



# City of Richmond

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

## Legislation Text

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

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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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