 Broad Rock Boulevard for the purpose of a commercial building with off-street parking, upon certain terms and conditions.

- Existing B-2 Community Business
- Existing R-4 Single-Family Residential



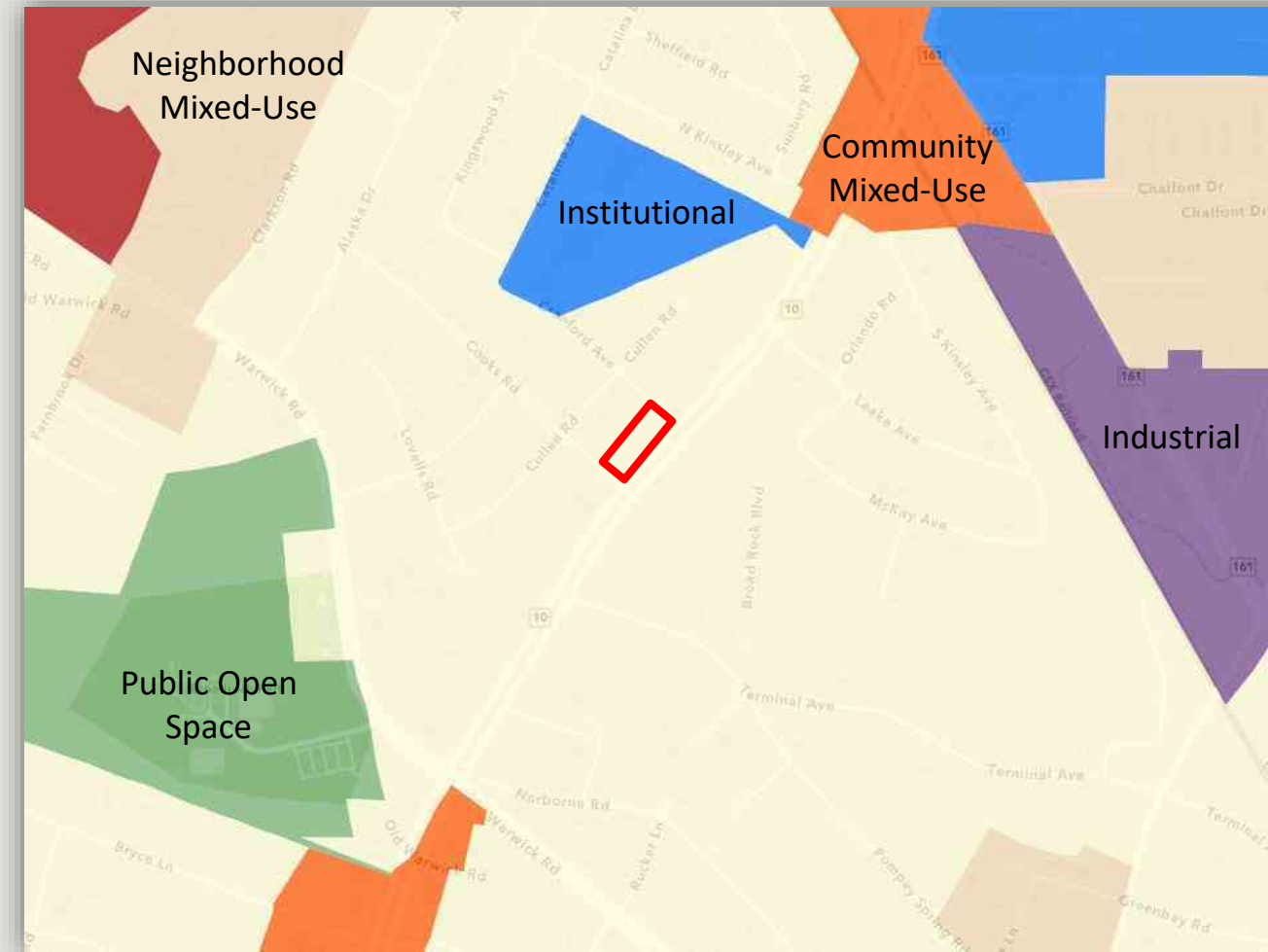
# RICHMOND 300 MASTER PLAN DESIGNATION: Residential

**Residential.** Neighborhoods “...consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature.”

**Intensity:** Buildings are generally one to three stories.

**Primary Uses:** single-family houses, accessory dwelling units, and open space.

**Secondary Uses:** duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural.” (p. 54)



# Neighborhood Context:

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# Neighborhood Context:

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# Neighborhood Context:

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# Neighborhood Context:

