



## CITY OF RICHMOND

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

**Ord. No. 2018-214:** To authorize the special use of the property known as 3400 Stony Point Road for the purpose of limited special events, upon certain terms and conditions.

---

**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** September 4, 2018

---

#### **PETITIONER**

Christine Webb – Sabot at Stony Point

#### **LOCATION**

3400 Stony Point Road

#### **PURPOSE**

To authorize the special use of the property known as 3400 Stony Point Road for the purpose of limited special events, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The applicant, Sabot at Stony Point School, has requested a special use permit to allow up to 12 special events on the property which are unrelated to the existing school use. This use is not permitted by the underlying zoning, a special use permit is therefore required.

Staff finds that the proposed special events would be accessory to a private school, which is a use recommended by the Master Plan. Staff further finds that proper conditions are in place to regulate the proposed special events.

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 28 acre parcel of land improved with the campus of the Sabot at Stony Point School. It is located in the Stony Point neighborhood of the Huguenot Planning District.

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

The applicant is proposing to hold special events on the property. The proposed special events would be limited in number and hours of operation by the special use permit and would be limited to a specific area of the property identified on the plans.

### **Master Plan Recommendations**

The City of Richmond's Master Plan recommends institutional land use for the subject property. Primary uses for this category include institutional uses, such as places of worship, private schools, universities, museums, hospitals, and other care facilities.

### **Zoning and Ordinance Conditions**

The current zoning designation for this property is R-2 Single-Family Residential District. The special use permit would impose additional conditions on the property, including:

3(a) The Special Use of the Property shall be special events, including receptions for weddings or other occasions and for civic and community events, substantially as shown on the Plans. The special events may but need not be events related to the operations or functions of the school use of the Property.

(b) No more than 12 special events shall take place on the Property within a 365-day period.

(c) No special event shall involve more than 250 attendees.

(d) Special events shall only take place on Friday through Sunday.

(e) No special event shall extend beyond 10:00 p.m. No personnel associated with the special event shall work on the Property beyond 11:00 p.m.

(f) Parking for special events shall be provided on the Property.

### **Surrounding Area**

Surrounding properties are located in the same R-2 Single Family District. Properties to the east, north, and west are within the Stony Point Community Unit Plan.

A mix of vacant, open space (Larus Park), single and multifamily residential, commercial (Stony Point Fashion Park) and office uses are located in the vicinity of the subject property.

### **Neighborhood Participation**

The City has received a letter of support for this application.

**Staff Contact:** Jonathan Brown, PDR, Land Use Administration 646-5734