



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-304: To conditionally rezone the property known as 6400 Jahnke Road from the R-2 Single-Family Residential District to the R-53 Multifamily Residential District (Conditional), upon certain proffered conditions.

To: City Planning Commission
From: Land Use Administration
Date: November 4, 2019

PETITIONER

Jeffrey P. Geiger

LOCATION

6400 Jahnke Road

PURPOSE

To conditionally rezone the property known as 6400 Jahnke Road from the R-2 Single-Family Residential District to the R-53 Multifamily Residential District (Conditional), upon certain proffered conditions.

SUMMARY & RECOMMENDATION

The applicant is intending to development a multi-family, infill development which would not be permitted under the current R-2 Single-Family Residential zoning requirements. The applicant is therefore requesting a conditional rezoning to the R-53 Multi-Family Residential District (Conditional), upon certain proffered conditions, which allows more flexibility in the overall intensity of residential units to be incorporated into the area.

Staff finds that the proposed conditional rezoning would be an extension of the adjacent R-53 District to the north and would enable infill multi-family development on property located between an institutional use (Lucille M. Brown Middle School) and surrounding higher-density residential developments.

Staff finds that the proposed development would exceed the off-street parking requirements for the R-53 District and, based on feedback from the Department of Public Works, would not pose an undue traffic burden on the street network in the area.

Staff finds that the proposed use will increase the availability of housing options within the City.

Staff finds that the addition of residential use along the Jahnke Road corridor may increase the level of safety by including opportunities for more frequent “eyes on the street” in this portion of the corridor.

Therefore, staff recommends approval of the conditional rezoning request.

FINDINGS OF FACT

Site Description

The property known as 6400 Jahnke Road is a 261,360 SF (6 acre) unimproved parcel of land located on the north side of Jahnke Road between Blakemore and German School Roads. The property is located in the City's Midlothian Planning District in the Jahnke Neighborhood.

Proposed Use of the Property

Multi-family residential development consisting of three-story buildings containing a total of 120 dwelling units served by 220 parking spaces, and an interior courtyard amenity space. 70% of the proposed units are 2-bedroom; 30% of the units are 3-bedroom.

Master Plan Recommendations

The City of Richmond's current Master Plan designates a future land use category for the subject properties as Single-Family (Low Density). Primary uses for this category include single family detached dwellings at densities up to seven units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R 1, R-2, R-3, R-4, and R-5. (City of Richmond Master Plan) The current zoning for the property is R-2 Single Family Residential. The proposed density of the project is approximately 20 units per acre.

The Master Plan also designates the parcel as a "Housing Opportunity Area". The Master Plan recommends the parcel as "generally appropriate for low density single family residential use, consistent with the surrounding neighborhood. However, higher densities are appropriate if additional open space or protection of some of the natural environment can be provided. Some of the frontage of this site on Jahnke Road should also be considered for public use, given the proximity of the adjacent middle school and the potential need for other public facilities in this growing district." (City of Richmond Master Plan, p. 212).

The Plan states "Richmond neighborhoods will be recognized as safe, attractive and desirable places to live, work and raise families, while providing a variety of housing choices and homeownership opportunities." (p. 96).

Zoning and Proffered Conditions

The current zoning for the property is R-2 Single-Family Residential. The conditional rezoning to the R-53 Multi-Family Residential District would impose 15' setbacks, 40% usable open space, a base height requirement of 35' with inclined plane provisions for additional height, and parking requirements of 1.5 parking spaces per unit on the proposed multi-family development.

Based on the parcel size, up to 209 dwelling units could be authorized on the property. The applicant is proposing 120 units with 50% usable open space and a parking ratio of 1.83 parking spaces per unit. Setbacks are met or exceeded.

In addition to the R-53 requirements, the applicant has included the attached proffered conditions, which impose additional conditions on the property, including the layout and elevations as shown on the attached plans, landscaping plant species, and the streetscape.

Surrounding Area

Properties to the north and west are currently zoned R-53 and R-43 Multi-family, and properties to the east and south are zoned R-2 and R-3 Single-Family Residential. A mix of commercial, institutional, and single- and multi-family residential land uses are present in the vicinity of the property.

Affordability

No estimated pricing information has been provided by the applicant at the time of this report.

Neighborhood Participation

Staff notified the Westlake Hills Neighborhood Association and adjacent property owners/residents of the proposal. Staff has received letters of opposition to this application from nearby residents.

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