



Legislation Details (With Text)

File #: ORD. 2014-261-2015-11 **Version:** 1 **Name:**

Type: Ordinance **Status:** Adopted

File created: 10/15/2014 **In control:** City Council

On agenda: 1/5/2015 **Final action:** 1/12/2015

Title: To authorize the conditional use of the property known as 708 Hull Street for the purpose of authorizing drive-up facilities, upon certain terms and conditions.

Sponsors: Mayor Jones (By Request)

Indexes: Conditional Use

Code sections:

Attachments: 1. Ord. No. 2014-261-2015-11, 2. Staff Report, 3. Location Map, 4. Survey, 5. Plans, 6. Application & Applicant's Report, 7. Manchester Alliance Letter of Support, 8. McDonald's Commitment Letter

Date	Ver.	Action By	Action	Result
1/12/2015	1	City Council	adopted	
1/5/2015	1	Planning Commission	recommended for approval	Pass
12/8/2014	1	City Council	introduced and referred	

To authorize the conditional use of the property known as 708 Hull Street for the purpose of authorizing drive-up facilities, upon certain terms and conditions.

O & R Request

DATE: October 24, 2014 **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: Christopher L. Beschler, Interim Chief Administrative Officer

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

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

SUBJECT: Conditional use permit for 708 Hull Street for the purpose of authorizing drive-up facilities for a new restaurant.

ORD. OR RES. No. _____

PURPOSE: To authorize the conditional use of the property known as 708 Hull Street for the purpose of authorizing drive-up facilities, upon certain terms and conditions.

REASON: The application proposes McDonald's restaurant with drive-up facilities. The B-7 Mixed-Use Business District permits the restaurant and the drive-up facilities are permitted with a conditional use permit.

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 January 5, 2015 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The property is zoned B-7 Mixed-Use Business District, which permits the proposed McDonalds restaurant. However, the proposed drive-up facility is only permitted by conditional use permit. The ordinance requires that no such use shall be located on a transitional site and the area of the lot devoted to such use shall not be less than 10,000 square feet, and no property line coincidental with a street line shall be less than 100 feet in length. The subject property meets all these requirements.

The proposed McDonald's restaurant would be 4,452 square feet with two drive-thru lanes and 32 parking spaces. The property would be accessed from Commerce Road and East 7th Street. In addition, an outdoor seating area is proposed and would be located near the intersection of East 7th Street and Hull Street. The undeveloped portion of the property along Decatur Street would be planted with grass.

The Department of Public Works has requested that the applicant dedicate a portion of their property along Hull Street for a future realignment to provide a left turn lane at the intersection of Hull Street and Commerce Road. The applicant has agreed to this request and shown the reserved area of dedication on the plans. The B-7 district requires a front yard setback of no greater than 10 feet. The proposed restaurant will meet this requirement after the dedication of property for right-of-way.

The Richmond Downtown Master Plan designates this property as an Urban Center Area, which, "Is characterized by higher density, mixed-used development, typically arranged on a fine-grained street network with wide sidewalks, regular tree planting, and minimal setbacks" (page 3.25).

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

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

REVENUE TO CITY: \$1,320 application fee

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: December 8, 2014

CITY COUNCIL PUBLIC HEARING DATE: January 12, 2015

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, January 5, 2015

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

RELATIONSHIP TO EXISTING ORDINANCES: None.

ATTACHMENTS: Application Form, Applicant's Letter, Draft Ordinance, Plans

STAFF: Willy Thompson, Senior Planner;
Land Use Administration (Room 511) 646-5734

DCD O&R No.14-45