City Planning Commission

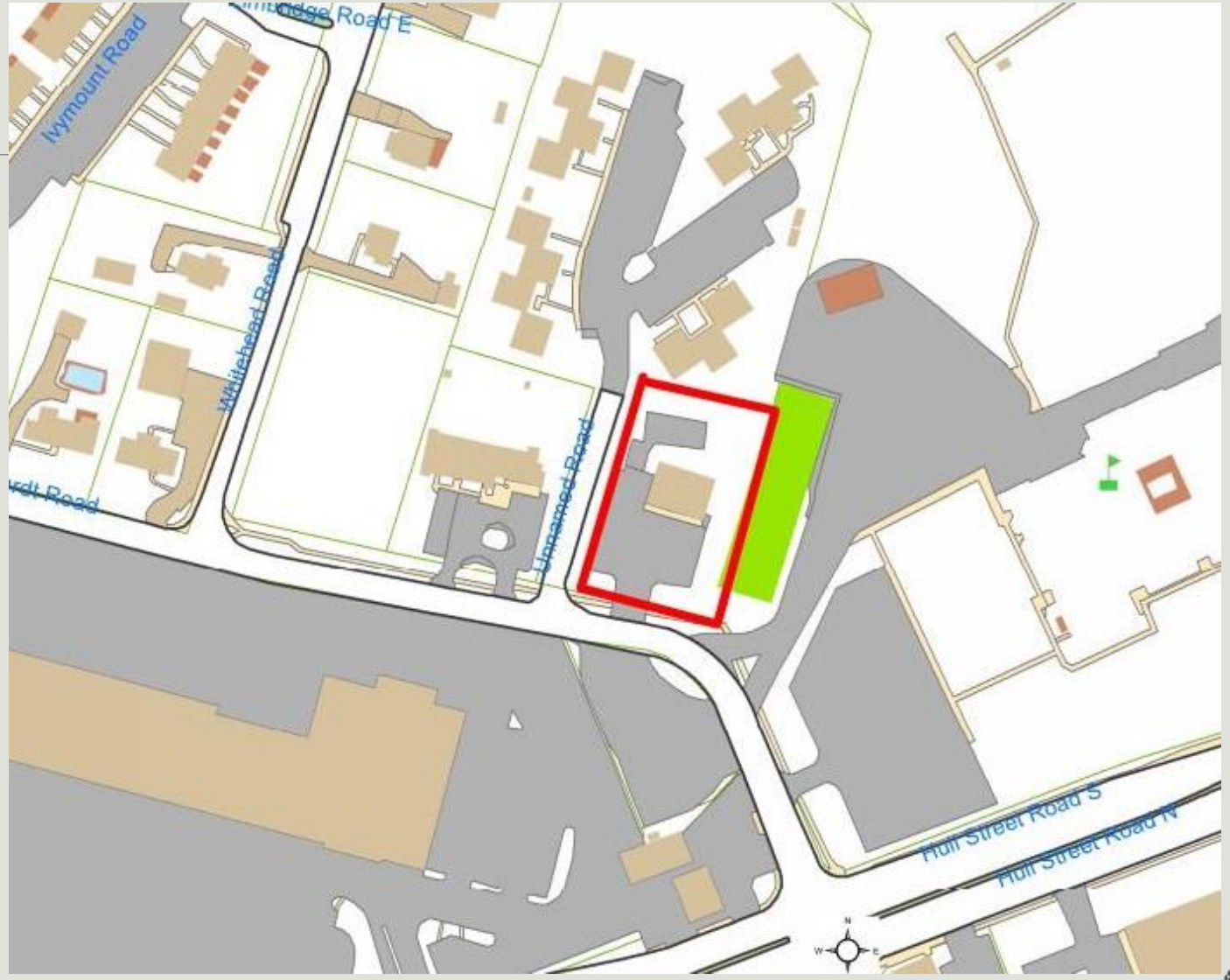
ORDINANCE 2021 – 251
6424 Elkhardt Road

SPECIAL USE PERMIT AMENDMENT

RICHMOND PLANNING & DEVELOPMENT REVIEW
PDR

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.



EXISTING CONDITIONS:

The 0.581 acre parcel is being improved with a 2,400 square foot commercial building.

Summary of Proposal

The proposal will re-authorize the use of the property as a convenience store.

RICHMOND 300 MASTER PLAN DESIGNATION:

The property is located in the Hull/Chippenham Neighborhood Node, which calls for neighborhood serving commercial uses and housing at varying affordability levels.

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.

ZONING:

R-01 Residential-Office zoning district

A Special Use Permit was granted in 1973 authorizing a convenience store.

ORDINANCE CONDITIONS:

This special use permit is amended with the following special terms and conditions:

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 & NEIGHBORHOOD PARTICITPATION

River City Middle School is to the east.
To the north are apartments
To the west is a day care
Across Elkhardt Road to the south is a shopping center and a vacant parcel

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

Councilman Michael Jones has expressed concern regarding the proposal.

STAFF RECOMMENDATION:

Staff recommends Approval

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.

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met.