



Legislation Text

File #: ORD. 2017-153, Version: 1

To authorize the conditional use of the property known as 700 East Main Street for the purpose of authorizing a nightclub, upon certain terms and conditions.

O & R Request

DATE: June 30, 2017

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Levar M. Stoney, 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: Peter L. 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 conditional use of a portion of the property known as 700 East Main Street for the purpose of authorizing a rooftop nightclub, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the conditional use of a portion of the property known as 700 East Main Street for the purpose of authorizing a rooftop nightclub, upon certain terms and conditions.

REASON: The applicant has proposed a rooftop nightclub use in the B-4 Central Business District. The B-4 district requires a conditional use permit for a nightclub use.

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 August 21, 2017, meeting; or its September 5, 2017, meeting if the August meeting is canceled for the summer recess. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a 19,870 SF (0.46 acre) parcel of land improved with a commercial building constructed, per tax assessment records, in 1964 and containing hotel and ground floor and rooftop restaurant uses. The property is located in the city's central business district at the northeast corner of the intersection of East Main Street and North 7th Street.

The property is zoned in the B-4 Central Business District and is the subject of a 2013 special use permit amendment which enabled the current hotel use of the building. The proposed rooftop nightclub would be operated in conjunction with the existing rooftop restaurant and would be regulated by the conditions of the management plan mandated by the conditional use permit.

The City of Richmond's Downtown Plan designates the property within an Urban Core Area of the City Center district. "This area is characterized by high density, an intense mix of uses, and civic buildings of regional significance, distributed along urban blocks with wide sidewalks, regular street tree plantings, and buildings that front the street. City Center is an example of the urban core condition in Downtown Richmond, with tall buildings that contain a range of office, residential and retail space. Continued pedestrian-oriented development will support a vibrant street realm in City Center. Buildings are typically located on larger lots, and one building may cover a significant portion of the block. They are typically five or more stories in height. Buildings are located directly fronting the sidewalk. The ground floor of buildings is an active frontage with doors and windows fronting the street. Uses are minimally restricted, and commercial uses are permitted on the ground floor in all cases" (p. 3.27).

Adjacent and nearby properties are a part of the same B-4 Central Business District that encompasses much of the area. A mix of office, mixed-use, commercial, and multi-family residential land uses are present in the area.

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: \$1,500 application fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: July 24, 2017

CITY COUNCIL PUBLIC HEARING DATE: September 11, 2017

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, August 21, 2017 or September 5, 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 and Management Plan, Application Form, Applicant's Report, Plans, Survey, Map

STAFF: Matthew J. Ebinger, AICP, Acting Principal Planner
Land Use Administration (Room 511), 646 6308

PDR O&R 17-18

Key Issues:

Retain on Consent Agenda
Move to Regular Agenda
Refer Back to Committee
Remove from Council Agenda

Strike Withdrawn Continue to: