



CITY OF RICHMOND

Department of Planning & Development Review ***Staff Report***

Ord. No. 2017-195: To authorize the special use of the property known as 15 East Brookland Park Boulevard for the purpose of permitting a café with accessory roasting, wholesale, and distribution of coffee products, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: October 16, 2017

PETITIONER

Clay Gilbert – Black Hand Coffee Company

LOCATION

15 East Brookland Park Boulevard

PURPOSE

To authorize the special use of the property known as 15 East Brookland Park Boulevard for the purpose of permitting a café with accessory roasting, wholesale, and distribution of coffee products, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property consists of a 7,463 SF or .17 acre parcel of land improved with a former service center, constructed, per tax assessment records, in 1950 and is a part of the Northern Barton Heights neighborhood. The applicant is proposing to use the former service center as a café with accessory roasting, wholesale, and distribution of coffee products. This proposal is not permitted by the UB-Urban Business District. A special use permit is therefore required.

Staff finds that the proposed use is consistent with the intent of the Urban Business District and the land use recommendation of the 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 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 subject property consists of a 7,463 SF or .17 acre parcel of land improved with a former service center, constructed, per tax assessment records, in 1950. The property is located in the North Planning District at the intersection of East Brookland Park Boulevard and Barton Avenue.

Proposed Use of the Property

The applicant is proposing to rehabilitate an existing building to use as a café. Coffee beans would be roasted on-site for use in the café as well as sold at wholesale from the site.

Master Plan

The City of Richmond's current Master Plan designates the subject property for Community Commercial land uses which include, "...office, retail, personal service and other commercial and service uses, intended to provide the shopping and service needs of residents of a number of nearby neighborhoods or a section of the City. As compared to Neighborhood Commercial, this category includes a broader range of uses of greater scale and intensity, with greater vehicular access and orientation, but that are also compatible with nearby residential areas" (134).

Zoning and Ordinance Conditions

The current zoning for this property is Urban Business - Parking Exempt (UB-PE7). "The regulations within the district are intended to preserve the predominant scale and character of existing urban shopping areas, promote retention of existing structures and encourage that new development be compatible with such existing areas and structures." (Zoning Ordinance)

The special use permit ordinance would impose conditions on the property, including:

3.(a) The use of the Property shall be as a café with accessory roasting, wholesale, and distribution of coffee products, substantially as shown on the Plans. The Property may also be used for other principal or accessory uses permitted by the underlying zoning district.

(b) No chain link fence shall be permitted on the Property.

(c) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(d) Only coffee products packaged on the Property shall be distributed on or from the Property.

(e) A fencing and landscape plan shall be approved by the Director of Planning and Development Review.

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

Adjacent properties fronting and near this area of Brookland Park Boulevard are also zoned UB-PE7 with R-6 Single-Family Attached districts to the north and the south of the property. A mix of commercial and residential land uses are present in the vicinity.

Neighborhood Participation

No letters of support or opposition have been received from the community or neighboring property owners for this application.

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