



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2015-159: To declare surplus and to direct the conveyance of City-owned real estate located at 3101 West Clay Street for the price of \$395,000 to Summit Stables LLC for the purpose of facilitating the private development of the property as an urban farm cidery.

To: City Planning Commission
From: Land Use Administration
Date: September 8, 2015

PETITIONER

City of Richmond

LOCATION

3101 West Clay Street

PURPOSE

To transfer 3101 West Clay Street for the price of \$395,000 to Summit Stables LLC for the purpose of facilitating the private development of the property as an urban farm cidery.

SUMMARY & RECOMMENDATION

The 3101 W. Clay Street property consists of a 0.351 acre parcel and includes existing stone buildings estimated at 8,550 square feet plus an 850 square foot basement.

Blue Bee Cidery (trading as Summit Stables LLC) was selected as the preferred offer based on the recommendation of a multi-disciplined committee of City comprised of staff from Economic Development, Planning and Development Review, and DPR-CF. The Committee reviewed and evaluated eight (8) unsolicited offers received on the property. The proposed use is an Urban Farm Cidery including cider production, distribution and retail. In addition, Blue Bee Cidery proposes to include lab space for developing new cider blends, a commercial catering kitchen, on-site parking, an outdoor tasting and event area as well as a small on-site orchard in its redevelopment plans.

The purchaser has offered \$395,000 for the property. The property including existing improvements is currently assessed at \$395,000. The City will receive sale proceeds in the amount of \$395,000, which will be deposited into the RPI Fund. In addition, the property will become taxable real estate on the City's real estate tax rolls. Funds will be earmarked in a special reserve assigned to fund improvements, enhancements and upgrades to parks, recreation and community facilities properties as related to ordinance 2013-180-224.

Staff recommends that the City accept the offer to purchase from Summit Stables, LLC and convey the property with a development agreement that stipulates the terms and development plans.

FINDINGS OF FACT

Subject Property

The property is located in the Scott's Addition neighborhood which has recently experienced significant redevelopment with residential, craft brewery and retail uses. The 3101 W. Clay Street property consists of a 0.351 acre parcel and includes existing stone buildings estimated at 8,550 square feet plus an 850 square foot basement.

Proposed Use

Blue Bee Cidery (trading as Summit Stables LLC) was selected as the preferred offer based on the recommendation of a multi-disciplined committee of City comprised of staff from Economic Development, Planning and Development Review, and DPR-CF. The Committee reviewed and evaluated eight (8) unsolicited offers received on the property. The proposed use is an Urban Farm Cidery including cider production, distribution and retail. In addition, Blue Bee Cidery proposes to include lab space for developing new cider blends, a commercial catering kitchen, on-site parking, an outdoor tasting and event area as well as a small on-site orchard in its redevelopment plans.

Master Plan

The City's 2001 Master Plan recommends industrial land uses for this property, as well as the Scott's Addition neighborhood in general.

Zoning

The property is currently zoned M-1 Industrial, which permits fruit and vegetable processing and malt products manufacturing, but not including breweries producing more than 100,000 barrels of beer or distilleries producing more than 250,000 cases of liquor per year.

Surrounding Properties

The surrounding properties are occupied by a variety of industrial and commercial uses. One residential development is located across West Clay Street, northwest from the subject property.

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