



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2017-188: To amend Ord. No. 2003-374-336, adopted December 8, 2003, to authorize the special use of the property known as 718-720 Cleveland Street for the purpose of authorizing a retail space for the sale of juices and bakery items with a walk up window, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: October 2, 2017

PETITIONER

Annie L. Malo, LeClairRyan

LOCATION

718-720 Cleveland Street, Richmond, VA 23222

PURPOSE

To amend Ord. No. 2003-374-336, adopted December 8, 2003, to authorize the special use of the property known as 718-720 Cleveland Street for the purpose of authorizing a retail space for the sale of juices and bakery items with a walk up window, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the City's Museum District and is midblock between West Franklin Street and a public alley. The property contains approximately 1,728 square feet of lot area and is currently improved with a circa 1927 one story brick commercial building which is currently authorized for a catering business. The applicant is requesting a special use permit to also authorize a retail space for the sale of juices and bakery items with a walk up window, upon certain terms and conditions. The property is located in the R-6 zoning district, which does not permit a retail and restaurant use.

Staff finds that the proposal would authorize an additional neighborhood commercial use that would be appropriate for the commercial area at Cleveland and Franklin Streets as referenced in the Master Plan.

Staff finds that that the intensity of the proposed use and prevalence of pedestrians in the area would not pose an undue burden on the availability of on-street parking.

Staff further finds that with the proposed use of the property, 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 amendment request.

FINDINGS OF FACT

Site Description

The subject property is located in the City's Museum District and is midblock between West Franklin Street and a public alley. The property contains approximately 1,728 square feet of lot area and is currently improved with a circa 1927 one story brick commercial building.

Proposed Use of the Property

The applicant is requesting a special use permit to authorize a retail space for the sale of juices and bakery items with a walk up window, upon certain terms and conditions.

Master Plan

The City of Richmond's Master Plan recommends signal family medium density land use for the property. This category includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semipublic uses. (p. 133).

Specifically for the Near West Planning District, the Master Plan indicates the subject property is a component of an isolated neighborhood corner commercial area at Cleveland and Franklin Streets that is appropriate for continued use (p.236).

Zoning & Ordinance Conditions

If approved, the ordinance would amend Ord. No. 2003-374-336, adopted December 8, 2003, authorizing a catering business, to also authorize a retail space for the sale of juices and bakery items with a walk up window, upon certain terms and conditions. The ordinance limits the hours of operation to 7:30 a.m. through 9:00 p.m. and allows no more than eight employees on the premises at any one time, substantially as shown on the plans which are attached the ordinance. No off-street parking shall be required and signage shall be limited to one (1) sign attached flat against a vertical surface of the building and not exceeding six (6) square feet in area.

Furthermore, the ordinance states that there shall be no enlargement to the building except for normal repair and maintenance. Heating, air conditioning, oven and kitchen ventilation, and mechanical equipment shall be located only on the roof of the building and shall be positioned or screened from view from adjacent properties and public streets or right-of-ways with parapet walls or equipment screens.

Surrounding Area

The surrounding properties are also located in the R-6 Single-Family Attached zoning district and are occupied by Retail uses to the north and south. The properties to the east and west are also located in R-6 Single-Family Attached zoning district.

Neighborhood Participation

Staff has received no letters of support and no letters of opposition at this time for the proposal.

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