

## MOTION

To amend Ordinance No. 2021-368 as follows:

Page 1, Line 4

After the word “To”, insert the word “conditionally”

Page 1, Line 5

After the second occurrence of the word “District”, insert a comma followed by the text “upon certain proffered conditions”

Page 2, Line 4

After the period following the section number “2”, insert the text: “That the rezoning set forth in section 1 of this ordinance shall be conditioned upon the compliance by the owner or owners with all of the proffered conditions contained in the agreement entitled ‘Proffer Statement,’ dated February 12, 2022, a copy of which is attached to, incorporated into, and made a part of this ordinance. These conditions, having been proffered by the owner or owners and accepted by the City, shall continue in full force and effect until a subsequent amendment to the City’s zoning ordinance changes the zoning of the parcels rezoned by this ordinance and specifically repeals such conditions” followed by a period

Page 2, Line 11

At the beginning of the line, insert a section symbol and the number “3” followed by a period

INTRODUCED: December 13, 2021

AN ORDINANCE No. 2021-368

As Amended

To conditionally rezone the property known as 6422 Forest Hill Avenue from the R-2 Single-Family Residential District to the R-4 Single-Family Residential District, upon certain proffered conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: AT 6 P.M

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey plat entitled “Topographic Survey of Property Known as 6422 Forest Hill Avenue, City of Richmond, Virginia,” prepared by Lang Land Surveying, LLC, and dated July 14, 2021, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 6422 Forest Hill Avenue with Tax Parcel No. C004-0550/030 as shown in the 2021 records of the City Assessor, is excluded from the R-2 Single-Family Residential District and shall no longer be subject to the provisions of sections 30-404.1 through 30-404.8 of the Code of the City of Richmond (2020), as amended, and that the

AYES: \_\_\_\_\_ NOES: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_

ADOPTED: \_\_\_\_\_ REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

same is included in the R-4 Single-Family Residential District and shall be subject to the provisions of sections 30-408.1 through 30-408.8 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended.

§ 2. That the rezoning shall be conditioned upon the compliance by the owner or owners with all of the proffered conditions contained in the agreement entitled “Proffer Statement,” dated February 12, 2022, a copy of which is attached to, incorporated into, and made a part of this ordinance. These conditions, having been proffered by the owner or owners and accepted by the City, shall continue in full force and effect until a subsequent amendment to the City’s zoning ordinance changes the zoning of the parcel rezoned by this ordinance and specifically repeals such conditions.

§ 3. This ordinance shall be in force and effect upon adoption.

# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Item Request File Number: PRE.2021.883

### O & R Request

**DATE:** November 15, 2021

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (By Request)  
(This in no way reflects a recommendation on behalf of the Mayor.)



**THROUGH:** J.E. Lincoln Saunders, Chief Administrative Officer



**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic  
Development and Planning



**FROM:** Kevin J. Vonck, Director, Department of Planning and  
Development Review



**RE:** To rezone the property known as 6422 Forest Hill Avenue from the R-2 Single-Family  
Residential District to the R-4 Single-Family Residential District.

**ORD. OR RES. No.** \_\_\_\_\_

**PURPOSE:** To rezone the property known as 6422 Forest Hill Avenue from the R-2 Single-Family  
Residential District to the R-4 Single-Family Residential District.

**REASON:** The applicant is requesting to rezone the property to the R-4 Single-Family Residential  
District, which allows for, among other requirements, smaller lots, lesser front and side-yard setbacks and  
greater lot coverage than the current R-2 District.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning  
Ordinance, the City Planning Commission will review this request and make a recommendation to City  
Council. This item will be scheduled for consideration by the Commission at its January 3, 2022 meeting.

**BACKGROUND:** The property consists of approximately 129,373 SF, or 2.97 acres, of land. The  
property is located in the Willow Oaks Neighborhood and fronts Forest Hill Avenue.

The City's Richmond 300 Master Plan designates these parcels as Residential. Such areas are defined as neighborhoods "...consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature."

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. (p. 54)

Currently, all nearby properties are zoned R-2 Single-Family Residential.

**FISCAL IMPACT / COST:** The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** \$1,700 Application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** December 13, 2021

**CITY COUNCIL PUBLIC HEARING DATE:** January 10, 2022

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
January 3, 2022

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Draft Ordinance, Application Form, Applicant's Report, Survey, Map

**STAFF:** Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734

**Proffer Statement**

The owner of the properties located at 6422 Forest Hill (Tax ID C0040550030) hereby voluntarily proffer the following conditions in connection to the rezoning:

1. Development of the site shall be in substantial accordance with the plan entitled "The Enclave at Willow Oaks," prepared by Richmond Hill Design + Build and dated January 3, 2022, with the exception of building and driveway footprints shown thereon, which footprints are subject to change, but which shall in any event meet buffer area and setback requirements of the R-4 Single-Family Zoning District.

Executed this 12<sup>th</sup> day of February, 2022.

By: William B. Murphy  
Name:  
Its:

Jane H. Murphy



**RICHMOND HILL**

DESIGN + BUILD



- MAXIMUM OF 10 HOUSES
- SINGLE FAMILY DETACHED HOMES ONLY
- 10' NON-DISTURB TREE BUFFER AROUND ENTIRE SITE PERIMETER
- R-4 ZONING WITH 7500 SQUARE FEET MINIMUM LOT SIZE AND 60 FOOT LOT WIDTH
- SIDEWALKS FRONTING ALL LOTS
- LANDSCAPED ENTRANCE WITH SIGNAGE
- SOD AND IRRIGATION ON ALL FRONT AND SIDE YARDS OF EVERY HOME
- HOUSE SIZES RANGE FROM APPROXIMATELY 2600 SQ. FT. TO 3400 SQ. FT.
- SOME HOMES TO HAVE FIRST FLOOR OWNER'S SUITE TARGETED TO EMPTY NESTER BUYERS
- NO THRU-TRAFFIC INTO ADJACENT NEIGHBORHOODS

JANUARY 3, 2022

~ THE ENCLAVE AT WILLOW OAKS ~