

11/1/2021

City Planning Commission

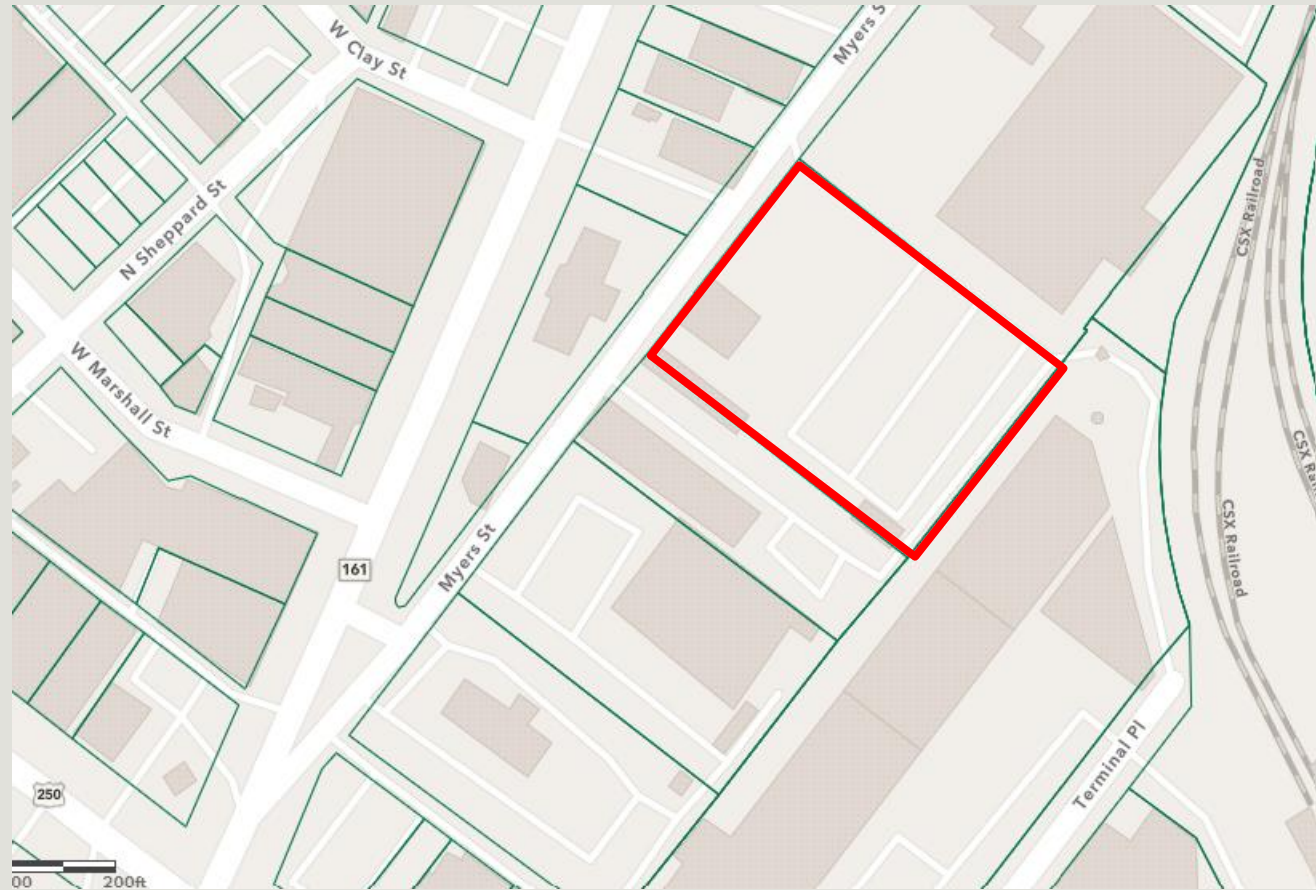
ORDINANCE 2021 – 328
939 Myers Street

SPECIAL USE PERMIT



SITE MAP

The property is located in The Museums neighborhood within the Greater Scott's Addition area. It is in the 900 block of Myers Street. The property is improved with a 23,000 SF bowling alley with a restaurant and bar, and is also improved with a large surface parking area located to the rear of the building.



