



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-121: To authorize the special use of the properties known as 2100, 2106, 2112, 2118, and 2124 Broad Rock Boulevard for the purpose of a commercial building with off-street parking, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: June 6, 2022

PETITIONER

Chris Thompson

LOCATION

2100, 2106, 2112, 2118, and 2124 Broad Rock Boulevard

PURPOSE

To authorize the special use of the properties known as 2100, 2106, 2112, 2118, and 2124 Broad Rock Boulevard for the purpose of a commercial building with off-street parking, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The proposal is to construct a commercial building, with off-street parking, within a B-2 Community Business and an R-4 Single-Family Residential zoning districts. Those portions that are within the R-4 district are not a permitted use, a Special Use Permit is therefore required.

Staff finds that while the property is recommended for Residential land use by the Master Plan, the majority of the property has a history of non-residential land use and is within a zoning district that allows for the proposed use. The Special Use Permit ensures higher standards of development than if the property were developed according to the underlying B-2 standards. Including the R-4 parcel in the project allows for consistent development of the block fronting Broad Rock Boulevard.

Staff finds that the Richmond 300 Master Plan also has designated Broad Rock Boulevard as an "Enhanced Transit" corridor where future transit oriented development should occur. While the current conditions are primarily automobile oriented, staff recognizes that the zoning pattern along the Boulevard currently has Business zones every 1/4 to 1/3 of a mile which promotes walkability.

Staff further finds that the majority of uses along this portion of Broad Rock Boulevard are currently aging automobile-oriented uses and that the proposed development would be an effective, transitional development from automobile focused development toward future, walkable commercial uses that emphasize neighborhood convenience at appropriate densities.

Staff also finds that the proposed commercial use is located within a portion of Broad Rock Boulevard that is viewed as "somewhat walkable" according to the Richmond 300 Plan and that the introduction of new, neighborhood commercial uses will allow residents the option to utilize current pedestrian infrastructure to and from the shopping center, in lieu of private vehicles.

Staff finds that the proposal would not pose an undue burden on the availability of on-street parking in the area due to the forty-three (40) off-street and three (3) on-street parking spaces included in the proposal.

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.

The applicant has worked with Councilman Jones regarding the special use permit to provide additional conditions to further ensure the development would be a benefit to the community. Therefore staff recommends approval of the Special Use Permit request with the following amendments:

- on/off-premises sale of beer and wine permitted
- on-premises beer/wine consumption permitted for restaurant uses
- nightclub, dance hall, and adult uses prohibited
- outdoor cooking prohibited
- no live or amplified music permitted inside or outside

FINDINGS OF FACT

Site Description

The properties, together, are a combined 44,431 sq. ft. (1.02 acre) parcel of land. The properties are located in the McGuire Manor neighborhood. Three of the five parcels are improved including 2100 Broad Rock Boulevard which includes a 661 sq. ft. dwelling constructed in 1947. 2106 Broad Rock Boulevard is improved with a 1,120 sq. ft. commercial building constructed in 1950. 2112 Broad Rock Boulevard includes a 2,780 sq. ft. commercial building constructed in 1969, and 2124 Broad Rock Boulevard is improved with a 456 sq. ft. commercial building constructed in 2012.

Proposed Use of the Property

Commercial building

Master Plan

The City's Richmond 300 Plan designates a future land use for the properties as Residential. Residential land uses are neighborhoods "...consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature." The recommended development style for this use is housing "...on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity.

Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings. Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley

is present. Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre. Primary uses include single-family houses, accessory dwelling units, and open space. Secondary uses include duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural.” (p. 54)

The properties are located on a designated Great Street and are categorized as a Major Residential Street which, according to the Richmond 300 Plan, are intended to:

- Carry high volumes of vehicles, as well as pedestrians and bicycles, through residential neighborhoods
- Prioritize for creating sidewalks and crosswalks
- Install street trees as a buffer between sidewalk and street
- Ideal locations for transit routes and transit stops
- Ensure low street speed by utilizing traffic calming measures

Zoning and Ordinance Conditions

The properties are currently under R-4 Single-Family Residential and B-2 Community Business zoning requirements.

In response to the Special Use Permit request for the above-referenced property, Zoning Administration offers the following comments.

Zoning and Use: The subject property is zoned R-4 Single-Family Residential district. This proposal is to combine the R-4 tax parcel with the other 4 tax parcels (zoned B-2) fronting on Broad Rock Blvd. in this block and construct one shopping center with accessory parking. A shopping center is not a permitted principal use in the R-4 district and a Special Use Permit is required to be adopted by City Council to authorize this use.

Feature Requirements: Lot area, lot width, lot coverage, height, and yard requirements are only applicable to permitted principal and accessory uses. It is stated in the applicant’s report that the intent is for the shopping center to conform to B-2 regulations.

Parking: 13,520 SF is proposed and forty-five (45) parking spaces are shown on the proposed plans. Under normal zoning 45 spaces would be required for this much shopping center space assuming that less than 50% of the leasable space is dedicated to uses requiring 1 parking space per 100 SF of floor area.

Parking Improvements: All normal requirements are met regarding parking space size and maneuverability.

Refuse Area: Dumpster enclosure details shown on sheet C3.2 are satisfactory.

Signage: There are no signs shown on the plans. The R-4 zoning district does not permit any type of sign by right for a non-dwelling use established through an SUP. Any signs for the R-4 portion of the property including window vinyl or painted signs will need to be authorized through the SUP.

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

3(a) The Special Use of the Property shall be as a commercial building with off-street parking, substantially as shown on the Plans.

(b) No fewer than 43 parking spaces shall be provided for the Special Use, substantially as shown on the Plans.

(c) The height of the Special Use shall not exceed one story, substantially as shown on the Plans.

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

(e) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.

(f) Outdoor dining shall be permitted on the sidewalk on the Property abutting the commercial building, substantially as shown on the Plans, and on the patio area on the Property abutting the front of the commercial building, between the hours of 7:00 a.m. and 9:00 p.m., Monday through Sunday. Covered trash containers shall be provided for outdoor dining areas, and fences, walls, or vegetative screening shall be provided around outdoor dining areas, except at entrances and exits, to prevent refuse from blowing onto adjacent properties or streets. In no case shall chain link, chain link with slats, or any similar fencing be permitted.

(g) No amplified music shall be permitted outside of the commercial building.

(h) Signs on the Property shall be regulated by the sign requirements for the B-2 Community Business District, pursuant to sections 30-505 and 30-514 of the Code of the City of Richmond (2020), as amended.

4(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(e) The Owner shall make improvements within the public right-of-way substantially as shown on the Plans, including the installation of sidewalk along Cranford Avenue, Broad Rock Boulevard, and Cooks Road, and of three on-street parking spaces along Cranford Avenue, which improvements may be completed in one or more phases as approved by the Director of Public Works.

Surrounding Area

Properties to the north and east of the subject property are located in the R-4 Single-Family Residential District. Properties to the south and west are located in the B-2 Community Business District. A mix of single-family residential, commercial, vacant, institutional, and office land use is present along the Broad Rock Boulevard corridor in the vicinity of the subject property.

Neighborhood Participation

Staff notified the Deerbourne Civic Association and area residents and property owners of the proposed Special Use Permit. Staff has not received and letters of support or opposition for this application.

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