



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2015-22: To authorize the special use of the property known as 3729 East Broad Rock Road for the purpose of authorizing motor fuel sales, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 17, 2015

PETITIONER

Jeff Keith
Advanced Engineering
PO Box 72692
Richmond, VA 23235

LOCATION

3729 East Broad Rock Road

PURPOSE

To authorize the special use of the property known as 3729 East Broad Rock Road for the purpose of authorizing motor fuel sales, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located on the southwest side of the intersection of East Broad Rock and Prince Hall Drive in the City's Broad Rock Planning District. The parcel contains approximately 1.76 acres of land area and is improved with the McGuire Park Shopping Center.

The B-2 Community Business District permits motor fuel sales. However, the B-2 District requires no fuel sales be located on a property designated as a transitional site, which is defined as a lot or portion thereof located in a B district and situated within 50 feet and fronting on the same block as property in an R district. The adjacent property is zoned R-48 Multi-family Residential District, and therefore, a special use permit is required.

The proposed use would consist of 24'x72' fueling canopy and fuel pumps and tank to add fuel sales to a convenience store.

The Master Plan recommends Neighborhood Commercial uses for the subject property. "Neighborhood commercial uses as shown on the Land Use Plan map should be limited to those uses that provide goods and services generally used by the immediate surrounding neighborhood and are not intended to draw from a broader market" (page 150-151).

Staff finds that the proposed fuel tanks would be consistent with the historical commercial use of this property and designation in the Master Plan as Neighborhood Commercial.

Staff finds that the City Charter conditions relative to the granting of special use permits has been met. Therefore, staff recommends approval of the special use permit request.

FINDINGS OF FACT

Site Description

The subject property is located in the City's Broad Rock Planning District on the block bounded by East Broad Rock Road to the north, Prince Hall Drive to the east, and Chapel Drive to the south. The parcel contains approximately 1.76 acres of land area and is improved with the McGuire Park Shopping Center.

Proposed Use of the Property

The applicant is proposing to develop a 24'x72' fueling canopy with fuel pumps and tanks to add fuel sales to a convenience store.

Master Plan

The Master Plan recommends Neighborhood Commercial uses for the subject property. "Neighborhood commercial uses as shown on the Land Use Plan map should be limited to those uses that provide goods and services generally used by the immediate surrounding neighborhood and are not intended to draw from a broader market" (page 150-151).

Zoning & Ordinance Conditions

The B-2 Community Business District permits motor fuel sales. However, the B-2 District requires no fuel sales be located on a property designated as a transitional site, which is defined as a lot or portion thereof located in a B district and situated within 50 feet and fronting on the same block as property in an R district. The adjacent property is zoned R-48 Multi-family Residential District, and therefore, a special use permit is required.

The sale of motor fuels shall be permitted in accordance as shown on the plans.

Surrounding Area

The properties to the north and east are zoned B-2 and are occupied a community club, convenience store, and single-family dwellings. The properties to the south are zoned R-48 and are occupied by multi-family apartments.

Neighborhood Participation

Staff has contacted 8th District Council Representative, Reva Trammell, Oak Grove Neighborhood Civic Association, Bellmeade Civic Association, and Hull Street Midlothian Civic Association. Staff has received no letters of support or opposition.

Staff Contact: Willy Thompson, Senior Planner, (804) 646-5734