



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2014-169: To authorize the special use of the property known as 108 Nicholson Street for the purpose of a brewery, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: October 6, 2014

PETITIONER

Titan Virginia Ready-Mix LLC

LOCATION

108 Nicholson Street

PURPOSE

To authorize a large scale brewery in an existing M-1 Light Industrial zoning district

SUMMARY & RECOMMENDATION

The subject properties are located at the corner of Williamsburg Avenue and Nicholson Street. Combined the properties contain approximately 12.3 acres of land area and are currently unimproved. Gillies Creek bisects the northern parcel and elevated rail lines are located directly to west between the properties and the James River.

The subject properties are located within the City's M-1 Light Industrial zoning district. The M-1 district permits breweries, but limits their production to no more than 100,000 barrels of beer per year. The applicant would like the ability for a prospective brewery to brew in excess of 100,000 barrels of beer per year on the subject properties and has, therefore, requested a special use permit.

The proposed large scale brewery use is consistent with the recommendations for industrial uses at this location in the City's Master Plan. In addition, the site is ideally situated for the proposed large scale brewery being located adjacent to other industrial users and City owned parcels and parkland and is not directly adjacent to any residential uses. Therefore, staff recommends approval of the proposed special use permit.

FINDINGS OF FACT

Site Description

The subject properties are located at the corner of Williamsburg Avenue and Nicholson Street. Combined the properties contain approximately 12.3 acres of land area and are currently unimproved. Gillies Creek bisects the northern parcel and elevated rail lines are located directly to west between the properties and the James River. Three of the parcels are currently owned by RRHA and one of the properties is currently owned by Titan Virginia Ready-Mix LLC. The proposed brewery development would occur on all four

parcels; however, there are two special use permit ordinances required, one for each property owner. This ordinance would apply to the 0.74 acres owned by Titan Virginia Ready-Mix.

Two unimproved public right-of-ways, Lewis Street and 37th Street also transverse the subject property. These rights-of-way will need to be closed and transferred to the adjacent property owner in order for the proposed development to occur. This will require separate ordinance approval from the Planning Commission and City Council.

Proposed Use of the Property

The property owner would like to have the ability to establish a large scale brewery on the subject property. The proposed brewery building would enclose all brewing, packaging, and distribution operations in one minimum 130,000 square foot facility with room to expand to a maximum of 220,000 square feet. Parking to serve the facility would also be located on site.

Master Plan

The subject properties are designated for industrial development in the City's Master Plan south of Gillies Creek, which includes a wide variety of manufacturing, processing, warehousing and distribution uses. The portion of the property north of Gillies Creek is located within the Downtown Plan and is designated as part of the Urban Center Area by the Plan. The Urban Center Area is characterized by a dense mix of office space, apartments, and retail located in four- to six- story brick buildings that front the street.

Zoning & Ordinance Conditions

The subject properties are located within the City's M-1 Light Industrial zoning district. The M-1 district permits breweries, but limits their production to no more than 100,000 barrels of beer per year.

The proposed ordinance would not limit the proposed brewery's production. The ordinance would require a Plan of Development to be approved by the Director of Planning & Development Review prior to the issuance of any building permits for the proposed brewery.

The M-1 district requires parking spaces to accommodate all vehicles used in connection with the distribution facility plus one parking space per every two employees for manufacturing, processing, fabricating, testing, research, bottling, warehousing and distribution establishments. The proposed brewery may initially employ up to 103 full time employees for Phase I of the project. Parking for the establishment would be provided on-site in accordance with the M-1 requirements.

Surrounding Area

Elevated rail lines are located directly to west between the properties and the James River. Stony Run Drive and Gillies Creek Park are located across Williamsburg Road to the east of the properties. To the north, the properties are occupied by the abandoned Fulton Gas Works site and the foot of Chimborazo Park. Other active industrial uses are located to the south across Nicholson Street.

Neighborhood Participation

Staff has not received any letters of support or opposition regarding this request.

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