VIEW OF PROPERTY FROM STREET

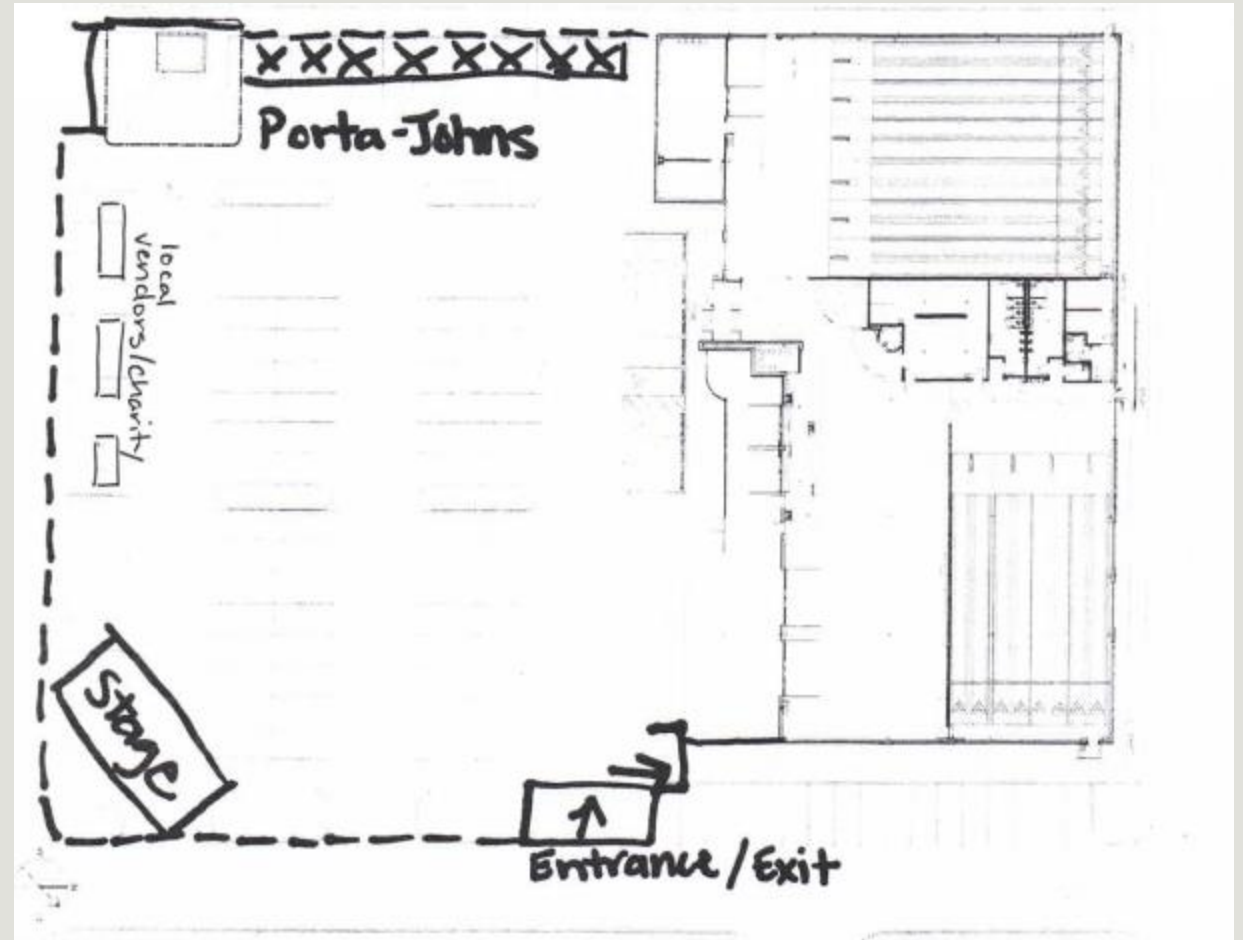


*Source: Google Street View

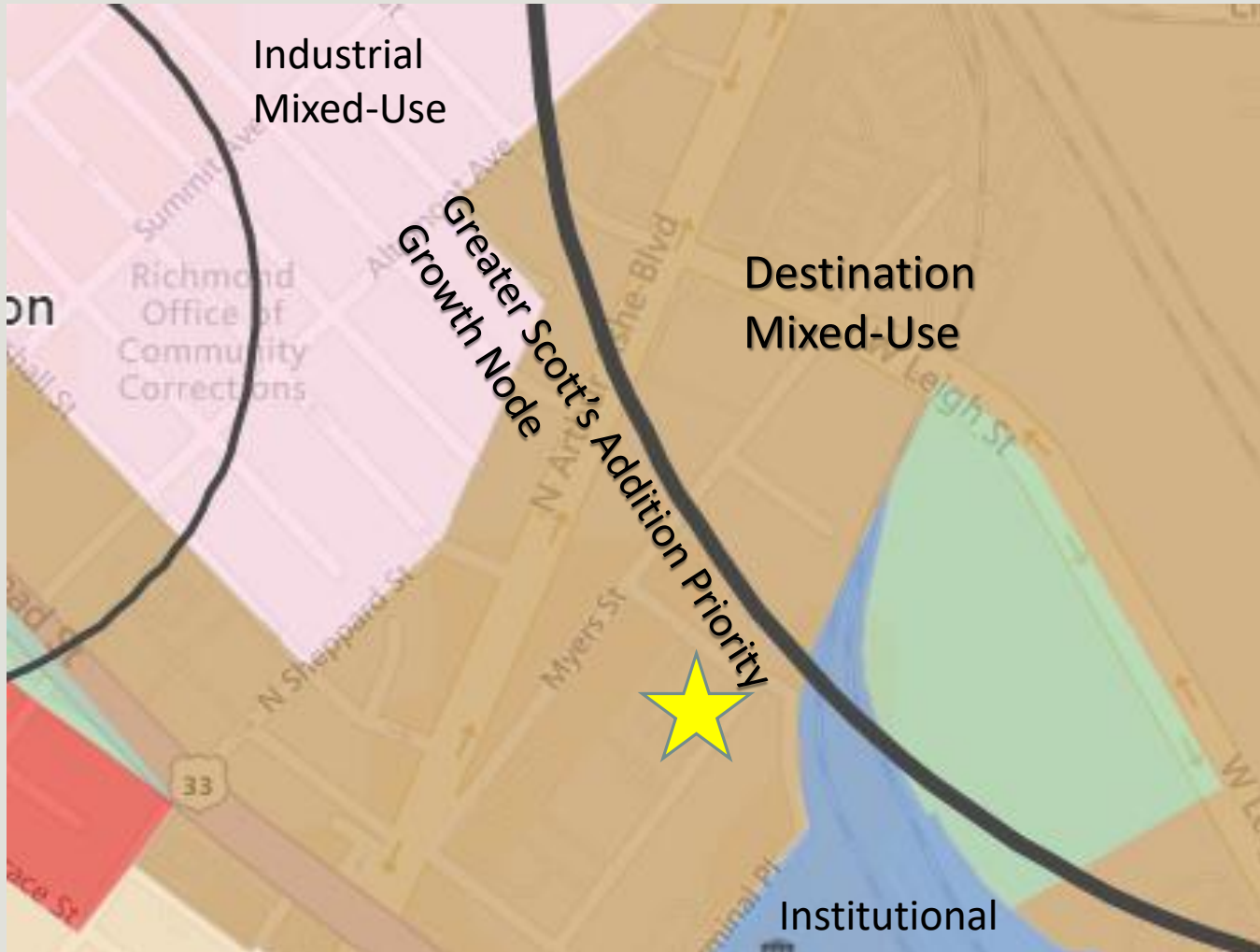


PURPOSE & SUMMARY:

- To authorize the special use of the property known as 939 Myers Street for the purpose of an outdoor event venue and farmer's market, upon certain terms and conditions.
- The "farmer's market" use is considered a "flea market" per the definition in the zoning ordinance, which is not a use permitted in the TOD-1 Transit-Oriented Nodal District. Additionally, entertainment uses are only permitted within fully enclosed buildings. A special use permit is therefore required.



