



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-178: To authorize the special use of the property known as 4000 Hopkins Road for the purpose of a storage building as a principal use, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: August 19, 2019

PETITIONER

Marcus Norman

LOCATION

4000 Hopkins Road

PURPOSE

To authorize the special use of the property known as 4000 Hopkins Road for the purpose of a storage building as a principal use, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant has applied for a special use permit for a storage building (i.e., shed) to be constructed within an R-3 Single-Family Residential District on a parcel that is not improved with a dwelling unit. Accessory buildings cannot be constructed without a principal building within the R-3 District. A special use permit is therefore required to authorize the storage building as a permitted principal use.

Staff finds that the proposed storage building would not be used for commercial or industrial purposes, but would be used for the storage purposes of a storage building accessory to a residential dwelling.

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. Specifically, staff finds that the proposed use would not be detrimental to the general welfare of the community involved and would not create congestion in the streets in the area involved.

Therefore, staff recommends approval of the special use permit request.

FINDINGS OF FACT

Site Description

The subject property consists of a 96,380 SF (2.2 acre) parcel of unimproved land located in the Cottrell Farms neighborhood of the Broad Rock planning district. The property is located off Hopkins Road, south of Walmsley Boulevard.

Proposed Use of the Property

The proposed storage building would be used for the storage of items customary to the use of a storage building accessory to a residential dwelling. Per the Applicant's Report, property maintenance and recreational supplies would be stored in the storage building.

Master Plan

The City of Richmond's current Master Plan designates a future land use category for the subject property as Single-Family (Low-Density). As stated in the plan, the "Primary use is single-family detached dwellings at densities up to seven units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-1, R-2, R-3, R-4, and R-5" (City of Richmond Master Plan).

Zoning and Ordinance Conditions

The property is currently zoned R-3 Single-Family Residential. The special use permit would impose development conditions on the property, including:

- 3(a) The Special Use of the Property shall be a storage building that is not an accessory use to a principal use, substantially as shown on the Plans.
- (b) The storage building shall not be used as a dwelling unit.
- (c) The height of the Special Use shall not exceed one story.
- (d) Parking for at least one vehicle shall be provided on the Property.
- (e) The storage building shall be used for the storage of items customary to the use of a storage building accessory to a dwelling use.

Surrounding Area

The property is currently zoned R-3 Single-Family Residential, as are a majority of nearby properties. Single-family land use and some vacant land uses are present west of Hopkins Road. Commercial and industrial land uses are found east of Hopkins Road.

Neighborhood Participation

Staff has notified the Ampthill Civic Association about this application. A letter of opposition was received from an adjacent property owner.

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