



CITY OF RICHMOND
Department of Planning & Development Review
Staff Report

CPCR.2022.051: Final Community Unit Plan Amendment approval for a self-storage facility within the Chippenham Forest Square Community Unit Plan (2100 Sheila Lane)

To: City Planning Commission
From: Land Use Administration
Date: May 16, 2022

PETITIONER

Lory Markham, Markham Planning

LOCATION

2100 Sheila Lane

PURPOSE

Final Community Unit Plan Amendment for the construction of a self-storage facility with accessory parking and loading space located at 2100 Sheila Lane.

SUMMARY & RECOMMENDATION

The property contains 7.75 acres and is currently unimproved. The property is an outparcel of the Shops at Chippenham Forest Shopping Center and the land use is governed by the Shops at Chippenham Forest Square Community Unit Plan (CUP). The CUP ordinance was amended in 2019 to allow for the construction of a self-storage facility on the subject parcel.

A Final Community Unit Plan is necessary in order to approve the site layout and building elevations for the proposed self-storage facility an associated parking and loading areas.

Staff finds the property renovations are consistent with the 2019 amendment to the CUP ordinance. A portion of the property falls within a non-tidal wetland and Water Resources has conceptually approved with plan with the condition that the U.S. Army Corps of Engineers and Virginia Department of Environmental Quality (DEQ) issue any applicable approvals or permits prior to permit issuance.

Staff finds that the proposed Final Community Units Plan Amendment will adequately safeguard the health, safety and welfare of the occupants of the adjoining and surrounding properties, will not unreasonably impair an adequate supply of light and air to adjacent properties, will not unreasonably increase congestion in street and will not increase public danger from fire or otherwise unreasonably affect public safety and will not diminish or impair the established values of property in surrounding areas.

Therefore, staff recommends approval of the Final Community Unit Plan Amendment.

FINDINGS OF FACT

Site Description

The subject property known as 2100 Sheila Lane is 7.75 acres and is currently unimproved. The property is located in the rear portion of the Chippenham Forest Shopping Center, which is anchored by a Wal-Mart Supercenter Storage and Lowe's, and contains multiple outparcel strip centers and individual commercial buildings near Forest Hill Avenue.

Proposed Use of the Property

The submitted plans propose constructing a 3-story indoor self-storage facility with a total floor area of 126,135 square feet.

Master Plan

The City's Richmond 300 Master Plan designates the property as Destination Mixed-Use. This land use category is described as key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements.

Development Style: Higher-density, transit-oriented development encouraged on vacant or underutilized sites. New development should be urban in form, may be or larger scale than existing context, and, where relevant, should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place. Many buildings are vertically mixed-use. Developments continue or introduce a gridded street pattern to increase connectivity.

Mobility: Bicycle, pedestrian, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings. Parking requirements are reduced to allow more market-based parking strategies, including shared parking.

Intensity: Buildings typically a minimum height of five stories.

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.
Secondary Uses: Institutional and government.

Zoning

The subject property is located within the R-2 Single-Family Residential District, however the use of the land is governed by Chippenham Forest Square Community Unit Plan.

Surrounding Area

A Walmart Supercenter store is located to the east. A multi-family development is located to the north and west. An active railroad right-of-way owned by Norfolk Southern Railroad is located to the south.

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