



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2023-066: To authorize the special use of the property known as 310 West Brookland Park Boulevard for the purpose of a mixed-use building with outdoor dining, upon certain terms and conditions. (3rd District)

To: City Planning Commission
From: Land Use Administration
Date: March 20, 2023

PETITIONER

310 W Brookland Park BLVD LLC represented by Baker Development Resources

LOCATION

310 West Brookland Park Boulevard

PURPOSE

To authorize the special use of the property known as 310 West Brookland Park Boulevard for the purpose of a mixed-use building with outdoor dining, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the UB-PE7 Urban Business Parking Exempt District. A Plan of Development was granted authorizing the construction of a two-story building containing nine dwelling units and 3,209 square feet of commercial area and six on-site parking spaces. The required parking spaces are dedicated to the residential uses. Waiving the requirement for parking will allow the parking area to be used by commercial uses. Waiving the 100 foot radius requirement for outdoor dining will allow an outdoor dining space.

Staff finds that the proposed project is generally consistent with the Richmond 300 Master Plan designation of Community Mixed-Use.

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.

Therefore, staff recommends approval of this special use permit request.

FINDINGS OF FACT

Site Description

The subject property is located on the northern side of Brookland Park Boulevard near the intersection with Park Boulevard and Fendall Avenue. It is 90 feet wide, 95 feet deep and contains 8,550 square feet in area.

Proposed Use of Property

The construction of the proposed mixed-use building has been authorized for the property by an approved Plan of Development. This request would authorize a partial parking waiver and a partial waiver of the radius requirement associated with outdoor dining

MASTER PLAN

The Richmond 300 Master Plan designates the subject property for Community Mixed-Uses. Primary uses are single-family houses, accessory dwelling units, duplexes, small multi-family buildings and open space. Secondary uses include retail, office, and personal services.

Development Style: The building size, density, and zoning districts for these areas may vary significantly depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Uses may be mixed horizontally in several buildings on a block or vertically within the same building. Developments continue or introduce a gridded street pattern to increase.

Ground Floor: Ground floor uses engage with, and enliven, the street. Monolithic walls are discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. Driveway entrances are required to be off alleys whenever possible; new driveways are prohibited on priority and principal streets. Parking areas are located within the structure and to the rear of buildings and require screening; shared parking requirements are encouraged.

Zoning and Ordinance Conditions

The subject property is zoned in the UB-PE7 Urban Business district. The property is also located within a Parking Exempt Overlay district. The proposal consists of constructing an addition onto an existing art gallery.

Intensity: Buildings generally ranging from two to six stories, based on street widths and depending on the historic context and stepping down in height adjacent to residential areas, as necessary. New buildings that are taller than historical buildings should step back from the build-to line after matching the height of the predominant cornice line of the block.

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

Secondary Uses: Single-family houses, institutional, and government.

Zoning Analysis

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

The property is within the UB-PE7 Urban Business district and Parking Exempt Overlay district. The proposed use for the property is a mixed-use building, with commercial uses on the first floor and residential uses on the upper floor. The mixed-use building was approved by POD-084785-2021.

The proposal does not meet parking requirements or the requirement that outdoor dining areas be 100' from an R district, necessitating this Special Use Permit.

Parking:

Per Sec. 30-710.2:3 (d), in the UB district on-street parking spaces shall be credited as off-street parking spaces. There exists enough space on the street to accommodate 4 on-street parking spaces. The proposed plans provide for 6 off-street parking spaces, for a total of 10 parking spaces provided for the building.

Signage:

There are no specifications proposed with the signs shown on the plans. Any signs proposed must meet the requirements of underlying zoning district.

Surrounding Area

The adjacent properties to the east and west, as well as the properties across W. Brookland Park Boulevard are located in the same UB-PE7 Urban Business District as the subject property. These properties contain a mix of office, retail and restaurants. To the south, across the alley, are properties located in the R-6 Single-Family Attached zoning district that contain single and two-family detached dwellings.

Special Terms and Conditions. This special use permit is conditioned on the following special terms and conditions:

- (a) The Special Use of the Property shall be as a mixed-use building with outdoor dining, substantially as shown on the Plans and on the plan of development entitled "BPB Mixed Use, Plan of Development Issuance - Revision 01 - 03.03.2021," approved May 17, 2021, as such plan of development may, from time to time, be amended.
- (b) No fewer than four off-street parking spaces shall be required for the Special Use.
- (c) Outdoor dining shall only take place on the Property between the hours of 8:00 a.m. through 11:00 p.m., daily.

Neighborhood Participation

Staff notified the Brookland Park Area Business Association and the North Central Civic Association, as well as area property owners. No objections or concerns have been received.

Staff Contact

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