### Request

**Conditional Use**
Conditional use to permit a recreational vehicle outside of the rear yard.

### The Property
<table>
<thead>
<tr>
<th>Site Size</th>
<th>0.3 Acre</th>
</tr>
</thead>
</table>

**Comprehensive Plan – Land Use Designation**
Suburban Residential II

**Plan Area**
County Wide Plan

### Summary of Proposal
The applicant is requesting conditional use approval to permit parking a recreational vehicle outside of the rear yard of the subject property. The Residential (R-12) district permits, as a restricted use, parking of a recreational vehicle in the rear yard. Since the use involves parking a recreational vehicle outside of the rear yard, conditional use approval is necessary.
PLANNING COMMISSION - APPROVAL

STAFF - APPROVAL

Similar requests have been approved with no known adverse impacts, and conditions will ensure the residential character of the neighborhood is maintained.

NOTES FOR THE PLANNING COMMISSION AND BOARD OF SUPERVISORS

1. Conditions may be imposed. Conditions are included with this report.
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Comprehensive Plan – Land Use Plan Designation
The Comprehensive Plan designates the Property for Suburban Residential II, which suggests the Property is appropriate for residential development at a maximum density of 2.0 to 4.0 dwellings per acre.

Proposal
This case resulted from a code enforcement complaint regarding parking of the recreational vehicle. The applicant currently parks a 40-foot towed recreational vehicle on the paved driveway west (left) of the residence, in an area that is mostly within the side yard. According to the applicant and staff inspection of the site, site drainage problems make it difficult to park the recreational vehicle entirely within the rear yard.

The Zoning Ordinance permits the parking and storage of recreational equipment within a residential district as a restricted use, subject to certain restrictions:

- No more than two (2) items of equipment permitted to be stored outside of an enclosed building;
- Except for loading and unloading, equipment is located in a rear yard and set back ten (10) feet from the rear property line and five (5) feet from the side property line;
- Except for repair, wheels on the equipment are not removed;
- Equipment is not used for living or commercial purposes; and,
- Equipment is not connected to utility services.

These ordinance restrictions are designed to minimize impacts on area residential development and the streetscape. If any of these restrictions cannot be met, the use may be allowed by conditional use. The applicants’ recreational vehicle complies with the ordinance restrictions except that the vehicle is parked outside of the rear yard. The applicants are seeking conditional use approval to permit parking and storage of the recreational vehicle in the side yard. An existing fence at the rear of the driveway forces the recreational vehicle to be parked so that it partly extends beyond the front plane of the residence.
To maintain compatibility with existing area development, conditions have been recommended.

<table>
<thead>
<tr>
<th>Requirements</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Transferable</td>
<td>Use limited to applicant only. [Condition 1]</td>
</tr>
<tr>
<td>Use</td>
<td>Limited to parking of one recreational vehicle, no greater than 40' in length. [Condition 2]</td>
</tr>
<tr>
<td>Location</td>
<td>The applicant shall remove or relocate the existing front fence at west side of the residence to allow the recreational vehicle to be moved behind the front plane of the residence. The recreational vehicle shall be parked behind the front plane of residence on the driveway. [Condition 3]</td>
</tr>
<tr>
<td>Screening</td>
<td>The applicant shall install a 6-7' tall solid screening fence along the west side property line, adjacent to recreational vehicle. Fence installation shall be completed within sixty (60) days of approval. [Condition 4]</td>
</tr>
</tbody>
</table>

Due to building and driveway placement, and adjacent road geometry, recommended conditions for location and screening will help minimize the public view of the recreational vehicle.

Location of proposed fence and location for RV behind the front plane of the house.
Community Enhancement supports the request as a positive resolution to an outstanding code enforcement issue.

No comment on this request.

This request will have minimal impacts on Fire & Emergency Medical Services.

This request is anticipated to have minimal impacts on Police.

This request will have no impact on the transportation network.

The zoning case is a local matter regarding land use and has no direct impact to the state right of way. VDOT has no comment at this time.

The existing residence is connected to the public water and wastewater systems. The request to park a camper in the driveway will not impact the public systems. The Utilities Department supports this request.
Community Engagemen& Public Hearings

Community Meetings
10/28/21 — No persons other than the applicant, Planning Commissioner, and staff attended this virtual community meeting.

Planning Commission
12/21/2021:  Citizen Comments: No citizens spoke to this request.

Commission Discussion: Mr. Owens declared a conflict of interest in this case due to a personal relationship with the applicant, and excused himself from this hearing. Chairperson Freye expressed appreciation for the applicant working with their neighbors, and for developing conditions of approval. There was no further Commissioner comment.

Recommendation: APPROVAL AND ACCEPTANCE OF THE CONDITIONS
Motion: Freye  Second: Petroski
Ayes: Freye, Sloan, Hylton, Petroski

Conditions
Staff Note: Both the Planning Commission and Staff recommend acceptance of the following conditions.

1. Non-Transferable Ownership. This Conditional Use approval shall be granted exclusively to Stephen and Lisa Phillips and shall not be transferable nor run with the land. (P)

2. Use. This Conditional Use approval shall be for the parking of one (1) recreational vehicle no greater than forty (40) feet in length. (P)

3. Location of Recreational Vehicle. The applicant shall remove or relocate the existing front fence at west side of the residence to allow the recreational vehicle to be moved behind the front plane of the residence. The recreational vehicle shall be parked behind the front plane of residence on the driveway. (P)

4. Screening. The applicant shall install a 6-7’ tall solid screening fence along the west side property line, adjacent to recreational vehicle. Fence installation shall be completed within sixty (60) days of approval. (P)
Case Contacts

Applicant
• Applicant’s Agent: NOT APPLICABLE
• Applicant’s Contact: Lisa Phillips (804) 921-1426 Cookinmom111@gmail.com

District Planning Commissioner
• Tommy Owens (804-869-2214) owenstommy@chesterfield.gov

Staff
• Planning Department Case Manager: Carl Schlaudt (804-318-8674) schlaudtc@chesterfield.gov
• Community Enhancement: Carl Schlaudt (804-318-8674) schlaudtc@chesterfield.gov
• Environmental Engineering: Rebeccah Rochet (804-748-1028) rochetr@chesterfield.gov
• Fire & Emergency Medical Services: Anthony Batten (804-717-6167) battena@chesterfield.gov
• Libraries: Jennifer Stevens (804-751-4998) stevensj@chesterfield.gov
• Parks & Recreation: Janit Llewellyn (804-751-4482) llewellynJa@chesterfield.gov
• Police: Jim Eicher (804-318-8693) eicherj@chesterfield.gov
• Transportation - County Department of Transportation: Steve Adams (804-751-4461) adamsst@chesterfield.gov
• Transportation - Virginia Department of Transportation: Willie Gordon (804-674-2907) willie.gordon@vdot.virginia.gov
• Utilities: Randy Phelps (804-796-7126) phelpsc@chesterfield.gov