



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2020-032 - To amend and reordain Ord. No. 2006-130-115, adopted May 22, 2006, which authorized the special use of the property known as 3011 Meadow Bridge Road for the purpose of authorizing commercial uses, which may be operated on a social service delivery basis, and an accessory parking area, to modify the permitted uses, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 18, 2020

PETITIONER
Megan Rollins

LOCATION
3011 Meadow Bridge Road

PURPOSE
To amend and reordain Ord. No. 2006-130-115, adopted May 22, 2006, which authorized the special use of the property known as 3011 Meadow Bridge Road for the purpose of authorizing commercial uses, which may be operated on a social service delivery basis, and an accessory parking area, to modify the permitted uses, upon certain terms and conditions.

SUMMARY & RECOMMENDATION
The subject property consists of a 10,290 SF (.24 acre) parcel of land improved with a former firehouse building adapted for mixed-use. The property is located at the corner of Meadow Bridge Road and 1st Avenue in the North Highland Park neighborhood of the City's North Planning District. The current special use permit allows a variety of commercial, office, restaurant, and meeting facility uses. The applicant wishes to amend the existing special use permit to modify hours of operation and to allow limited sales/consumption of alcohol within the building during no more than three private events per month.

Staff finds that the proposed use is in keeping with the intention of the Master Plan's Neighborhood Commercial land use. The proposal is at an appropriate scale and activity level for the neighborhood, will have limited hours of programming, and will provide opportunities for community engagement.

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 amendment request.

FINDINGS OF FACT

Site Description
The subject property consists of a 10,290 SF (.24 acre) parcel of land improved with a former firehouse building adapted for mixed-use. The property is located at the corner of Meadow Bridge Road and 1st Avenue in the North Highland Park neighborhood of the City's North Planning District.

Proposed Use of the Property

The applicant wishes to amend the existing special use permit to modify hours of operation and to allow limited sales/consumption of alcohol within the building during no more than three private events per month.

Master Plan

The City's Master Plan recommends Neighborhood Commercial land use for the property. Neighborhood Commercial uses consist of office, personal service and retail uses, intended to provide the daily convenience shopping and service needs of adjacent neighborhood residents.

Zoning and Ordinance Conditions

The subject property is zoned in the UB-PE8 - Urban Business (Parking Exempt) District and is subject to special use permit Ord. No. 2006-130-115. Proposed amendments to the ordinance include:

3(h) The permitted principal uses of the room designated as 109 and the kitchen space designated as room 105 on sheet A.1 of the ~~attached plan~~ plans attached to and made a part of Ordinance No. 2006-130-115, adopted May 22, 2006, shall be limited to restaurant, tearoom, café, delicatessen, ice cream parlor, similar food and beverage service establishment, including catering business in conjunction therewith, or a bakery where products are sold principally at retail on premises. In conjunction with these uses, room 109 may be used as a lodge or meeting facility and may offer live performances, provided that such performances end by ~~[4:00]~~ 11:00 P.M., Sunday through Thursday, and 12:00 a.m., on Friday and Saturday. The restaurant may also utilize the concrete patio for outdoor dining, but may not have live performances, music, or public address system in the outdoor dining area. The outdoor dining area shall be improved with trash facilities and screening as required by Chapter ~~[444]~~ 30 of the Code of the City of Richmond ~~[(2004)]~~ (2015), as amended. Four vendor kiosks may also be located in room 109.

(i) The sale or consumption of alcoholic beverages shall ~~[not]~~ be permitted indoors on the ~~[premises]~~ property during no more than three private events each month.

(j) The uses within the building shall close by ~~[4:00]~~ 11:00 P.M., Sunday through Thursday, and [4:00 P.M.] 12:00 A.M., on Friday and Saturday, and may not open earlier than 6:00 A.M. Any outdoor activities shall end by no later than 10:00 P.M.

Surrounding Area

The subject property is zoned in the UB-PE8 - Urban Business (Parking Exempt) District, as are adjacent properties to the west, south, and southeast. Properties to the north and northeast are zoned in the R-6 Single Family Attached District.

Neighborhood Participation

Staff notified adjacent property owners, residents, and the Highland Park Plaza Civic Association. Staff has received letters of support from nearby residents and organizations for this application.

Staff Contact: Jonathan Brown, PDR, Land Use Administration 804-646-6304