RICHMOND 300 MASTER PLAN DESIGNATION: Destination Mixed-Use

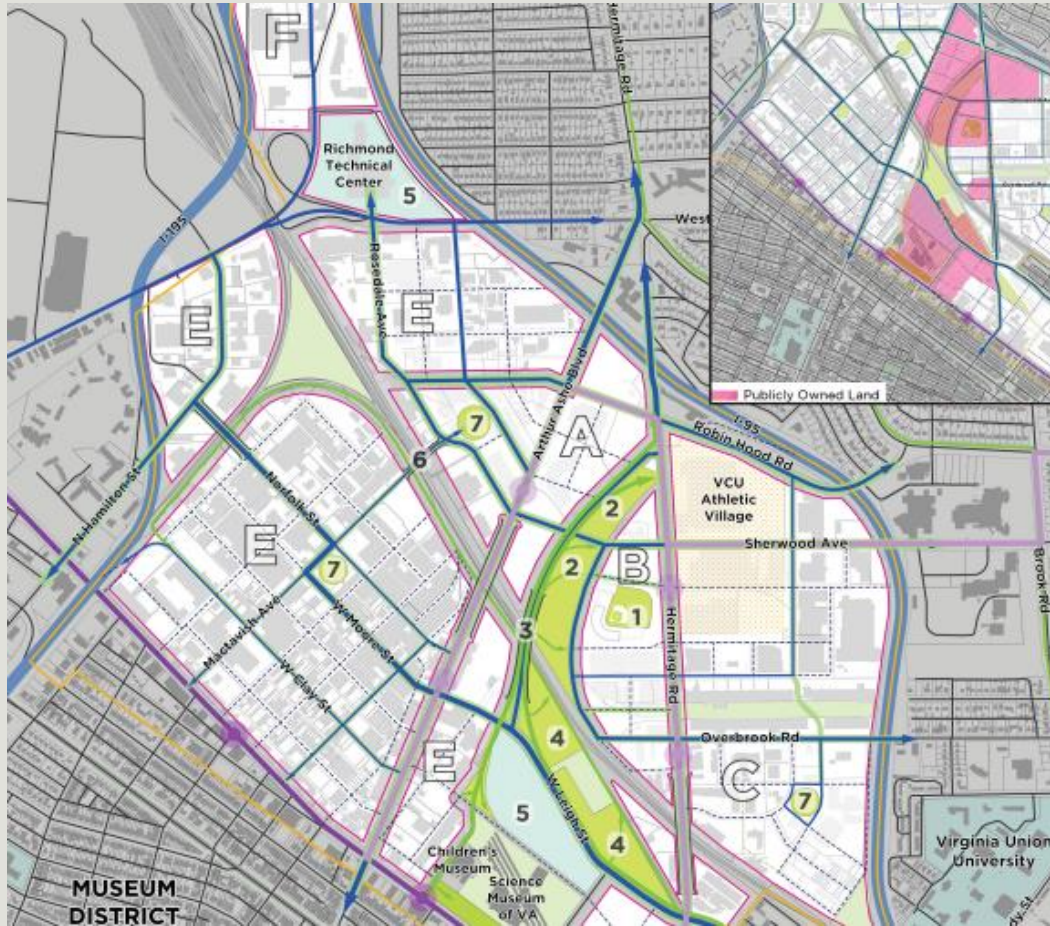


“Key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements.”

