



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2018-278: To authorize the special use of the property known as 1209 Hull Street for the purpose of a brewery, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: November 5, 2018

PETITIONER

Laura Dyer Hild – Dogtown Brewing, LLC

LOCATION

1209 Hull Street

PURPOSE

To authorize the special use of the property known as 1209 Hull Street, for the purpose of a brewery, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

This property is within the B-5, Central Business District recently established for this portion of Hull Street with the intention of encouraging more mixed use, pedestrian oriented development along the corridor while reducing the parking requirements under the previous UB2-PE1 zoning designation. The applicant has proposed a brewery accessory to a restaurant. Breweries are not permitted in the B-5 Central Business District. A Special Use Permit is therefore required.

Staff finds that the proposed use is in keeping with the land use recommendation of the Downtown Plan and would contribute to the current revitalization efforts underway along the Hull Street corridor.

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

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 12,998 SF or .3 acre parcel of land improved with at three story, 19,644 SF mixed use building constructed, per tax assessment records, in 1920. The property is located in the Manchester neighborhood within the City's Old South Planning District on Hull Street at West 12th Street.

Proposed Use of the Property

The mixed use building is intended for a restaurant/brewpub and residential dwelling units. The proposed brewery use would be authorized by the special use permit in order to allow additional production of beer on site that would be warehoused and distributed from the site.

Master Plan

The City of Richmond's Downtown Master Plan designates the subject property as Downtown Urban Center Area which is "...characterized by higher density, mixed use development, typically arranged on a fine grained street network, with wide sidewalks, regular tree planting, and minimal setbacks. Uses are less restricted, and commercial uses are often located on the ground floor with large windows and doors fronting the sidewalk. The upper stories of buildings are typically a mix of office and residential uses."(City of Richmond Downtown Master Plan, pp. 3.25(6).)

Specifically for the Hull Street corridor, the Downtown Plan states: "Hull Street is the historic main street of Manchester and remains almost completely intact, with elegant historic shopfronts and a significant stock of civic, commercial, residential and office buildings defining the street. While a number of different shops remain open on the street, the majority of the buildings are vacant, lending the street an empty, bygone feeling. It is important that Hull Street be revitalized to its original status as the bustling commercial center of Manchester (p. 4.35).

Zoning and Ordinance Conditions

This property is within the B-5, Central Business District. The following conditions, among others, are attached to this ordinance:

3(a) The Special Use of the Property shall be as a brewery accessory to a restaurant, substantially as shown on the Plans. The Special Use shall include warehousing and distribution of beer produced on the Property.

(b) Production of the Special Use shall be limited to 10,000 barrels per year.

(c) The hours of operation for the Special Use shall be limited to 6:00 a.m. through 12:00 a.m., Monday through Sunday. Deliveries for the Special Use shall be limited to the hours between 8:00 a.m. through 6:00 p.m., Monday through Sunday. Any such deliveries shall take place in the adjacent 28 space parking lot as shown on the Plans or in the alley to the rear of the Property, and shall not take place on Hull Street.

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

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

Properties to the north and west of the subject property are zoned R-63 Multi-Family Urban Residential. Properties along the Hull Street corridor are zoned B-5, with R-7 Single- and Two-Family Urban Residential and R-53 Multi-Family Residential to the south and east respectively. A mix of commercial, mixed use,

vacant, single-, two-, and multi-family residential land uses are present in the vicinity of the subject property.

Neighborhood Participation

Staff has received letters of support from the Blackwell Community Civic Association and Manchester Alliance for this application.

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