



## CITY OF RICHMOND

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

**Ord. No. 2021-251:** To amend and reordain Ord. No. 98-248-318, adopted Oct. 12, 1998, which authorized the special use of the property known as 6424 Elkhardt Road for the conversion of an existing office for use as a contractor's shop with accessory outdoor storage, to instead authorize a convenience store, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** October 4, 2021

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#### **PETITIONER**

Saidi Cafa and Yahya Abdo

#### **LOCATION**

6424 Elkhardt Road

#### **PURPOSE**

To amend and reordain Ord. No. 98-248-318, adopted Oct. 12, 1998, which authorized the special use of the property known as 6424 Elkhardt Road for the conversion of an existing office for use as a contractor's shop with accessory outdoor storage, to instead authorize a convenience store, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The subject property is located in the RO-1 Residential Office zoning district and subject to Ordinance No. 1998-248, a special use permit that authorized a contractor's shop with outdoor storage. An amendment to the special use permit has been requested to allow a convenience store.

Staff finds that the proposed use is not consistent with the recommendation Residential Uses in the Richmond 300. However, it is consistent with the historical use of the property. On December 17, 1973 City Council adopted Ordinance Number 73-290-276 authorizing a convenience store with accessory off-street parking. On October 12, 1998 City Council adopted Ordinance Number 98-248-318 authorizing the use of the property as a contractor's shop with outdoor storage. The property was developed specifically to house a convenience store and the proposed Special Use Amendment will allow the convenience store use to resume.

The subject property is located on the edge of an area that has a recommended land use of Residential. Primary uses are single-family houses, accessory dwelling units and open space. The properties located across Elkhardt Road are recommended for Corridor Mixed-Use and a convenience store is a primary use in this category.

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.

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## FINDINGS OF FACT

### Site Description

The subject .581 acre subject property is improved with a 2,400 square foot building. It is located within Elkhardt neighborhood, on Elkhardt Road near its intersection with Hull Street.

### Proposed Use of the Property

The proposed Special Use Permit would again allow the operation of a convenience store.

### Master Plan

The City's Richmond 300 Master Plan designates the property for Residential uses. Neighborhood consisting primarily of single-family houses on large or medium-sized lots more homogeneous in nature.

Development Style: Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.

Mobility: Bicycle, pedestrian, and transit access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

The property is also located within the Hull/Chippenham Neighborhood Node. The vision for the node is: *At the edge of the city, the Node at Hull Street and Chippenham Parkway is developed with a large strip commercial center, smaller commercial buildings on Hull Street, low-density multi-family apartment complexes, the new River City Middle School, and surrounding single-family neighborhoods. This Node will attract both city and county residents by providing neighborhood serving commercial and housing at varying affordability levels in a more urban form. New development should include the redevelopment of the parking lots along both sides of Hull Street with medium-scale buildings built closer to the street and parking located in the rear in shared lots. Additionally, the low-density multi-family residential communities can be redeveloped into higher-density, mixed-use neighborhoods. The redesign of these communities should*

*emphasize creating walkable, well-connected communities with well-designed buildings, a street grid, sidewalks, and street trees. Improving pedestrian safety should be prioritized especially connections to the new school. The creation of new open space and improved connections to Pocosham Park should be explored to provide additional access to open space for residents of this community.*

### **Zoning and Ordinance Conditions**

The Property is currently located within the R-01 Residential-Office District. The Zoning Office provided the following comments: *Previous SUP issued for same use issued in 1973. No objections to this use from a zoning standpoint.*

If adopted, the Amended Special Use Permit would nullify the contractor's office with outdoor storage use and associated conditions, and impose the following amendments to the previously approved conditions on the property:

*That the Special Use of the Property shall be a convenience store with accessory off-street parking. Hours of operation for the Special Use during which the Special Use may be open to the public shall be from 5:00 a.m. to 10:00 p.m. Monday through Friday, and 7:00 a.m. to 10:00 p.m. Saturdays and Sundays. Deliveries to the Special Use and trash removal shall be limited to the hours of operation during which the Special Use may be open to the public, as set forth in this subsection*

*Landscape buffers shall be provided along the Property's frontage with Elkhardt Road between the sidewalk and asphalt parking areas. The landscape buffers shall meet the requirements of Buffers A, B, C, or D, pursuant to Sections 30-710.13(2) (b) of the Code of the City of Richmond (2020), as amended.*

*Signage shall be limited to (i) signs permitted in all districts, pursuant to section 30-505 of the Code of the City of Richmond (2020), as amended, and (ii) one sign attached flat against a vertical surface of the building as shown on the Plans. Signage may be internally illuminated.*

### **Surrounding Area**

Properties adjacent to the east contains Elkhardt Middle School and to the north are apartments on property zoned R-3 Single-Family Residential. Adjacent to the west is a day care on property zoned RO-1 Residential Office. Across Elkhardt Road to the south is a shopping center and a vacant parcel located in the B-3 General Business district.

### **Neighborhood Participation**

Staff notified area residents and property owners. The property is not within the boundary of a neighborhood civic association.

**Staff Contact:** David Watson, Senior Planner, PDR, Land Use Administration, 804-646-1036