

# City Council



## Special Use Permit

*March 25, 2024*

*(Tabled from Jan. 22 & Feb. 26)*

**Owner:** Rockfish Run Land and Development, LLC

**Applicant:** Tim Evans

**Request:** SUP – Two to Four Family Home (Duplex)

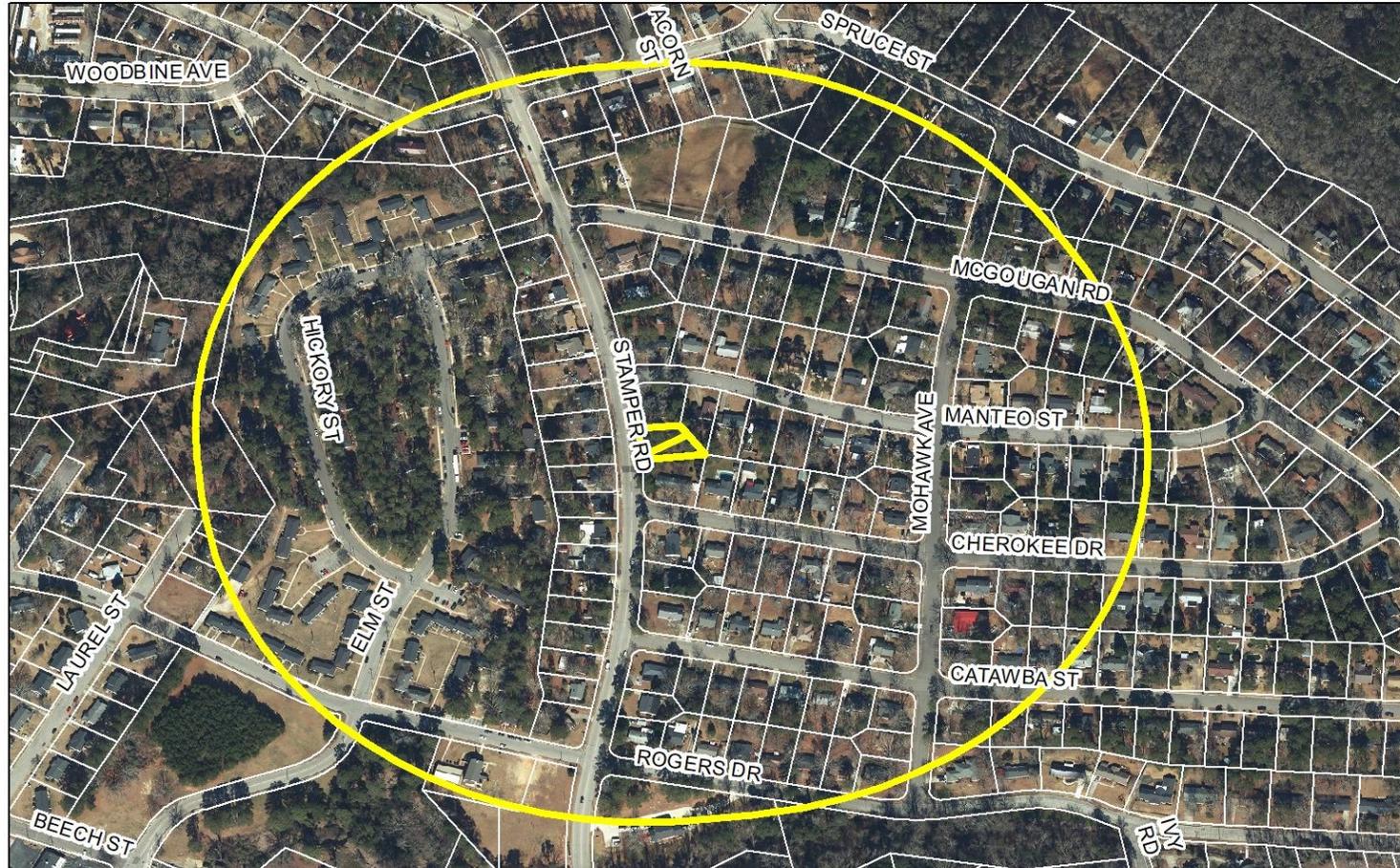
**Located:** 1040 Stamper Road

**Acreage:** .25 acres

**District:** 2

**REID #:** 0428335880000





### Aerial Notification Map

Case #: SUP24-01

Request: SUP  
Duplex

Location: 1040 Stamper Road  
0428335880000

### Legend

-  P23-53
-  P23-53 Notification Buffer



Letters are being sent to all property owners within the 1,000' buffer. Subject property is shown in the hatched pattern.