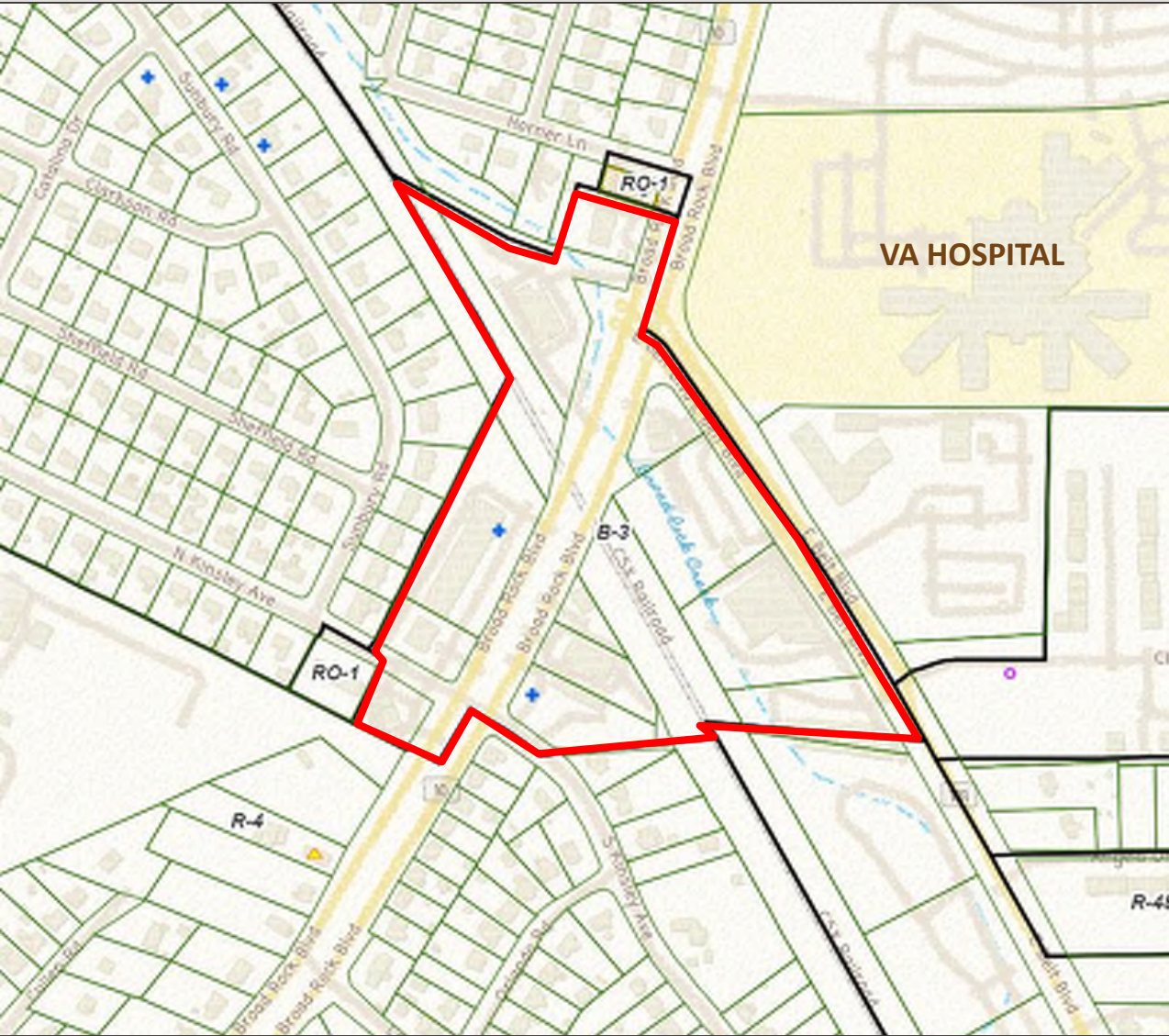


# Neighborhood Context:

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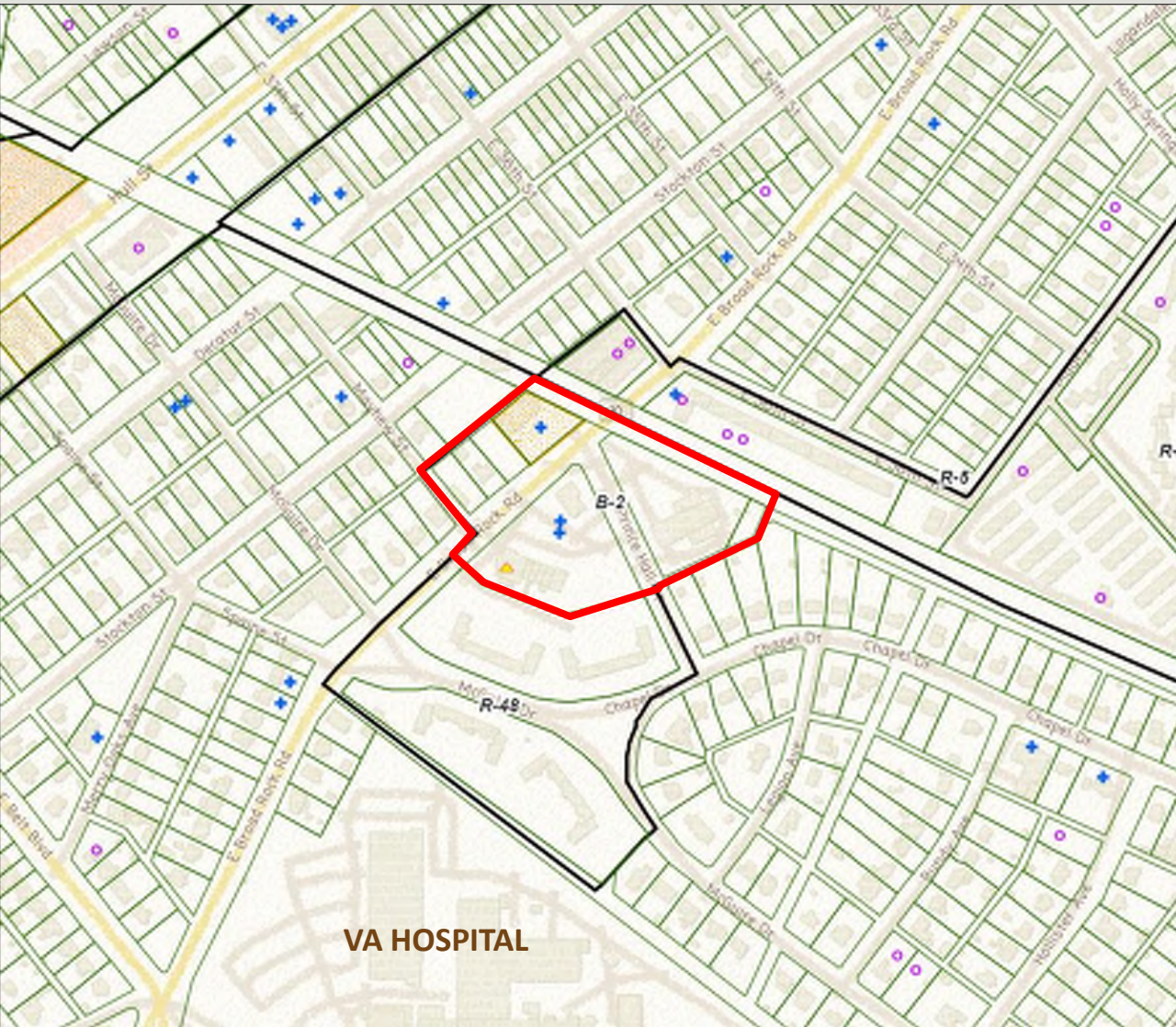
# Neighborhood Context: Richmond 300: Community Mixed-Use



