



Legislation Details (With Text)

File #: ORD. 2017-195 **Version:** 1 **Name:**

Type: Ordinance **Status:** Adopted

File created: 8/17/2017 **In control:** City Council

On agenda: 10/16/2017 **Final action:** 11/13/2017

Title: 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.

Sponsors: Mayor Stoney (By Request)

Indexes: Special Use Permit

Code sections:

Attachments: 1. Ord. No. 2017-195, 2. Staff Report, 3. Plans, 4. Application Form & Applicant's Report, 5. Map

Date	Ver.	Action By	Action	Result
11/13/2017	1	City Council	adopted	Pass
10/16/2017	1	Planning Commission	recommended for approval	
9/25/2017	1	City Council	introduced and referred	

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.

O & R Request

DATE: August 17, 2017

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Levar M. Stoney, Mayor (Patron: Mayor, by request)
(This is no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

THROUGH: Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Mark A. Olinger, Director, Department of Planning and Development Review

RE: Special use permit for 15 East Brookland Park Boulevard for the purpose of permitting a café with accessory roasting, wholesale, and distribution of coffee products.

ORD. OR RES. No.

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.

REASON: The accessory roasting, wholesale, and distribution of coffee products from the proposed café is not permitted by the UB-Urban Business District. A special use permit is therefore required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its October 2, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a 7,463 SF, or .17 acre, parcel of land improved with a former service center, and is a part of the Northern Barton Heights neighborhood in the North Planning District.

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).

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." (ibid. Zoning Ordinance, p. 71)

Adjacent properties fronting and near this area of Brookland Park Boulevard are also 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.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$1,800 application fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: September 11, 2017

CITY COUNCIL PUBLIC HEARING DATE: October 9, 2017

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, October 2, 2017

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans, Map

STAFF: Matthew Ebinger, Principal Planner
Land Use Administration (Room 511) 646-5734

PDR O&R No. 17-30

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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