



City of Richmond

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

Legislation Text

File #: ORD. 2016-294, **Version:** 1

To rezone the property known as 3022 West Broad Street from the B-3 General Business District to the B-7 Mixed-Use Business District.

O & R Request

TO: The Honorable Members of City Council

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

THROUGH: Selena Cuffee Glenn, Chief Administrative Officer

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

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

RE: Rezoning of 3022 West Broad Street from the B-3 General Business District to the B-7 Mixed-Use Business District.

ORD. OR RES. No.

PURPOSE: To rezone the property known as 3022 West Broad Street from the B-3 General Business District to the B-7 Mixed-Use Business District.

REASON: The applicant proposes to develop a brewery with an accompanying restaurant on the subject property. The B-3 district only permits small-scale breweries as an accessory use in conjunction with a restaurant, thus requiring parking at the same rate as a restaurant. The proposed brewery would be approximately 4,000 square feet. The proposed B-7 District permits breweries producing not more than 100,000 barrels of beer per year as a principal use, and as such, the brewery would be required to provide parking based on the number of employees and vehicles.

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 December 5, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property is located on the north side of West Broad Street at the corner of Summit Avenue and contains 0.598 acres of lot area. The property is improved with an existing building just under 10,000 square feet in size and was most recently occupied by Suntrust Bank.

The applicant proposes to develop a brewery with an accompanying restaurant on the subject property. The B-3 district only permits small-scale breweries as an accessory use in conjunction with a restaurant, thus requiring parking at the same rate as a restaurant. The proposed brewery would be approximately 4,000 square feet. The proposed B-7 District permits breweries producing not more than 100,000 barrels of beer per year as a principal use, and as such, the brewery would be required to provide parking based on the number of employees and vehicles.

Under the B-7 district parking requirements, 1 space per 300 square feet of restaurant space would be required and 1 space per 2 employees would be required for the brewery operation.

The properties to the east, south and west are zoned B-3 General Business District and are occupied with a mix of commercial uses and surface parking lots. The properties to the north are zoned M-2 Light Industrial.

The subject property is located along the future route of the GRTC Pulse: Bus Rapid Transit (BRT) system. A Pulse station is planned at the nearby intersection of North Cleveland Street and West Broad Street. In addition, the City is currently undertaking a long-range planning process for the Broad and East Main Street corridors, which among other things, is focusing on transit-oriented design.

The Master Plan designates this area as General Commercial.

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: \$1,500.00 application fee.

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: November 14, 2016

CITY COUNCIL PUBLIC HEARING DATE: December 12, 2016

REQUESTED AGENDA: Consent.

RECOMMENDED COUNCIL COMMITTEE: None.

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission,

December 5, 2016.

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 and Survey

STAFF: Lory Markham, Principal Planner
Land Use Administration (Room 511)
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