Existing Commercial Uses on Broad Rock Blvd

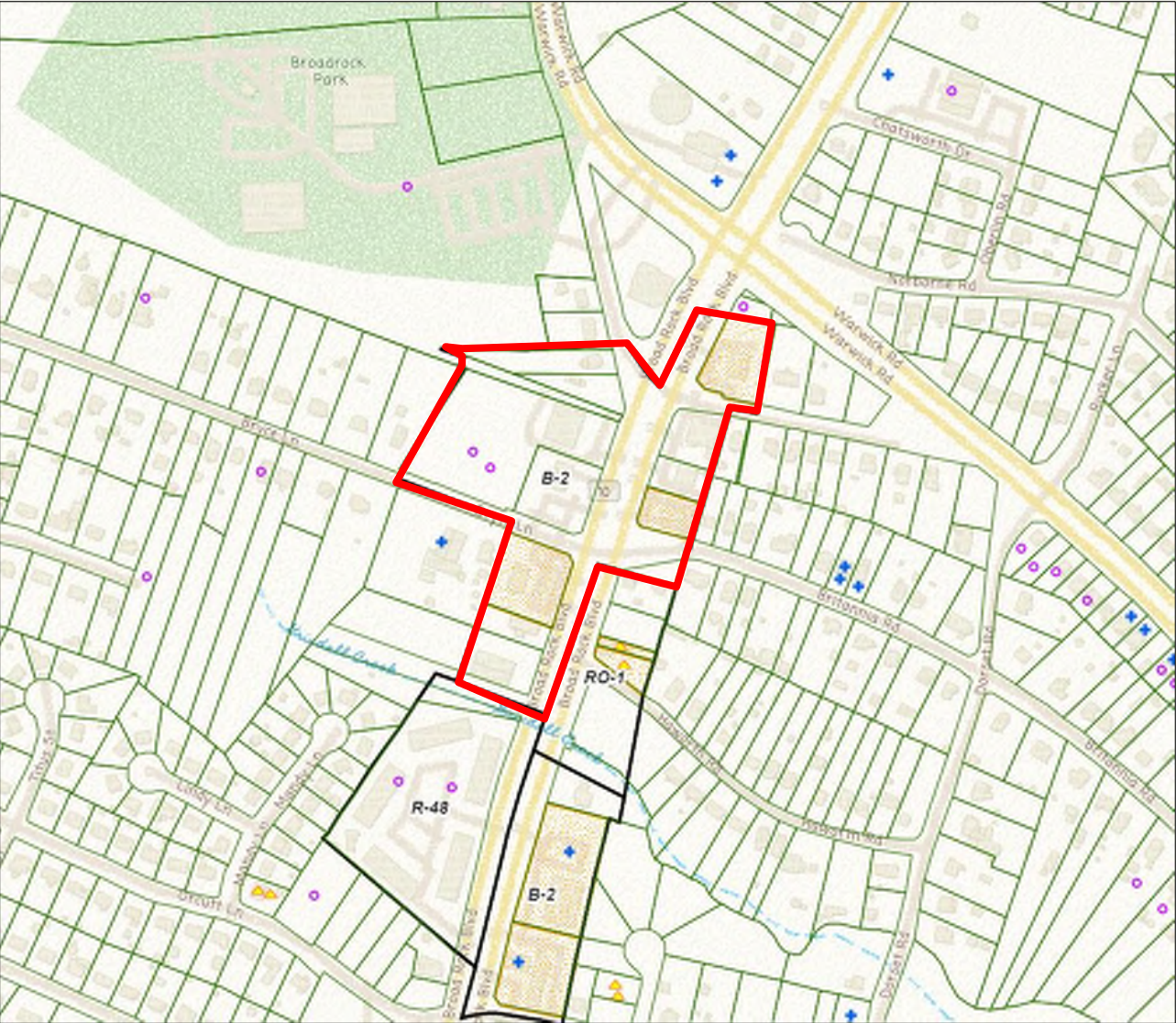


# Neighborhood Context: Richmond 300: Residential