### Zoning Map

Case #: SUP24-01

Request: SUP  
Duplex

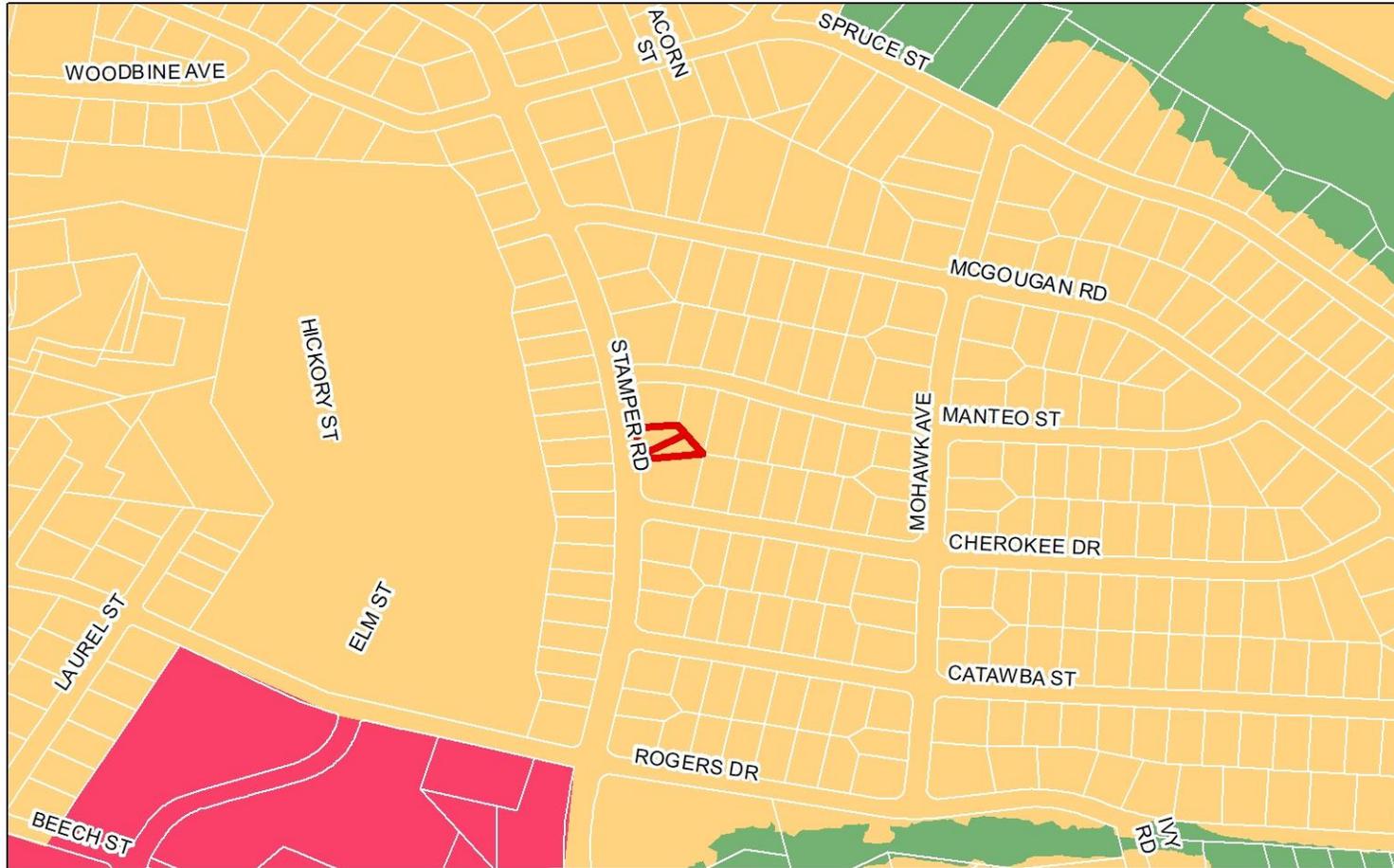
Location: 1040 Stamper Road  
0428335880000

### Legend

-  P23-53
-  CC - Community Commercial
-  LC - Limited Commercial
-  LC/CZ - Conditional Limited Commercial
-  MR-5 - Mixed Residential 5
-  SF-6 - Single-Family Residential 6
-  SF-10 - Single-Family Residential 10



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### Land Use Map

Case #: SUP24-01

Request: SUP  
Duplex

Location: 1040 Stamper Road  
0428335880000

### Legend

 P23-53 Land Use Plan 2040

#### Character Areas

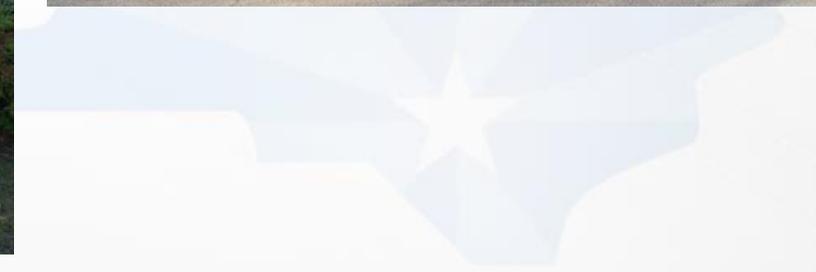
-  PARKOS - PARK / OPEN SPACE
-  MDR - MEDIUM DENSITY
-  CC - COMMUNITY CENTER



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- The Future Land Use Plan calls for Medium Density Residential developments.
- Medium Density Residential is intended for single-family developments on small lots with duplexes and townhomes interspersed.
- The small size of the subject property would limit expansive development that is not in keeping with the surrounding area.
- Any development other than a single-family dwelling would require additional reviews and approvals.

For a motion to approve, all six findings below must be met:

1. The special use complies with all applicable standards, conditions, and specifications in this Ordinance, including in Section 30-4.C, Use-Specific Standards;
2. The special use will be in harmony with the area in which it is located;
3. The special will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved;
4. The special use is in general conformity with the City's adopted land use plans and policies;
5. The special use will not substantially injure the value of the abutting land, or the special use is a public necessity; and
6. The special use complies with all other relevant City, State, and Federal laws and regulations.



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AMERICA'S CAN DO CITY

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