



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**SUBD 2016-016:** Preliminary approval of the Westlake Subdivision at 1600 German School Road (120 lots).

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** December 19, 2016

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#### **PETITIONER**

Ivan Wu  
Timmons Group  
1001 Boulders Parkway, Suite 300  
Richmond, VA 23225

#### **LOCATION**

1600 German School Road

#### **PURPOSE**

Creation of 117 single-family lots and 3 common area lots

#### **SUMMARY & RECOMMENDATION**

The subject property consists of one parcel, 31.87 acres in size, located at the terminus of the new extension of German School Road. The property was rezoned in October of 2014 from R-2 Single-Family Residential District to R-7 Single- and Two-Family Urban Residential District (Conditional), upon certain proffered conditions.

The proposed subdivision would create 117 new parcels for single-family development and three new common area parcels and a dedicated right-of-way future public roads. The future public roads are proposed to be 45 feet in width as opposed to the minimum 50 feet that is required by Section 25-73 of the Subdivision Ordinance. The applicant has requested an exception to this requirement based on the layout and topography of the site.

Preliminary approval of the plat is recommended provided that:

1. All applicable provisions of the Subdivision Ordinance with the exception of Section 25-73 shall be met.
  2. All applicable provisions of the Zoning Ordinance and Ordinance 2013-170-156 shall be met.
  3. All applicable provisions of the Chesapeake Bay Preservation Ordinance shall be met.
  4. All applicable City utility and drainage standards and specifications shall be met.
  5. All applicable Building Codes shall be met.
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## **FINDINGS OF FACT**

### **Site Description**

The subject property consists of one parcel, 31.87 acres in size, located at the terminus of the new extension of German School Road. The property is currently unimproved and is primarily a wooded parcel.

### **Master Plan**

The Richmond Master Plan designates this property as a Single-Family (Low Density) Housing Opportunity Area (HOA). "This designation indicates that the site is appropriate for residential development consistent with the underlying land use plan designation of single family residential. However, the HOA designation indicates that these specific sites are also appropriate for higher density residential development, provided that specific objectives and conditions described for each location can be met" (p.212). General objectives required under the HOA are access with minimal impact, objective design review, and adequate buffering to lower density residential neighborhoods. More specifically, this particular HOA allows for higher densities if, "additional open space or protection of some of the natural environment can be provided" (p.212).

### **Zoning & Ordinance Conditions**

The property along with the adjacent property to the south was rezoned in October of 2014 from R-2 Single-Family Residential District to the R-53 Multifamily Residential District (Conditional) and R-7 Single- and Two-Family Urban Residential District (Conditional), upon certain proffered conditions. Among the proffers were conditions that no new road connections be made to Marle Road and Gelncove Lane. In addition the proffers stated that the property owner shall commence construction of the road for the initial phase of the R-7 parcel prior to acceptance of the extension of German School Road that served the R-53 parcel.

### **Surrounding Area**

The properties to the north are zoned R-3 Single-Family Residential and are occupied by low-density single-family residences. The property to the east is zoned R-2 and is occupied by Lucille M. Brown Middle School. The properties to the south, across Jahnke Road, are zoned R-3 Single-Family Residential and are occupied by Food Lion. The property immediately south, is zoned R-43 Multifamily Residential is and occupied by Bramblewood Estates Apartments.

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