Existing Commercial Uses on Broad Rock Blvd

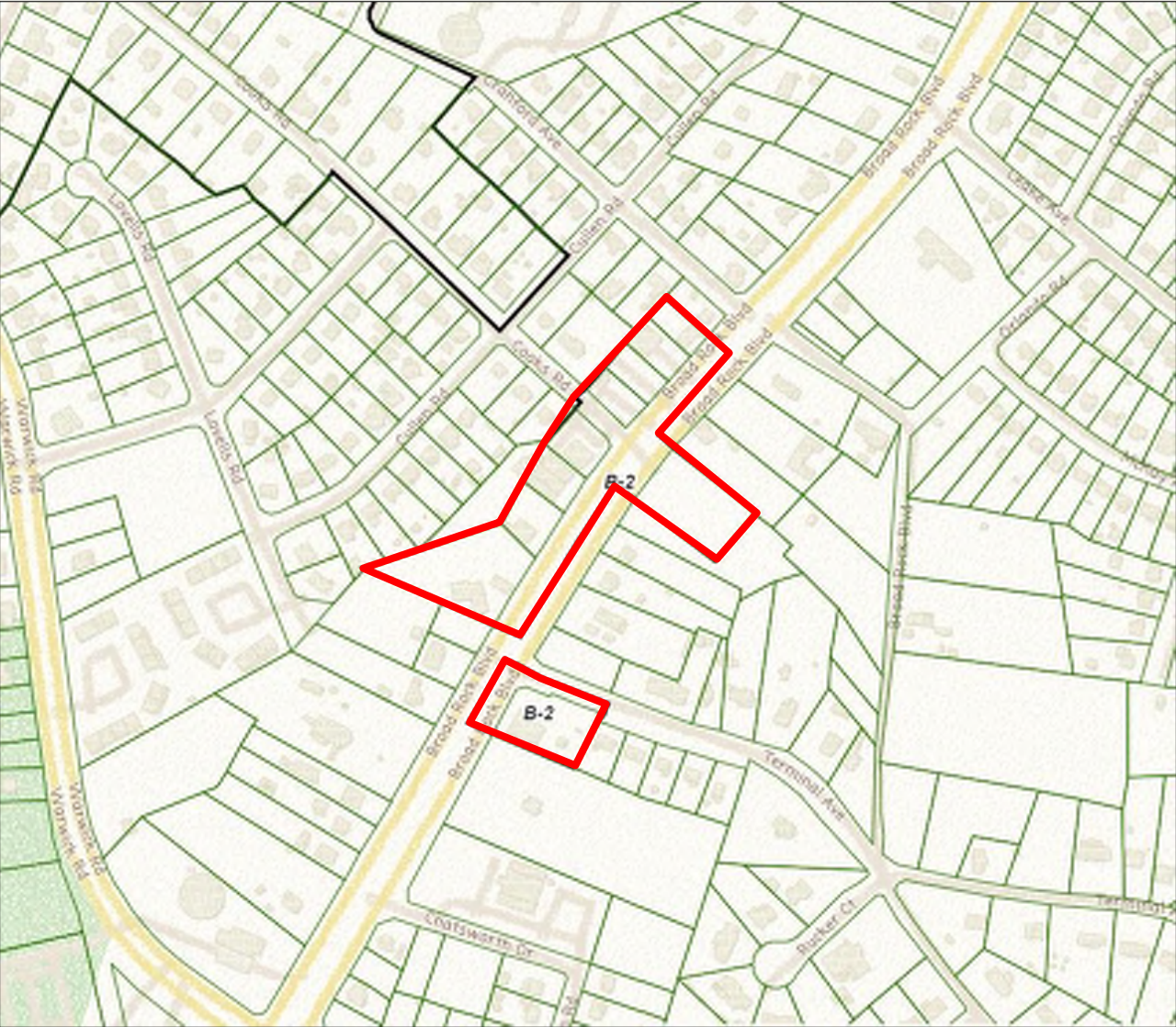
# Neighborhood Context: Richmond 300: Community Mixed Use



