



**City of Richmond
Department of Planning
and Development Review**

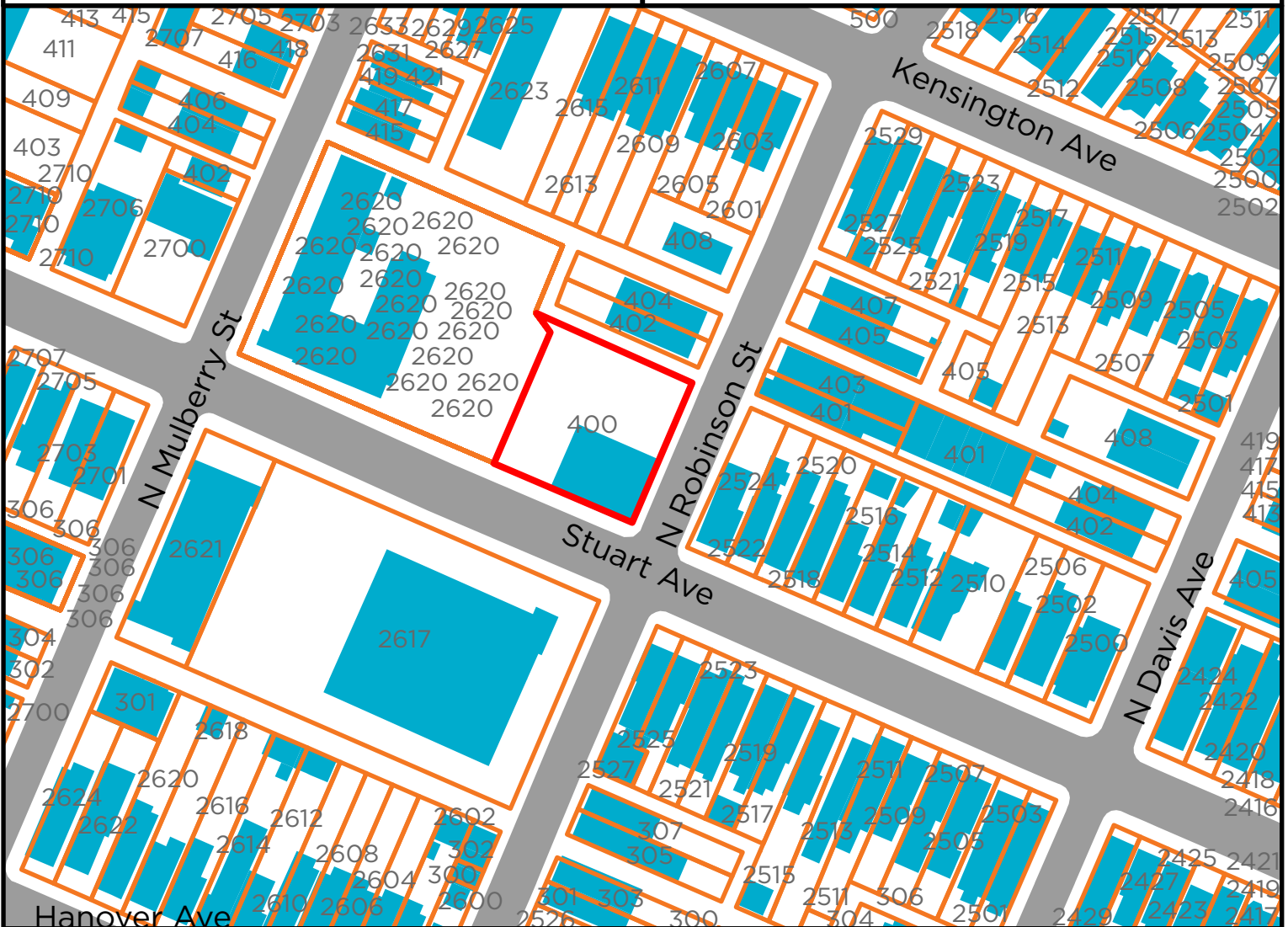
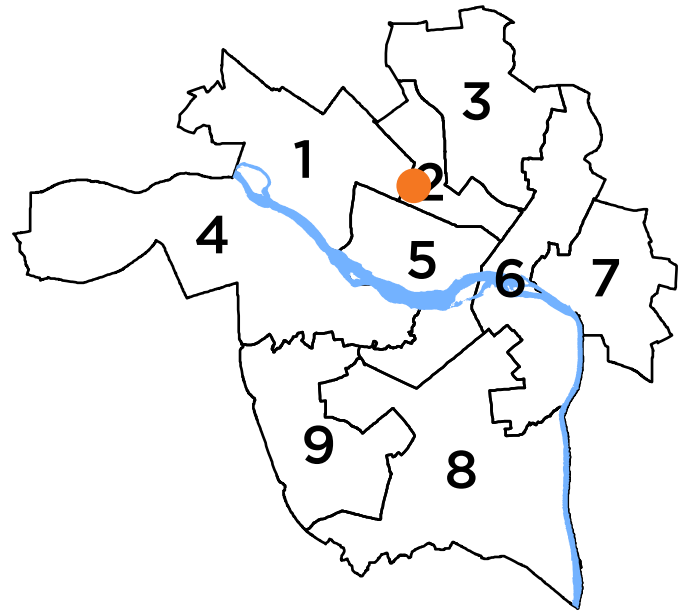
**Urban Design Committee
Encroachment**

Address: 400 N. Robinson St.

