



## CITY OF RICHMOND

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

**Ches. Bay No. 2014-001:** To authorize an exception to §50-332(d)(1)c. of the Code of the City of Richmond for the property known as 3350 Broad Rock Boulevard pursuant to §50-340(c) of the Code of the City of Richmond.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** May 19, 2014

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#### **PETITIONER**

Townes Site Engineering, 9850 Lori Road, Suite 201, Chesterfield VA 23832

#### **PROPERTY OWNER**

Broad Rock, Inc., 2116 Willis Road, Richmond VA 23237

#### **LOCATION**

3350 Broad Rock Boulevard

#### **PURPOSE**

To authorize an exception to allow the property owner to construct a one-story, approximately 6,000 square foot retail space with parking area. Both items encroach into a Chesapeake Bay Act Resource Protection Area ("RPA") as shown on the City's adopted Chesapeake Bay Preservation Map. §50-332 of the Code of the City of Richmond does not permit structures or non-water-dependent facilities to encroach into an RPA and, therefore, the petitioner has requested an exception.

#### **SUMMARY & RECOMMENDATION**

§50-324 of the City Code requires the staff, as part of their development review process, to confirm the boundaries of the Chesapeake Bay Preservation Areas boundaries based on site specific information and that such boundaries are to be adjusted as necessary based on this evaluation. The limits of the RPA crossing the property owner's lot were originally set based upon the limits of perennial stream flow as shown on the then current USGS quadrangle. The stream has since been piped and the channel completely removed. With that in mind, staff realizes that the retail space and parking area will no longer be in an RPA but will remain in an RMA and that the granting of the exception will allow the project to move forward until the official ChesBay Map can be updated and adopted by City Council. Therefore, staff recommends approval.

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#### **FINDINGS OF FACT**

##### **Site Description**

The subject property is an existing vacant lot of approximately 0.45 acres with grass and gravel cover. It is located on the northwest corner at the intersection of Walmsley Boulevard

and Broad Rock Boulevard. It is zoned B-2 Community Business District, which permits retail uses.

**Proposed Use of the Property**

The proposed improvements to the property will include a one-story, approximately 6,000 square foot retail space with parking area and associated landscaping.

**Master Plan**

The Master Plan recommends community commercial land uses for the subject property. Primary uses in this recommendation include office, retail, personal service and other commercial and service uses, intended to provide the shopping and service needs of residents of a number of nearby neighborhoods or sections of the City.

**Surrounding Area**

The surrounding adjacent properties are zoned RO-1 and B-2 with those across the streets being R-3 and B-2.

**Neighborhood Participation**

Staff notified adjacent property owners of the proposed exception and has not received any formal opposition or support for the proposal.

**Staff Contact:** Stewart D. Platt, (804) 646-6956