Existing Commercial Uses on Broad Rock Blvd



# Neighborhood Context: Richmond 300: Residential

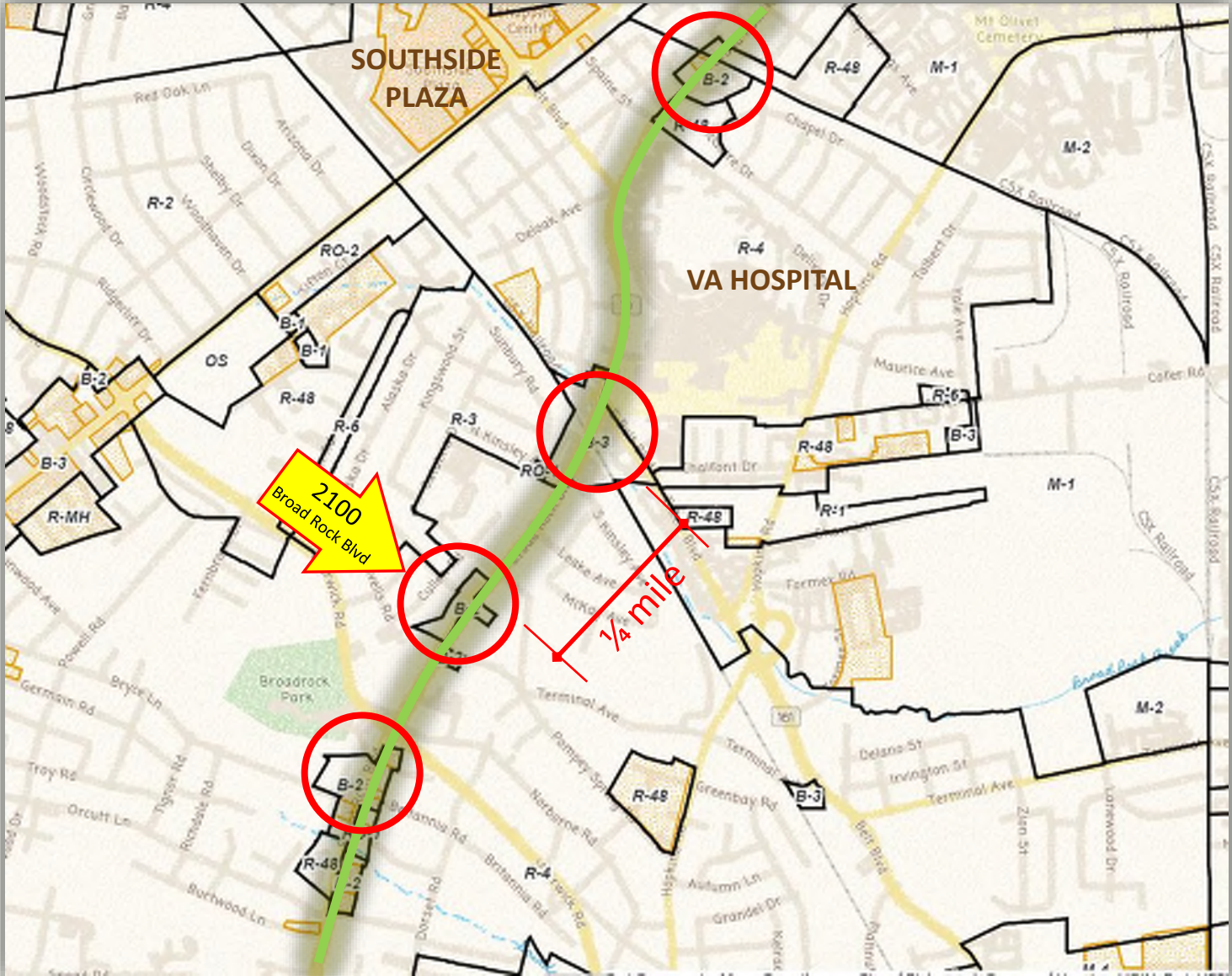