Council District: 2

Description: Encroachment
of an outdoor dining area
within the right-of-way along
Stuart Avenue

For questions, please contact Ray Roakes
at (804)-646-5467 or raymond.roakes@rva.gov





Application for Urban Design Committee Review

Department of Planning and Development Review

Planning & Preservation Division

900 E. Broad Street, Room 510

Richmond, Virginia 23219 | (804) 646-6335

<https://www.rva.gov/planning-development-review/urban-design-committee>



Application Type (select one)

Location, Character, & Extent

Section 17.05

Other:

Encroachment

Design Overlay District

Review Type (select one)

Conceptual

Final

Project Information

Submission Date: 6.15.2022

Project Name: Starbucks Encroachment

Project Address: 400 N. Robinson Street

Brief Project Description (this is not a replacement for the required detailed narrative):

The purpose is to allow the legal use of unaffixed tables and chairs along the City sidewalk on the Stuart Avenue side of the corner Starbucks coffee shop at 400 N. Robinson Street via a City Council authorized encroachment.

Applicant Information (a City representative must be the applicant, with an exception for encroachments)

Name: David Johannas, Johannas Design Group

Email: dave@johannasdesign.com

City Agency: _____

Phone: 804.358.4993

Main Contact (if different from Applicant): _____

Company: _____

Phone: _____

Email: _____

Submittal Deadlines

All applications and support materials must be filed no later than 21 days prior to the scheduled meeting of the Urban Design Committee (UDC). Please see the schedule on page 3 as actual deadlines are adjusted due to City holidays. **Late or incomplete submissions will be deferred to the next meeting.**

Filing

Applications can be mailed or delivered to the attention of "Urban Design Committee" at the address listed at the top of this page. **It is important that the applicant discuss the proposal with appropriate City agencies, Zoning Administration staff, and area civic associations and residents prior to filing the application with the UDC.**

Submittal Deadlines

The UDC is an 11 member committee created by City Council in 1968 whose purpose is to advise the City Planning Commission (CPC) on the design of projects on City property or right-of-way. The UDC provides advice of an aesthetic nature in connection with the performance of the duties of the Commission under Sections 17.05, 17.06, and 17.07 of the City Charter. The UDC also advises the Department of Public Works in regards to private encroachments in the public right-of-way.



JOHANNAS design group
1901 West Cary Street
Richmond Virginia 23220

P. 804.358.4993
F. 804.358.8211
W. johannasdesign.com

UDC Project Narrative for Starbucks at 400 N. Robinson Street

Purpose of the project

The purpose of this project is to allow the legal use of unaffixed tables and chairs along the Stuart Avenue side of the corner Starbucks coffee shop at 400 N. Robinson Street. The seating has been functioning as a place for customers and neighbors to enjoy an outdoor setting at tables and chairs for about a year. It is the intent that they will remain as-is along Stuart Avenue. The project seeks a City Council authorized encroachment to allow the seating on the City sidewalk.

Project background and information on the surrounding area

This project had been submitted prudently to appropriate City departments more than a year ago after discussion with those departments. However this month the owner was asked to submit for a City Council encroachment.

The coffee shop is located on the corner of Robinson and Stuart in a small B-1 district in proximity to other B-1 districts, which are within larger R-6 and R-48 districts. Robinson is predominantly commercial with apartment buildings, townhouses, and single-family residences on adjoining perpendicular streets. The seating is within 100' of an R-District, therefore it does not qualify under the City's Sidewalk Cafe permit application process. If it were eligible under the "Sidewalk Cafe Design Guidelines," the seating would not require a barrier since no alcohol is served at the Starbucks. Also according to the Guidelines, a 5' travel area is required between a seating area and nearby obstructions, and there is more than 5' to obstructions, e.g., light poles and bike racks. The concrete sidewalk however is 6' wide and only extends 4' past the 2' seating area. Adjacent to the existing 6' sidewalk is an additional 6' of grade-level grass between the sidewalk the street. The Guidelines allow a reduction of the 5' passage width upon approval by the Director of Public Works, and the Director has indicated that this will be approved upon obligatory reviews and approvals.

Project budget and funding sources and start date

Because the seating exists currently, funding sources and budgets are not applicable, and the start date, and completion date, will be immediate upon approval.

STARBUCKS SEATING AREA: 400 N. ROBINSON ST. | RICHMOND, VA 23220



MULBERRY PLACE
CONDOMINIUMS
T.M.# W0001166028

118.00'
N 22° 47' 35" E

17.12'
N 42° 52' 06" W

A L L E Y
132.00'
S 66° 59' 28" E

125.00'
S 22° 48' 48" W

N . R O B I N S O N S T .

EXISTING SITE APPURTENANCES:

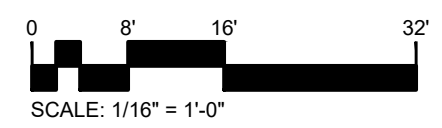
- WALKWAY
- TRAFFIC POLE
- (3) BIKE RACKS
- (2) PARKING SIGNS
- METER ACCESS AT GRADE
- GRASS AREA AT GRADE
- CURB CUT

PROPOSED SEATING
(SHADED AREA)

400 N. ROBINSON ST.
T.M.# W0001166022

116.35'
N 66° 59' 50" W

S T U A R T A V E .



J O H A N N A S D E S I G N G R O U P 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

REVISIONS	
	SHEET TITLE
PLAN	
PROJECT NO.	2025
DATE	06/08/2022
SHEET NO.	CS100