



City of Richmond

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

Legislation Text

File #: ORD. 2017-188, **Version:** 1

To amend Ord. No. 2003-374-336, adopted Dec. 8, 2003, which authorized the special use of the property known as 718-720 Cleveland Street, to authorize a retail space for the sale of juices and bakery items with a walk up window, upon certain terms and conditions.

O & R Request

DATE: August 16, 2017

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Levar 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

SUBJECT: To amend Ord. No. 2003-374-336, adopted December 8, 2003, to authorize the special use of the property known as 718-720 Cleveland Street for the purpose of authorizing a retail space for the sale of juices and bakery items with a walk up window, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To amend Ord. No. 2003-374-336, adopted December 8, 2003, to authorize the special use of the property known as 718-720 Cleveland Street for the purpose of authorizing a retail space for the sale of juices and bakery items with a walk up window, upon certain terms and conditions.

REASON: The applicant is requesting a special use permit amendment to authorize a retail space for the sale of juices and bakery items with a walk up window. The property is located in the R-6 zoning district, which does not permit the proposed use. An existing catering business located at the premises was authorized by a special use permit in 2003. An amendment to the special use permit is required in order to include the retail space for the sale of juices and bakery items with a walk up window as a permitted 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 October 2, 2017, meeting. A letter outlining the

Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property is located in the City's Museum District neighborhood, Near West Planning District, and West of the Boulevard Overlay District, and is midblock between West Franklin Street and a public alley. The property contains approximately 1,728 square feet of lot area and is currently improved with a circa 1927 one-story brick commercial building.

The property is located in the R-6 zoning district, which does not permit the proposed use. An existing catering business located at the premises was authorized by a special use permit in 2003. An amendment to the special use permit is required in order to include the retail space for the sale of juices and bakery items with a walk up window as a permitted use.

The City of Richmond's Master Plan recommends single-family medium density land use for the property. This category includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semipublic uses. (p. 133).

Specifically for the Near West Planning District, the Master Plan indicates the subject property is a component of an isolated neighborhood corner commercial area at Cleveland and Franklin Streets that is appropriate for continued use (p.236).

The surrounding properties are also located in the R-6 Single-Family Attached zoning district. A mix of commercial, mixed-use, and residential land uses are present in the vicinity.

FISCAL IMPACT: The Department of 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: \$1,200 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 AGENCIES: 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 ORDINANCES: None.

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans, Map

STAFF: Leigh Kelley, Senior Planner
Land Use Administration (Room 511)
646-6384

PDR O&R No.17-23

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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