



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-147: To authorize the special use of the property known as 2910 Q Street for the purpose of a mixed-use building with outdoor dining, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: June 21, 2021

PETITIONER

Mark Baker, Baker Development Resources

LOCATION

2910 Q Street

PURPOSE

To authorize the special use of the property known as 2910 Q Street for the purpose of a mixed-use building with outdoor dining, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting a special use permit to authorize the special use of the property as a mixed-use building with outdoor dining. The proposed uses within the building are permitted under the B-2 Community Business Zoning District; however, to allow for flexibility for the commercial space the applicant is requesting that no additional parking be required other than what is provided on-site and along the adjacent street frontages. Additionally, the applicant is requesting a waiver from the 100' distance from R-zoned property for a potential outdoor restaurant patio near the intersection of Q and N 30th Streets.

Staff finds that the proposed mixed-use building is consistent with the recommendations of Richmond 300. The proposed commercial uses, including the outdoor dining, are secondary uses recommended for Neighborhood Mixed-Use, and the property is located on a corner parcel within proximity to other commercial uses, including the Robinson Theater. Neighborhood serving commercial uses in the Church Hill North area often do not have off-street parking provided as the area is dense and walkable. The ordinance requires that the operation of the outside patio cease by 11:00 p.m., nightly.

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 contains a lot area of 9,600 square feet (0.22 acres) and is improved with a three-story mixed-use building containing thirteen (13) dwelling units that was completed in 2020. The property is located in the Church Hill North neighborhood at the intersection of Q Street and North 30th Street.

Proposed Use of the Property

The proposed Special Use is for a mixed use building containing uses allowed in the underlying B-2 Community Business District in addition to outside dining.

Master Plan

The Richmond 300 Master Plan recommends a future land use of “Neighborhood Mixed-Use” for the property. The primary uses recommended for Neighborhood Mixed-Use are single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units) and open space. Secondary uses include large multi-family buildings (10+ units), retail/office/personal service, institutional, cultural and government. The intensity recommended for Neighborhood mixed-use is typically two to four stories, which more height permissible along major streets. The development style should be compatible with the existing context. Setbacks, plazas and parks can help create a sense of place and community gathering areas. New developments on larger parcels should continue or introduce a gridded street pattern. In historic neighborhoods, small-scale commercial buildings should be introduced. Ground floors should engage the street with features such as street-oriented facades. Appropriate setbacks, open space, front porches, elevated ground floors and other features that provide a sense of privacy should be provided for residential uses. Pedestrian, bicycle, and transit access must be accommodated, and bike parking must be provided.

Zoning and Ordinance Conditions

The property is currently located within the B-2 Community Business District. A variety of commercial uses as well as dwelling units are permitted in the B-2 Community Business District, provided that dwelling units be located above or behind nondwelling uses on the first floor as it relates to the principal street frontage. A BZA Case (Case No. 2018-36) waived the requirement pertaining to commercial uses along the Q Street frontage. The B-2 Community Business District has a parking requirement of one space per 100 square feet of floor area for restaurant uses, which cannot be met with what is currently provided on-site and on spaces located on abutting streets. Additionally, the location for a future outside dining patio falls within 100’ of property within an R district, which is not permitted.

The ordinance for the Special Use would impose conditions on the Property, including:

- (a) The Special Use of the Property shall be as a mixed-use building with outdoor dining. For the avoidance of doubt, the building on the Property may also contain uses permitted by the zoning regulations prescribed for the district in which the Property is situated and as authorized by the special exception granted by the Board of Zoning Appeals pursuant to Case No. 36-18 at its meeting held on October 3, 2018.

(b) The location of any outside dining shall be limited to the located labelled as “Paved Patio” on sheet A101 of the Plans.

(c) The operations of the outdoor dining use shall cease by 11:00 p.m., nightly.

(d) No fewer than five off-street parking spaces shall be provided for the Property, but no parking shall be required for the outdoor dining use of the Property.

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

Surrounding Area

Properties to the south and west are also located within the B-2 Community Business District. Properties to north and east are located within the R-6 Single-Family Attached Residential District.

The property to the north contains a single-family dwelling. Properties to the east and south contain vacant commercial buildings. An office building is located directly to the west and the Robinson Theater is located to the southwest.

Neighborhood Participation

Staff notified area residents, property owners, and the Church Hill Central Civic Association of the application. Letters of support from individuals have been received.

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