Existing Commercial Uses on Broad Rock Blvd

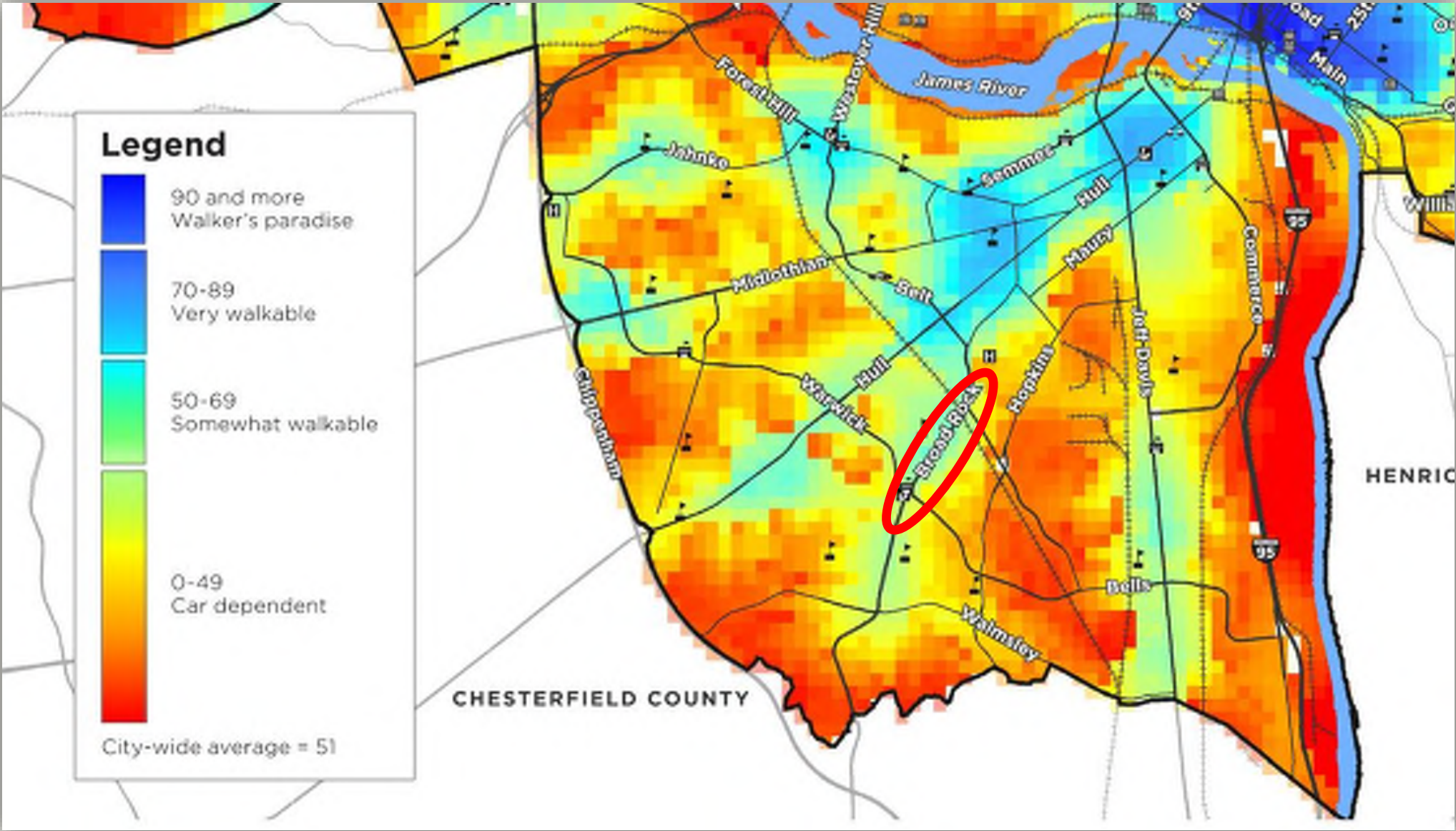




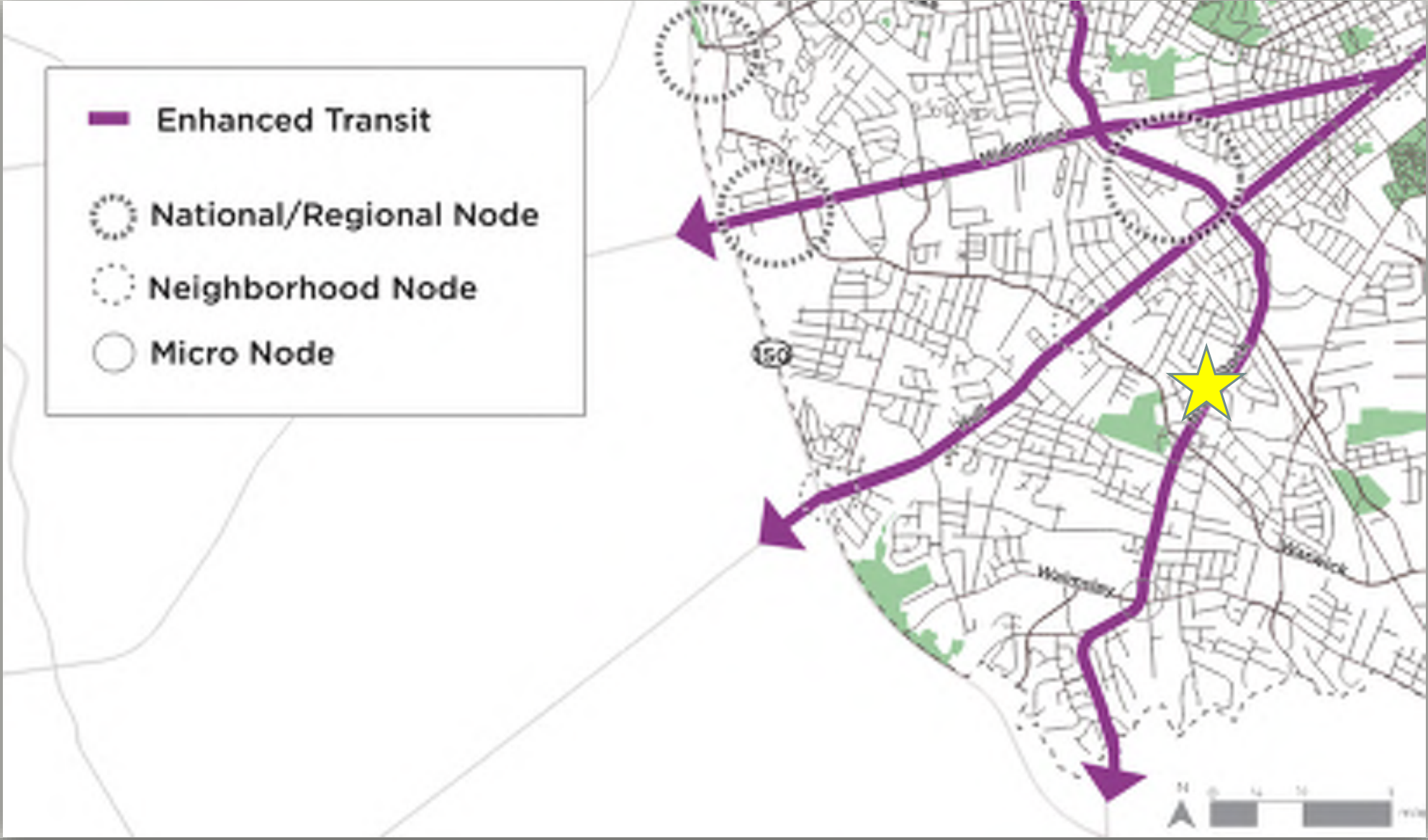
# Neighborhood Context: B-2 and B-3 zoning pattern



