



# 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. 2014-261-2015-11, **Version:** 1

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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 7<sup>th</sup> Street. In addition, an outdoor seating area is proposed and would be located near the intersection of East 7<sup>th</sup> 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*