



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2018-014: To amend Ord. No. 85-193-244, adopted Oct. 28, 1985, as previously amended by Ord. No. 88210-196, adopted Sep. 12, 1988, Ord. No. 92-367-314, adopted Oct. 12, 1992, Ord. No. 2011-1326, adopted Feb. 28, 2011, and Ord. No. 2017-248, adopted Jan. 8, 2018, which authorized the special use of the properties known as 1090 and 1100 German School Road for use as an elderly housing facility, to remove 1090 German School Road from the special use permit, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 5, 2018

PETITIONER

Bill Carter – The Lawson Companies

LOCATION

1090 & 1100 German School Road

PURPOSE

To amend Ord. No. 85-193-244, adopted Oct. 28, 1985, as previously amended by Ord. No. 88210-196, adopted Sep. 12, 1988, Ord. No. 92-367-314, adopted Oct. 12, 1992, Ord. No. 2011-1326, adopted Feb. 28, 2011, and Ord. No. 2017-248, adopted Jan. 8, 2018, which authorized the special use of the properties known as 1090 and 1100 German School Road for use as an elderly housing facility, to remove 1090 German School Road from the special use permit, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant has proposed a multifamily development at 1090 German School Road which will be authorized through a new special use permit ordinance (Ord. No. 2018-013). A special use permit pertaining to an elderly housing development at 1090 and 1100 German School Road is currently in place. The elderly housing development at 1100 German School Road was constructed and is currently in operation. The elderly housing development authorized at 1090 German School Road was not constructed. An amendment to the existing special use permit ordinance has therefore been requested to remove 1090 German School Road from the existing special use permit.

Staff finds that the proposed amendment to remove 1090 German School Road from the current special use permit would allow it to be developed under the conditions of a new special use permit.

Staff further 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 amendment 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 amendment request.

FINDINGS OF FACT

Site Description

1090 German School Road is located in the Jahnke neighborhood in the City's Midlothian Planning District. The property is comprised of 133,294 SF, or 3.06 acres, and is currently unimproved. The density of the parcel if developed as proposed would be approximately 31 units per acre.

Proposed Use of the Property

At 1090 German School Road, a multifamily development regulated by the conditions of special use permit Ordinance No. 2018-013 would be constructed. The existing elderly housing facility at 1100 German School Road would continue to operate under the guidelines of the existing special use permit.

Master Plan

The City of Richmond's current Land Use Plan designates a land use category for 1090 German School Road as Multi-family Medium Density. "Primary uses are multi-family dwellings at densities up to 20 units per acre. Includes day nurseries, adult day care and residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. (City of Richmond Master Plan, p. 133).

Zoning and Ordinance Conditions

The City's Zoning Ordinance designates this property as R-3 (Single-family Residential). The property is also subject to an existing special use permit allowing elderly housing at 1090 and 1100 German School Road.

Surrounding Area

Adjacent and nearby properties are a combination the same R-3 Single-family Residential District as the subject property, with the R-43 Multi-family Residential District occupying the adjacent areas to the south and west. Multi-family land use predominates the immediate vicinity of the subject property.

Neighborhood Participation

Staff has not received any letters of support or opposition regarding this application.

Staff Contact: Jonathan Brown, PDR, Land Use Administration, 804-646-5734