# Neighborhood Context: Walkscore: 50-69 "Somewhat walkable"



# Neighborhood Context: Enhanced Transit



# RICHMOND 300 MASTER PLAN DESIGNATION: Major Residential Street

The property is also on a designated Great Street with a street typology of **“Major Residential Street”**.

- Carry high volumes of vehicles, as well as pedestrians and bicycles, through residential neighborhoods
- Prioritize for creating sidewalks and crosswalks
- Install street trees as a buffer between sidewalk and street
- Ideal locations for transit routes and transit stops
- Ensure low street speed by utilizing traffic calming measures



# EXISTING ZONING: B-2 Community Business & R-4 Single Family Residential

## R-4 Single Family Residential

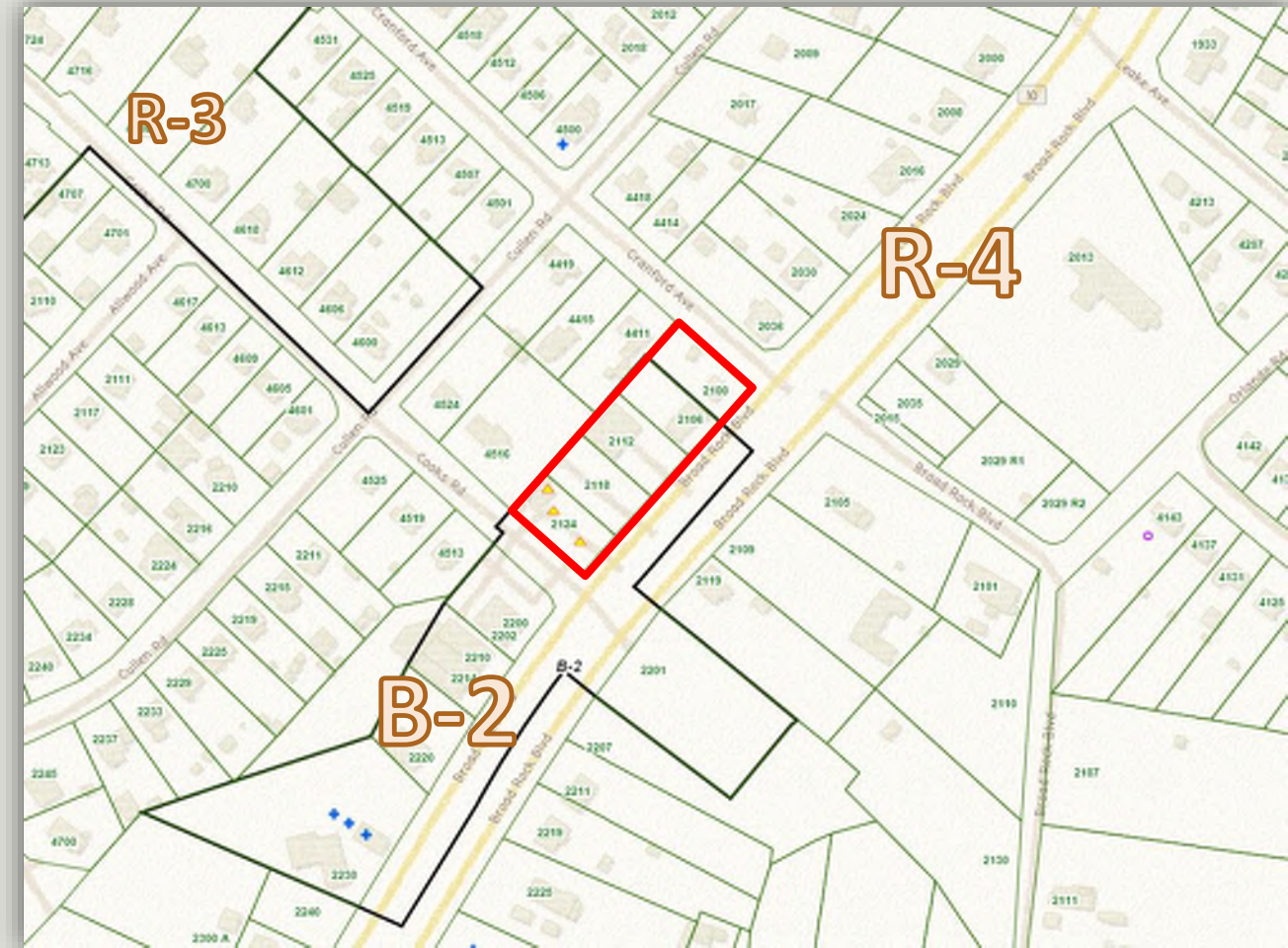
### **Sec. 30-408.1 Permitted principal uses**

