



CITY OF RICHMOND

Department of Planning & Development Review ***Staff Report***

Ord. No. 2018-250: To authorize the special use of the property known as 310 West Brookland Park Boulevard for the purpose of a brewery, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: October 1, 2018

PETITIONER

Lory Markham – Markham Planning

LOCATION

310 West Brookland Park Boulevard

PURPOSE

To authorize the special use of the property known as 310 West Brookland Park Boulevard for the purpose of a brewery, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The 8,550 square foot, or 0.196 acre, property is located in the Brookland Park neighborhood in the North Planning District. The property is located in the UB-PE7 (Urban Business with Parking Exempt Overlay) District, which permits a variety of commercial uses but does not permit breweries. A special use permit is therefore required.

Staff finds that the proposed use is consistent with the intent of the Urban Business District and the land use recommendation of the Master Plan.

Staff finds that the proposed use would not pose an undue burden on the availability of on-street parking in the area.

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.

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

FINDINGS OF FACT

Site Description

The subject property consists of an 8,550 square foot, or 0.196 acre, parcel of land improved with a four bay self-serve car wash that is no longer in operation. The property is located in the North Planning District near the intersection of Brookland Park Boulevard and Fendall Avenue.

Proposed Use of the Property

The proposed brewery and tasting room will be housed in a newly constructed 6,500 square foot building that will replace the existing improvements. An outdoor seating area is proposed along Brookland Park Boulevard. An optional rooftop seating area is also contemplated. The proposed brewery production will be sold and consumed onsite in a tasting room as well as sold for offsite distribution and consumption.

Master Plan

The City of Richmond's current Master Plan designates the subject property for Community Commercial land uses which include, "...office, retail, personal service and other commercial and service uses, intended to provide the shopping and service needs of residents of a number of nearby neighborhoods or a section of the City. As compared to Neighborhood Commercial, this category includes a broader range of uses of greater scale and intensity, with greater vehicular access and orientation, but that are also compatible with nearby residential areas" (134).

Zoning and Ordinance Conditions

The current zoning for this property is UB-PE7 (Urban Business with Parking Exempt Overlay). "The regulations within the district are intended to preserve the predominant scale and character of existing urban shopping areas, promote retention of existing structures and encourage that new development be compatible with such existing areas and structures." (Zoning Ordinance)

The special use permit ordinance will impose conditions on the property, including:

3. (a) The use of the Property shall be as a brewery with an accessory tasting room and outdoor areas, substantially as shown on the Plans. A restaurant also is permitted as an accessory use to the brewery.

(b) No fewer than three on-site parking spaces shall be provided on the Property for the Special Use, substantially as shown on the Plans.

(c) Production of the Special Use shall be limited to 5,000 barrels per year.

(d) Hours of operation of the interior of the Special Use shall end by 11:00 p.m., Sunday through Thursday, and by 12:00 a.m., Friday through Saturday. Hours of operation of the Outdoor Seating and Optional Roof Outdoor Space shall end by 11:00 p.m. daily.

(e) All building materials and elevations shall be substantially as shown on the Plans.

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

4(e) The Owner shall make improvements within the right-of-way, including closing all unused driveway aprons and replacing such unused driveway aprons with curb and sidewalk to match the existing materials adjacent to the apron, alley repair, and installation of a new concrete alley apron where the alley intersects with Brookland Park Boulevard

Surrounding Area

Adjacent properties fronting and near this area of Brookland Park Boulevard are also zoned UB-PE7 with R-6 Single-Family Attached districts to the north and the south of the property.

A mix of commercial, mixed-use, vacant and residential land uses are present along the West Brookland Park Boulevard corridor in the vicinity of the subject property. The residential neighborhood to the north of the corridor consists mainly of single- and two-family residential uses.

Neighborhood Participation

A letter of support has been received from the Brookland Park Area Business Association.

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