



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Legislation Text

File #: ORD. 2014-197, **Version:** 1

To authorize the special use of a portion of the property known as 411 Bainbridge Street for the purpose of a brewery, upon certain terms and conditions.

O & R Request

DATE: August 15, 2014

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor (Patron: Mayor, by Request)

THROUGH: Byron C. Marshall, Chief Administrative Officer

THROUGH: Peter H. Chapman, Deputy Chief Administrative Officer for Economic Development and Planning

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

SUBJECT: Special use permit for a brewery at 411 Bainbridge Street (Reynolds South)

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of a portion of the property known as 411 Bainbridge Street for the purpose of a brewery, upon certain terms and conditions.

REASON: The subject properties are located within the City's RF-2 Riverfront zoning district. The RF-2 district does not permit breweries. The applicant would like the ability for a prospective brewery to brew in excess of 100,000 barrels of beer per year on the subject properties and has, therefore, requested a special use permit.

RECOMMENDATION: In accordance with the requirements of Section 17 of the City Charter and Article IV of the Zoning Ordinance, the City Planning Commission has scheduled a public hearing on this proposal on October 6, 2014. A resolution outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property is located between Porter Street to the west, Bainbridge Street to the east, West 7th Street to the south and West 4th Street to the north. The property contains approximately 6.3

acres of land area and is currently improved with three vacant warehouse buildings.

The subject property are located within the City's RF-2 Riverfront zoning district. The RF-2 district does not permit breweries. The applicant would like the ability for the prospective brewery to brew over 100,000 barrels of beer per year. The proposed brewery building would enclose all brewing, packaging, and distribution operations in one minimum 130,000 square feet facility with room to expand to a maximum of 220,000 square feet.

The proposed ordinance establishes that the normal zoning requirement for parking would be applied to the proposed brewery. In districts where a brewery is permitted, the zoning ordinance requires parking spaces to accommodate all vehicles used in connection with the distribution facility plus one parking space per every two employees for manufacturing, processing, fabricating, testing, research, bottling, warehousing and distribution establishments. The proposed brewery may initially employ up to 103 full time employees for Phase I of the project.

The proposed ordinance would require the portion of Porter Street and Bainbridge Street adjacent to the site, which were previously closed for the operations of the former Reynolds manufacturing site, to be dedicated back to the City prior to the issuance of a certificate of occupancy for the brewery. The proposed ordinance would also require plan of development approval from the Director of Planning and Development Review prior to the issuance of any building permits for the brewery.

The subject property is designated as part of the Urban Center Area by the Downtown Plan. The Urban Center Area is characterized by a dense mix of office space, apartments, and retail located in four- to six- story brick buildings that front the street. In support of the rededication of Porter and Bainbridge Streets, the Downtown Plan states that streets that have been closed due to privatization should be reopened and kept as public amenities.

FISCAL IMPACT: The proposed brewery is expected to invest approximately \$47 million for machinery, equipment, and personal property within the first five years of operation, all of which are taxable by the City.

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

REVENUE TO CITY: A \$2,400 application fee is required to process this request.

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: September 8, 2014

CITY COUNCIL PUBLIC HEARING DATE: October 13, 2014

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, October 6, 2014

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 ORDINANCES: None

ATTACHMENTS: 1. Application Form
2. Survey
3. Ordinance

STAFF: Lory Markham, Principal Planner
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646-6309

DCD O&R No. 14-31