*The R-4 Single Family district does not allow the proposed commercial use.*

## B-2 Community Business

### **Sec. 30-434.1(16) Permitted principal and accessory uses**

*The intent of the Special Use Permit is to allow for restaurant uses with outdoor dining. The B-2 district does not allow for patrons to dine outside.*



# Broad Rock Boulevard:



## ORDINANCE CONDITIONS:

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- 3(a) The Special Use of the Property shall be as a commercial building with off-street parking, substantially as shown on the Plans.
- (b) No fewer than 43 parking spaces shall be provided for the Special Use, substantially as shown on the Plans.
- (c) The height of the Special Use shall not exceed one story, substantially as shown on the Plans.
- (d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- (e) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.



## ORDINANCE CONDITIONS:

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(f) Outdoor dining shall be permitted on the sidewalk on the Property abutting the commercial building, substantially as shown on the Plans, and on the patio area on the Property abutting the front of the commercial building, between the hours of 7:00 a.m. and 9:00 p.m., Monday through Sunday. Covered trash containers shall be provided for outdoor dining areas, and fences, walls, or vegetative screening shall be provided around outdoor dining areas, except at entrances and exits, to prevent refuse from blowing onto adjacent properties or streets. In no case shall chain link, chain link with slats, or any similar fencing be permitted.

(g) No amplified music shall be permitted outside of the commercial building.

(h) Signs on the Property shall be regulated by the sign requirements for the B-2 Community Business District, pursuant to sections 30-505 and 30-514 of the Code of the City of Richmond (2020), as amended.





## ORDINANCE CONDITIONS:

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4(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(e) The Owner shall make improvements within the public right-of-way substantially as shown on the Plans, including the installation of sidewalk along Cranford Avenue, Broad Rock Boulevard, and Cooks Road, and of three on-street parking spaces along Cranford Avenue, which improvements may be completed in one or more phases as approved by the Director of Public Works.



### **Neighborhood Participation**

Staff notified the Deerbourne Civic Association of the proposed Special Use Permit. To this date, staff has not received a letter of support or opposition for this application from the Civic Association. A letter of opposition was received from a nearby resident.



## STAFF RECOMMENDATION: APPROVAL

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Staff finds that while the property is recommended for Residential land use by the Master Plan, the majority of the property has a history of non-residential land use and is within a zoning district that allows for the proposed use. The Special Use Permit ensures higher standards of development than if the property were developed according to the underlying B-2 standards. Including the R-4 parcel in the project allows for consistent development of the block fronting Broad Rock Boulevard.

Staff finds that the Richmond 300 Master Plan also has designated Broad Rock Boulevard as an “Enhanced Transit” corridor where future transit oriented development should occur. While the current conditions are primarily automobile oriented, staff recognizes that the zoning pattern along the Boulevard currently has Business zones every 1/4 to 1/3 of a mile which promotes walkability.

Staff further finds that the majority of uses along this portion of Broad Rock Boulevard are currently aging automobile-oriented uses and that the proposed development would be an effective, transitional development from automobile focused development toward future, walkable commercial uses that emphasize neighborhood convenience at appropriate densities.



## STAFF RECOMMENDATION: APPROVAL

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Staff also finds that the proposed commercial use is located within a portion of Broad Rock Boulevard that is viewed as “somewhat walkable” according to the Richmond 300 Plan and that the introduction of new, neighborhood commercial uses will allow residents the option to utilize current pedestrian infrastructure to and from the shopping center, in lieu of private vehicles.

Staff finds that the proposal would not pose an undue burden on the availability of on-street parking in the area due to the forty-three (40) off-street and three (3) on-street parking spaces included in the proposal.

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 area involved.



## STAFF RECOMMENDATION: ADDITIONAL CONDITIONS

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The applicant has worked with Councilman Jones regarding the special use permit to provide additional conditions to further ensure the development would be a benefit to the community. Therefore staff recommends approval of the Special Use Permit request with the following amendments:

- on/off-premises sale of beer and wine permitted (regulated by Virginia ABC)
- on-premises beer/wine consumption permitted for restaurant uses (regulated by Virginia ABC)
- nightclub, dance hall, and adult uses prohibited
- outdoor cooking prohibited
- no live or amplified music permitted inside or outside

