



Application for **REZONING/CONDITIONAL REZONING**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondva.gov/>

RZON-013842-2017

Project Name/Location

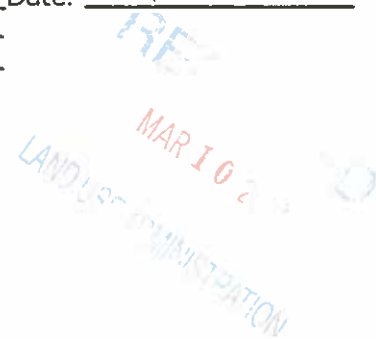
Property Address: 5720 Bliley Road Date: March 8, 2017
Tax Map #: C0050232006 Fee: \$1600
Total area of affected site in acres: 1.4699

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-3

Existing Use: Single Family Residential



Proposed Zoning/Conditional Zoning

(Please include a detailed description of the proposed use and proffers in the required applicant's report)

Conditional Rezoning to R-6 with a proffered conceptual site plan for a 9 single family dwelling subdivision

Existing Use: Single Family Residential

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Michelle Rosman

Company: Roost RVA LLC

Mailing Address: 308 N. Granby Street

City: Richmond State: VA Zip Code: 23220

Telephone: () Fax: ()

Email: michelle@roostva.com TEL: 804-833-2130

Property Owner: Roost RVA LLC

If Business Entity, name and title of authorized signer: Michelle Rosman, Member / Owner

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: SAME AS ABOVE

City: _____ State: _____ Zip Code: _____

Telephone: () Fax: ()

Email: _____

Property Owner Signature: Michelle Rosman

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.



5720 Bliley Road Conditional Rezoning Application

Applicant's Report
3/8/2017

The existing property is zoned R-3 and contains one single family dwelling, a brick ranch style house. The property adjacent to the West is zoned R-43 and is an apartment complex. The property across Bliley Road to the South was rezoned to R-6 in 2012 and is a townhome community. The properties to the North and East are zoned R-3 and front Forest Hill Avenue.

The proposed rezoning is to allow development of the property as a 9 unit subdivision. This density is consistent with the City Master Plan for this site and would be an appropriate transition between the adjacent multi-family and townhome developments and the R-3 zoning along Forest Hill Avenue and continuing North/East to the river.

The design intent of the attached Conceptual Master Plan (Sheet A1) is to create a pocket neighborhood, a small enclave of modest, yet well designed homes. The lots are located on opposite sides of a new public street, and the houses are shown at the 15 foot front yard line (with porches projecting the allowable distance into the yard) - to create a more intimate and communal space at the street. Optional garages are located at the rear of each lot. Shared driveways are used to minimize interruptions in the sidewalk and impervious areas on the lots. Lot coverage is limited to the R-6 allowable 55%.

Proffered Conditions:

1. Conceptual Master Plan: Development of the Property will be in general conformance with the Site Layout drawing A1, attached.
2. Exterior Elevations: Development of the Property will be in general conformance with the Conceptual Exterior Elevations drawing A2, attached.
3. Exterior Materials: Exterior walls will be clad in one or more of the following: fiber cement siding, synthetic stucco, vinyl (min. thickness 0.044 mm), brick, or similar. Roof materials will be one or more of the following: asphalt shingles, prefinished metal.

end of report