



CITY OF RICHMOND

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

ORD. No. 2018-322: To amend Ord. No. 95-198-182, adopted Jul. 24, 1995, as previously amended by Ord. No. 2000-208-199, adopted Jun. 26, 2000, and Ord. No. 2002-70-101, adopted Apr. 22, 2002, which authorized a Community Unit Plan (CUP) of the 62.9-acre property at the southwest corner of Chippenham Parkway and Forest Hill Avenue, to authorize drive-up, freestanding automated teller machines (ATM) as a principal use in the area designated as Parcel A, to authorize warehouses and self-storage facilities in the area designated as Parcel B as a principal permitted use, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: January 7, 2019

PETITIONER

Lory Markham - Markham Planning

LOCATION

2100 Sheila Lane

PURPOSE

To amend Ord. No. 95-198-182, adopted Jul. 24, 1995, as previously amended by Ord. No. 2000-208-199, adopted Jun. 26, 2000, and Ord. No. 2002-70-101, adopted Apr. 22, 2002, which authorized a Community Unit Plan (CUP) of the 62.9-acre property at the southwest corner of Chippenham Parkway and Forest Hill Avenue, to authorize drive-up, freestanding automated teller machines (ATM) as a principal use in the area designated as Parcel A, to authorize warehouses and self-storage facilities in the area designated as Parcel B as a principal permitted use, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant has requested an amendment to the Chippenham Forest Square Community Unit Plan (CUP) in order to add self-storage warehouses to the list of permitted uses so that they may be built on a 7.75 acre parcel. The Chippenham Forest Square CUP area contains a total of 63 acres and is located in the Huguenot Planning District. The underlying zoning for the property is R-2 Single-Family Residential and commercial uses are prohibited in this district. However, the approved CUP allows a wide variety of commercial uses specifically listed in the ordinance. Since approval of the CUP ordinance by City Council in 1995, much of the land has been developed as a major shopping center anchored by a Walmart Super Center and a Lowe's Home Improvement Center. The shopping center also includes a number of other commercial enterprises.

Staff finds that the self-storage use that would be allowed by the proposed amendment is compatible with other uses within the existing community unit plan and is consistent with the General Commercial land use designation of the Master Plan. As such, staff recommends approval of this amendment to the Chippenham Forest Square Community Unit Plan to allow a self-storage facility.

FINDINGS OF FACT

Site Description

The subject property is an unimproved 7.75 acre parcel located along the western edge of the CUP area. Stratford Hills and Chippenham Village are multi-family housing areas that abut the subject property to the west and north, respectively. Abutting to the east is a parking lot for the Wal-Mart Super Center. The Norfolk and Southern Railroad corridor abuts the property to the south, and across this railroad corridor is undeveloped property located in Chesterfield County.

Proposed Use of the Property

The applicant has proposed to develop a self-storage warehouse facility that will also include an area dedicated to outdoor vehicle storage.

Pursuant to Sec. 30-456.9 of the Code of the City of Richmond (2015), as amended, the plans attached to the proposed ordinance amendment, showing the proposed facility, shall serve as final plans.

Master Plan

The City of Richmond's current Master Plan designates a future land use category for the subject property as General Commercial (page 190). Primary uses include a broad range of office, retail, general commercial, wholesale, and service uses. The recommended zoning district for land with the General Commercial recommendation is B-3 General Business. The proposed self-storage warehouses would be permitted by-right in this zoning district.

Zoning & Ordinance Conditions

The subject property is located within the R-2 Single-Family Zoning District and is noted as "Parcel B" in the Chippenham Forest Square Community Unit Plan. Development of this property is governed by the Chippenham Forest Square CUP Ordinance (Ord. No. 2002-70-101). The amended CUP ordinance would allow the storage facility as a permitted use, substantially as shown on the plans, and would impose the following new conditions on the proposed development:

- A setback of 25 feet shall be required for buildings, parking areas and access aisles; and a setback of 40 feet shall be required for facilities for the collection of refuse, loading and similar service areas.
- The minimum livability space within the area designated as Parcel B, Lot 1 shall be no less than twenty (20) percent and further provided that this calculation for Parcel B, Lot 1 shall be excluded from the calculation for the community unit plan.

Neighborhood Participation

Staff has received a letter of support from the Southampton Citizens Association.

Staff Contact: David Watson, Senior Planner (804) 646-1036