



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2014-261: To authorize the conditional use of the property known as 708 Hull Street for the purpose of authorizing drive-up facilities, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: January 5, 2014

PETITIONER

Gloria Freye
McGuire Woods LLP
901 East Cary Street, Richmond, VA 23219

LOCATION

708 Hull Street

PURPOSE

To authorize the conditional use of the property known as 708 Hull Street for the purpose of authorizing drive-up facilities, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the City's Manchester neighborhood on the block bounded by Hull Street to the north, East 7th Street to the east, Decatur Street to the south, and East Commerce Road to the west. The property consists of one parcel totaling 1.84 acres and is currently occupied by a used auto dealership and parking for transfer trucks.

The property is zoned B-7 Mixed-Use Business District, which permits the proposed McDonald's restaurant. However, the proposed drive-up facility is only permitted by conditional use permit. The ordinance requires that no such use shall be located on a transitional site and the area of the lot devoted to such use shall not be less than 10,000 square feet, and no property line coincidental with a street line shall be less than 100 feet in length. The subject property meets all these requirements.

The proposed McDonald's restaurant would be 4,452 square feet with two drive-thru lanes and 32 parking spaces. The property would be accessed from Commerce Road and East 7th Street. In addition, an outdoor seating area is proposed and would be located near the intersection of East 7th Street and Hull Street. The undeveloped portion of the property along Decatur Street would be planted with grass.

The Department of Public Works has requested that the applicant dedicate a portion of their property along Hull Street for a future realignment to provide a left turn lane at the intersection of Hull Street and Commerce Road. The applicant has agreed to this request and shown the reserved area of dedication on the plans. The B-7 district requires a front yard setback of no

greater than 10 feet. The proposed restaurant will meet this requirement after the dedication of property for right-of-way.

The Richmond Downtown Master Plan designates this property as an Urban Center Area, which, “Is characterized by higher density, mixed-used development, typically arranged on a fine-grained street network with wide sidewalks, regular tree planting, and minimal setbacks” (page 3.25).

Staff finds that the proposed drive-up facility meets all the requirements set forth for a conditional use permit. It is also consistent with the Downtown Master Plan’s recommendations for minimal setbacks, wide sidewalks, and regular tree plantings.

Staff finds that the zoning conditions relative to the granting of a conditional use permit have been met. Therefore, staff recommends approval of the conditional use permit request.

FINDINGS OF FACT

Site Description

The subject property is located in the City’s Manchester neighborhood on the block bounded by Hull Street to the north, East 7th Street to the east, Decatur Street to the south, and East Commerce Road to the west. The property consists of one parcel totaling 1.84 acres and is currently occupied by a used auto dealership and parking for transfer trucks.

Proposed Use of the Property

The application proposes McDonald’s restaurant with drive-up facilities. The B-7 Mixed-Use Business District permits the restaurant and the drive-up facilities are permitted with a conditional use permit.

The proposed McDonald’s restaurant would be 4,452 square feet with two drive-thru lanes and 32 parking spaces. The property would be accessed from Commerce Road and East 7th Street. In addition, an outdoor seating area is proposed and would be located near the intersection of East 7th Street and Hull Street. The undeveloped portion of the property along Decatur Street would be planted with grass.

Master Plan

The Richmond Downtown Master Plan designates this property as an Urban Center Area, which, “Is characterized by higher density, mixed-used development, typically arranged on a fine-grained street network with wide sidewalks, regular tree planting, and minimal setbacks” (page 3.25).

Zoning & Ordinance Conditions

The property is zoned B-7 Mixed-Use Business District, which permits the proposed McDonald’s restaurant. However, the proposed drive-up facility is only permitted by conditional use permit. The ordinance requires that no such use shall be located on a transitional site and the area of the lot devoted to such use shall not be less than 10,000

square feet, and no property line coincidental with a street line shall be less than 100 feet in length. The subject property meets all these requirements.

Surrounding Area

The properties to the north are zoned B-7 Mixed-Use Business and are occupied by an office building and recycling business. The properties to the east are zoned B-7 and B-6 and are occupied by multi-family apartments and commercial offices. The properties to the south are zoned B-7 and are occupied by commercial office and warehousing. The properties to the west are zoned B-6 and are used as parking for the adjacent Richmond General Courthouse. An existing McDonalds is located diagonally from the subject property across the Hull Street and Commerce Road intersection.

Neighborhood Participation

Staff has contacted 6th District Council Representative, Ellen Robertson, and the Manchester Alliance. Staff has received a letter of support from the Manchester Alliance.

Staff Contact: Willy Thompson, Senior Planner, (804) 646-5734