City of Richmond

Legislation Text

File #: ORD. 2018-279, **Version:** 1

To authorize the special use of the property known as 3406 West Moore Street for the purpose of authorizing a nightclub and signage, upon certain terms and conditions.

O & R Request

DATE: September 11, 2018   **EDITION:**   1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (by request)
(This is no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Selena Cuffee Glenn, Chief Administrative Officer

THROUGH: Douglas C. Dunlap, Interim Deputy Chief Administrative Officer for Economic Development and Planning

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

RE: To authorize the Special Use of the property known as 3406 Moore Street for the purpose of authorizing a nightclub and signage, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the Special Use of the property known as 3406 Moore Street for the purpose of authorizing a nightclub and signage, upon certain terms and conditions.

REASON: The entertainment activities, hours of operation, and alcohol sales at certain times of day within the shuffle board entertainment establishment are considered by the Zoning Ordinance to be nightclub activities. A proposed mural on the exterior of the building is considered by the Zoning Ordinance to be signage, which would exceed the maximum signage area for the property. For these reasons, a special use permit request has been made by the applicant.

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 November 5th, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a .62 acre parcel of land improved with a 17,000 SF building constructed, per tax assessment records, in 1940, and is a part of the Scott's Addition Neighborhood in the Near West Planning District. The property fronts Moore Street and Norfolk Street, between Belleville Street and Roseneath Road.

The City of Richmond's adopted Pulse Corridor Plan designates the subject property for as Industrial Mixed Use. "Industrial Mixed-use areas are traditionally industrial areas that are transitioning to mixed-use due to their proximity to growing neighborhoods, but still retain industrial uses. Non-industrial use buildings should have street-oriented facades with windows and door openings along street frontages. New light industrial uses are compatible with residential and office uses. Streetscape accommodates truck access but allows for multi-modal uses. Potential future zoning districts: B-7, or a new district." (City of Richmond, 2017)

The current zoning for this property is B-7, (Mixed-Use Business District). The B-7 district is intended "…to encourage a broad range of mixed land uses, including residential, commercial and compatible industrial and service uses. The district is intended to promote enhancement of the character of mixed use areas that are undergoing revitalization and adaptive reuse by providing for alternative economic use of existing structures, while enabling continuation of existing industrial and service uses. The district regulations are intended to encourage appropriate infill development on undeveloped land, promote adaptive reuse of vacant or underutilized buildings and enable redevelopment of properties where continuation of current uses or adaptive reuse is not feasible. The district regulations are also intended to safeguard the character of adjoining properties, to maintain the predominant existing streetscape character by providing continuity of building scale and setbacks, to enhance public safety and encourage an active pedestrian environment appropriate to the mixed-use character of the district by providing for windows in building facades along street frontages. Finally, the district regulations are intended to assure adequate accessible parking and safe vehicular and pedestrian circulation, to facilitate a streetscape with minimum setbacks along principal street frontages and to provide for limited interruption by driveways and vehicular traffic across public sidewalk areas along principal street frontages." (City of Richmond, zoning ordinance, Section 30-446.1)

All surrounding properties are located in the same B-7 district as the subject property. A mix of industrial, office, commercial, and multi-family land uses are present in the vicinity.

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: $2,400 application fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: October 8, 2018

CITY COUNCIL PUBLIC HEARING DATE: November 13, 2018

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, November 5, 2018.

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: Application Form, Applicant's Report, Management Plan, Draft Ordinance, Plans, Survey, Map.

STAFF: Jonathan Brown, Senior Planner
        Land Use Administration (Room 511) 646-5734

PDR P&R No. 18-59

Key Issues:
 Retain on Consent Agenda
 Move to Regular Agenda
 Refer Back to Committee
 Remove from Council Agenda
        Strike   Withdrawn   Continue to: