



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2019-327** To authorize the special use of the properties known as 2608 Buford Avenue, 2618 Buford Avenue, 2727 Buford Avenue, 4201 Tyrone Street, 4207 Tyrone Street, and 4208 Tyrone Street for the purpose of the storage of inoperable vehicles outside of an enclosed building, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** December 2, 2019

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#### **PETITIONER**

BD Auto Repairs LLC

#### **LOCATION**

2608, 2618, and 2727 Buford Avenue, 4201, 4207, and 4208 Tyrone Street

#### **PURPOSE**

To authorize the special use of the properties known as 2608 Buford Avenue, 2618 Buford Avenue, 2727 Buford Avenue, 4201 Tyrone Street, 4207 Tyrone Street, and 4208 Tyrone Street for the purpose of the storage of inoperable vehicles outside of an enclosed building, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The proposed special use is for the operation of an outdoor storage yard for inoperable motor vehicles. This is not a permitted use within the M-1 Light Industrial District. Therefore, a special use permit is required.

Staff finds that the subject property, while adjacent to a residential land use, is located in a predominantly industrial area. Moreover, the underlying M-1 zoning of the property allows a variety of intense manufacturing uses without special approval.

Staff finds that the proposed special use permit would remedy an existing non-compliance issue, would be an improvement upon the pre-existing conditions of the subject property, and would provide screening from adjacent properties.

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.

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## **FINDINGS OF FACT**

### **Site Description**

The subject property consists of three parcels totaling 1.561 acres located on Tyrone Street, and two parcels totaling 2.184 acres located on Buford Avenue. The properties are generally accessed via 4206 Jefferson Davis Highway. All of the properties are located in the M-1 Light Industrial District and are improved only with gravel surface parking.

The subject properties have been used for junk vehicle storage in violation of the zoning ordinance for an extended period of time prior to the applicant acquiring the properties on September 28, 2018. Since this time substantial progress has been made by the applicant to clear the properties of inoperable vehicles and assorted debris. Weeds and scrub brush have also been cleared. These efforts to bring the properties into conformance are taking place in concurrence with this Special Use Permit application process.

### **Proposed Use of the Property**

The applicant wishes to operate a vehicle repair and auto sale business. Inoperable vehicles are purchased and brought to the property for repair and resale. Vehicles are not acquired or kept for parts salvage. This type of operation is allowed in the M-2 Heavy Industrial District and conditions for approval will require that the property conform to the screening and buffer requirements of the M-2 District.

The M-2 District requires uses involving outside storage of items such as inoperable vehicles to be screened from view from public right-of-ways, and any adjacent residential use by an opaque fence or wall no less than six feet in height. During the application process, the existing dilapidated chain link fence has been removed and an opaque fence has been installed around all of the subject properties. Landscaping is also proposed.

### **Master Plan**

The Master Plan recommends single-family (low density) residential land use for the parcels north of Buford Avenue and industrial land use for the parcels south of Buford Avenue. The single-family (low density) residential land use recommendation supports single-family detached dwellings at densities of up to seven units per acre, and neighborhood support uses. The industrial land use designation supports a wide variety of manufacturing, processing, research and development, warehousing, distribution, office-warehouse and service uses. Office, retail and other uses that complement industrial areas are often secondary support uses.

### **Zoning and Ordinance Conditions**

The properties are located in the M-1 Light Industrial District, which allows a variety of intensive land uses. However, outdoor storage of inoperable vehicles is not a permitted use in this district. It is a permitted use in the M-2 Heavy Industrial District. The special use permit is conditioned on the following special terms and conditions that will hold the property to the same development standards required for the M-2 Heavy Industrial District.

The development conditions of the proposed special use permit include:

(a) The Special Use of the Property shall be as storage for inoperable vehicles outside of an enclosed building, substantially as shown on the Plans.

(b) The Property shall be screened with fencing and landscaping, substantially as shown on the Plans.

**Surrounding Area**

The properties located to the east of the subject property are located in the B-3 General Business District and contain commercial uses. Properties to the south and west are located in the M-1 Light Industrial District and contain uses consistent with that zoning district. The properties to the north are located in the R-MH Mobile Home District and contain mobile homes.

**Neighborhood Participation**

No letters of support or opposition have been received regarding this request for a special use.

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