



Legislation Text

File #: ORD. 2017-015, **Version:** 1

To authorize the special use of the property known as 1600 West Main Street and 1608 West Main Street for the purpose of authorizing a distillery and retail sales of liquor among the permitted uses within a mixed use building, upon certain terms and conditions.

O & R Request

DATE: 12/13/2016

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

THROUGH: P. Lee Downey, Deputy Chief Administrative Officer for Economic Development and Planning

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

RE: To authorize the special use of the property known as 1600 West Main Street and 1608 West Main Street for the purpose of authorizing a distillery and retail sales of liquor among the permitted uses within a mixed use building, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 1600 West Main Street and 1608 West Main Street for the purpose of authorizing a distillery and retail sales of liquor among the permitted uses within a mixed use building, upon certain terms and conditions.

REASON: The proposed use is not permitted by the underlying zoning of the subject property without special approval. 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 February 6, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property is located at the northwest quadrant of the intersection of North Lombardy

Street and West Main Street in the Fan neighborhood of the Near West planning district and is comprised of a total of 0.15 acres (6,534 SF). Specifically, the subject property consists of two contiguous parcels: 1. A 0.032 acre (1,393 SF) parcel of land (1600 West Main Street) improved with a corner surface parking area, and 2. A 0.118 acre (5,140 SF) parcel of land (1608 West Main Street) improved with a one-story mixed use building, constructed in 1930, per tax assessment records.

The City of Richmond's Master Plan recommends Community Commercial land use for the subject property. Primary uses in this category "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. (p. 134).

The subject property and properties to the west, south, and east are located within the UB-PO3 Urban Business Zoning District (Main Street/Uptown Parking Overlay District). Properties to the north are located within the R-6 Single-Family Attached Residential District. A mix of single-, two-, and multi-family residential, commercial, mixed-use, office, institutional, and industrial land uses are present in the area.

FISCAL IMPACT / COST: The Department 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: \$1,800.00 application fee

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: January 9, 2017

CITY COUNCIL PUBLIC HEARING DATE: February 13, 2017

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, February 6, 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, Plan, Survey and Map

STAFF: Matthew J. Ebinger, AICP, Senior Planner

Land Use Administration (Room 511) 646-6308

PDR O&R 16-40

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

Continue to: