



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2023-104: To authorize the special use of the property known as 710 Lafayette Street for the purpose of (i) a café with accessory retail and (ii) the production, wholesale, and distribution of roasted coffee beans, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: April 17, 2023

PETITIONER

Steven Dalton

LOCATION

710 Lafayette Street

PURPOSE

To authorize the special use of the property known as 710 Lafayette Street for the purpose of (i) a café with accessory retail and (ii) the production, wholesale, and distribution of roasted coffee beans, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting a Special Use Permit which would allow for a café with accessory retail, production, wholesale, and certain distribution uses, within an R-5 Single Family Residential District. The proposed is not permitted within the R-5 zone. A Special Use Permit is therefore required.

Staff finds that based upon the historic use of the building, and the nearby commercial uses on Lafayette Street, the proposed use aligns with the existing pattern of development. This portion of Lafayette Street has a healthy mix of residential and neighborhood commercial.

Staff further finds that the proposed use will not place an undue burden on the availability of on-street parking due to the current availability of on-street parking in the immediate area and walkability of the neighborhood.

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 the Special Use Permit request.

FINDINGS OF FACT

Site Description

The property is located in the Colonial Place neighborhood on Lafayette Street, between Kensington and Patterson Avenues. The property is currently a one-story, vacant, 1,200 sq. ft. building upon a 0.05 acre parcel of land. The building has a long history of commercial uses, as do many of the properties along this portion of Lafayette Street.

Proposed Use of the Property

The application is for a café with production, wholesale, and distribution of roasted coffee beans.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as a "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature."

Development Style:

Houses 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.

Mobility:

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.

Intensity:

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:

Single-family houses, accessory dwelling units, and open space.

Secondary Uses:

Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

Zoning and Ordinance Conditions

The current zoning for this property is R-5 Single-Family Residential. Additional conditions will be imposed by the ordinance, including:

- 3(a) The Special Use of the Property shall be as (i) a café with accessory retail and (ii) the production, wholesale, and distribution of roasted coffee beans, substantially as shown on the Plans
- (b) The hours of operation of the Special Use shall be between 6:00 a.m. and 8:00 p.m., Monday through Saturday.
- (c) No off-street parking shall be required for the Special Use.

- (d) The height of the Special Use shall not exceed one story, substantially as shown on the Plans.
 - (e) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.
 - (f) All mechanical equipment, including heating, ventilation, and air conditioning units, serving the Property shall be located or screened so as not to be visible from any public right-of-way.
 - (g) In addition to signs permitted in all districts pursuant section 30-505 of the Code of the City of Richmond (2020), as amended, signs shall be permitted on the Property pursuant to subsections (2) and (3) of section 30-507.1 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.

Surrounding Area

The surrounding land uses include primarily residential with some small-scale commercial uses, to the north along Lafayette Street.

Neighborhood Participation

The City informed area residents and property owners, and the Grove Crest Colonial Place Civic Association of the application. To this date, staff has not received any correspondence from the Association or from individual residents.

Staff Contact: Jonathan Brown, PDR, Land Use Division, 804-646-5734