



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2023-158: To amend and reordain Ord. No. 86-81-83, adopted Apr. 28, 1986, and last amended by Ord. No. 2000-289-271, adopted Sept. 11, 2000, which authorized the special use of the property known as 1200-1206 East Cary for the purpose of a hotel containing up to 57 rooms and other uses permitted in the B-5 Central Business District and additional signs, to modify the parking requirements, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: June 5, 2023

PETITIONER

Berkeley Hotel Partners, LLC

LOCATION

1200 E. Cary Street

PURPOSE

To amend and reordain Ord. No. 86-81-83, adopted Apr. 28, 1986, and last amended by Ord. No. 2000-289-271, adopted Sept. 11, 2000, which authorized the special use of the property known as 1200-1206 East Cary for the purpose of a hotel containing up to 57 rooms and other uses permitted in the B-5 Central Business District and additional signs, to modify the parking requirements, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the B-5 Central Business District where hotels are a permitted principal use, and restaurants are permitted accessory uses. Prior to being zoned B-5, the property was zoned M-1 Light Industrial and during this time a special use permit authorized under Ord. No. 2000-289-271 was granted to authorized B-5 uses, under certain terms and conditions. Conditioned requirement 2.c stipulated that a valet parking service shall be provided for patrons of the hotel. The proposed amendment will strike this requirement and parking will be provided as required for the B-5 Central Business District.

Staff finds that the existing use, with the proposed amendment, would continue to be compatible with the recommendations made in the Richmond 300 Master Plan.

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 is consistent with other uses in the community and would not create congestion in the streets in the area involved.

Therefore, staff recommends approval of the Special Use Permit Amendment request.

FINDINGS OF FACT

Site Description

The 0.163 acre subject property, known as 1200-06 East Cary Street, is located at the corner of 12th Street and E. Cary Street in an area surrounded by commercial and mixed use buildings.

Use of the Property

Hotel with parking standards meeting the B-5 Central Business District.

Master Plan

The subject property is designated for Downtown Mixed-Use land use by Richmond 300 Master Plan. This land use category is described as the central business district of the Richmond region, featuring high-density development with office buildings, residential buildings, and a mix of complementary uses, including regional destinations in a highly-walkable urban environment. It is also within the Downtown Core node.

Development Style: Higher-density pedestrian- and transit-oriented development encouraged on vacant or underutilized sites. Historic buildings are adapted for new uses. Future development should be urban in form and may be of larger scale than existing context. Plazas and setbacks create an engaging street life. Many buildings are vertically mixed-use. New developments continue or introduce a gridded street pattern to increase connectivity.

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. Active commercial ground floor uses required on street-oriented commercial frontages.

Intensity: Buildings typically a minimum height of five stories.

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

Secondary Uses: Not applicable.

Zoning and Ordinance Conditions

The special use permit ordinance will be amended to strike language requiring a valet service for off-site parking. Parking will be provided as required for the B-5 Central Business District.

Surrounding Area

The subject property is located in the B-5 Central Business District, as are properties to the east and south. Properties to the adjacent to the north and west are zoned B-4 Central Business District. A variety of commercial uses are in the remaining surrounding area.

Neighborhood Participation

Staff notified area residents, property owners, and the Downtown Neighborhood Association. No letters of support or opposition have been received from the community or neighboring property owners for this application.

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