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space

Secondary Uses: Institutional and government

RICHMOND 300: Greater Scott's Addition Priority Growth Node

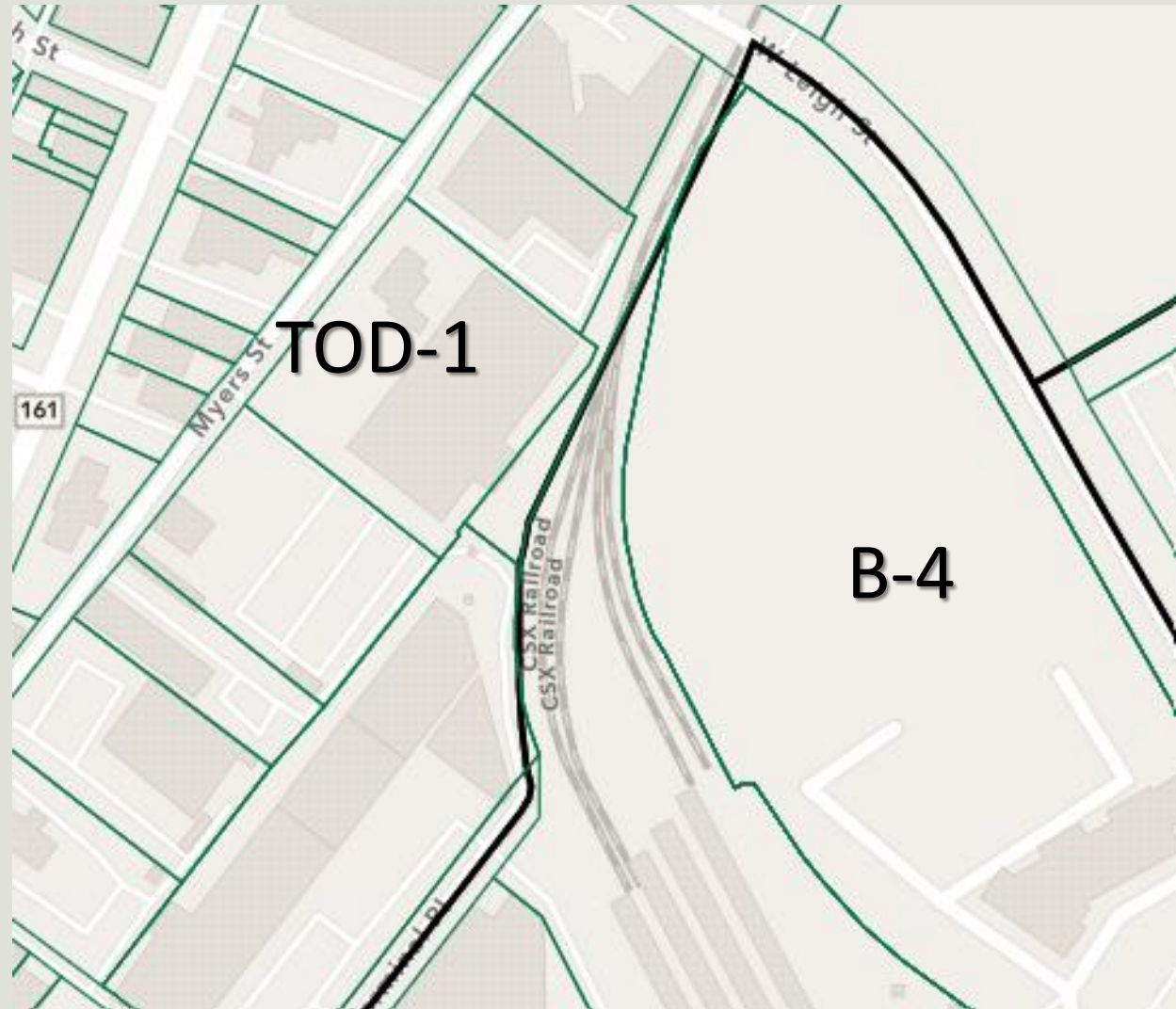


Industrial Mixed-Use District: “A continuation of Scott’s Addition combining entertainment, residential, office and light industrial uses.”



EXISTING ZONING: TOD-1 Transit-Oriented Nodal

The subject property is located within the TOD-1 Transit-Oriented Nodal District. The proposed “farmer’s market” use meets the definition of a flea market in the zoning ordinance, a use which is not permitted in the TOD-1 District. Additionally, entertainment uses are only permitted when located within completely enclosed buildings.



ORDINANCE CONDITIONS:

- (a) The Special Use of the Property shall be as an outdoor event venue and farmer's market, substantially as shown on the Plans.
- (b) No more than 12 outdoor events per year shall be permitted.
- (c) The Special Use shall be limited to Saturdays only and shall end by no later than 10:00 p.m.
- (d) Secure fencing shall be provided for the Special Use.
- (e) Each event associated with the Special Use shall be provided with private trash service and sanitation facilities.



SURROUNDING AREA & NEIGHBORHOOD PARTICIPATION

Surrounding Area

A variety of commercial uses and multi-family uses are located within the vicinity of the property. The subject property and all surrounding properties are located within the TOD-1 Transit-Oriented Nodal District.

Two large multi-family developments (The Cookie Factory Lofts, 178 units and The Scout, 218 units) abut the property.

Neighborhood Participation

Staff notified area residents and property owners, as well as the Scott's Addition Boulevard Association (SABA). Staff has received a letter of support from SABA, and letters of both support and opposition from area residents.



STAFF RECOMMENDATION: APPROVAL

- The Industrial Mixed-Use District of the Greater Scott's Addition Priority Growth Node is envisioned as an area combining entertainment, residential, office and light industrial uses.
- While there will be concerts, the ordinance limits the days to Saturdays, requires that the entertainment use end by 10:00 PM, and limits the number of events to 12 per calendar year.
- The events are charity-partnered with organizations such as the SABA Livability Committee, Sparc, Richmond Public Schools, VA Pride and Richmond Animal Care and Control Foundation being supported.
- The property is walking distance to the Pulse and two other bus routes, in addition to being walking distance to thousands of housing units.
- 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.

