

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: JAN 10 2022 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: 7 NOES: 0 ABSTAIN: _____

ADOPTED: MAR 28 2022 REJECTED: _____ STRICKEN: _____

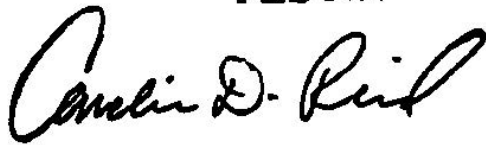
same is included in the R-4 Single-Family Residential District and shall be subject to the provisions of sections 30-408.1 through 30-408.8 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended.

§ 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.

A TRUE COPY:

TESTE:

A handwritten signature in black ink that reads "Carlin D. Reed". The signature is written in a cursive style with a large initial 'C'.

City Clerk

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 12th 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 ~



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.richmondgov.com/>

Project Name/Location

Property Address: 6422 Forest Hill Ave Date: June 10, 2021
Tax Map #: C0040550030 Fee: \$1,700
Total area of affected site in acres: 2.97 AC

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

Zoning

Current Zoning: R-2

Existing Use: Single Family

Proposed Zoning/Conditional Zoning

(Please include a detailed description of the proposed use and proffers in the required applicant's report)
R-4 (10 Single-Family Dwellings)

Existing Use: Single Family Dwelling

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Lory Markham

Company: Markham Planning

Mailing Address: 23 W Broad St, Suite 304

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 248-2561 Fax: ()

Email: lory@markhamplanning.com

Property Owner: MURPHY WILLIAM B II & JANE H

If Business Entity, name and title of authorized signee: _____

(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: 6422 FOREST HILL AVE

City: Richmond State: VA Zip Code: 23225

Telephone: () Fax: ()

Email: _____

Property Owner Signature: William B. Murphy II Jane H. Murphy

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.



June 17, 2021

Mr. Kevin Vonck, Acting Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
kevin.vonck@richmondgov.com

RE: Applicant's Report for Rezoning of 6422 Forest Hill Ave

Dear Mr. Vonck

Please accept this letter as the Applicant's Report for the request to rezone 6422 Forest Hill Ave from the R-2 Single-Family district to the R-4 Single-Family district:

Address	Tax Parcel ID	Acreage	Existing Zoning	Ownership
6422 Forest Hill	C0040550030	2.97	R-2	William & Jane Murphy

With this application, the property owner is petitioning the City Council for a rezoning of the property to the R-4 Single-Family district to accommodate a subdivision with 10 parcels for single-family dwellings. This requested rezoning is consistent with and in support of the development goals for this property as detailed in the Richmond 300 Master Plan.

Property

The property is located on the north side of Forest Hill Avenue just west of the Powhite Parkway in the City's Willow Oaks neighborhood. Containing 2.97 acres of land area, this parcel is currently improved with a two-story dwelling with 2,328 SF in floor area. Surrounding properties along this section of Forest Hill Ave are also primarily single-family residences.

Zoning Regulations & Proposal

The property is currently located in R-2 Single-Family district, which permits dwellings on lots of not less than 15,000 SF in area. A minimum front yard of 30 feet and side and rear yards of 9 feet are also required.

The property owner wishes to construct 10 new single-family dwellings on the property that would be consistent with the regulations of the R-4 Single-Family district. This district requires lot sizes of not less than 7,500 SF with minimum front yards of 25 feet and side and rear yards of 6 feet. The proposed

dwelling units would be located on individual parcels requiring subdivision and will help to meet the current demand for additional housing units in the City.

Richmond 300 Master Plan

The property is designated for Residential land use by Richmond 300. These are neighborhoods consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature. Houses are on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are also setback from the street. Future developments should continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.

Regarding development intensity, the Plan recommends that buildings are generally one to three stories on lot sizes generally between 5,000 to 20,000+ SF. A residential density of 2 to 10 housing units per acre is recommended.

The proposal would likely result in lot sizes of 10,000+ SF at a density of approximately 3.3 units per acre. These figures are comfortably within the range recommended and are fully consistent with and in support with the recommendations of Richmond 300 for the property and the area.

City Charter Conditions

Given the recommendations in the City's Richmond 300 Master Plan, we trust that you will agree with us that the potential development of the site under R-4 regulations would support the efforts to develop the property in a manner consistent with the Plan; and that the rezoning meets the City Charter considerations to be observed in the alteration of zoning regulations.

Thank you for your consideration of this application. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,



Lory Markham

Enclosures

cc: The Honorable Ellen F. Robertson, 6th District Council Representative
Matthew Ebinger, Secretary to the City Planning Commission

LANG

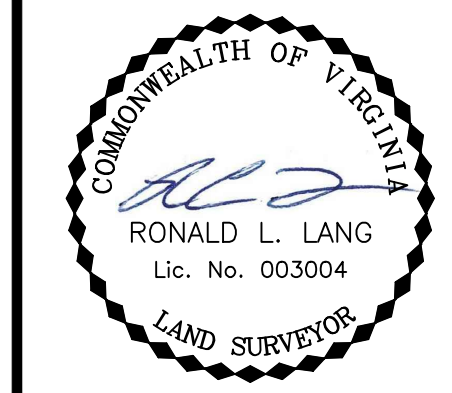
LAND SURVEYING, LLC

4413 LITTLE RIDGE LN. CHESTERFIELD, VA 23832
 PHONE: 804-350-7011 EMAIL: ronlang@langlandsurveying.com

TOPOGRAPHIC SURVEY OF
 PROPERTY KNOWN AS
 6422 FOREST HILL AVENUE
 CITY OF RICHMOND, VIRGINIA

REVISIONS

DATE: JULY 14, 2021
 DRAWN BY: RLL
 CHECKED BY: RLL
 SCALE: 1"=30'
 JOB NUMBER:
 SHEET 1 OF 1



LEGEND	
⊙	SANITARY SEWER MANHOLE
⊕	UTILITY POLE
⊖	DRAINAGE MANHOLE
⊙	BENCH MARK
⊕	SIGN
⊖	TELEPHONE PEDESTAL
⊙	WELL
⊕	WATER METER
R/W	RIGHT OF WAY
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
INV.	INVERT ELEVATION
FHIP	FOREST HILL IMPROVEMENT PLAN
FD	FOUND
CONC.	CONCRETE
CCC	CHESTERFIELD COUNTY COURTHOUSE
O/H	OVERHEAD

TOPOGRAPHIC CERTIFICATION
 THIS TOPOGRAPHIC SURVEY OF PROPERTY KNOWN AS 6422 FOREST HILL AVENUE CITY OF RICHMOND, VIRGINIA WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF RONALD L. LANG, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON JULY 8, 2021; AND THAT THIS PLAT, MAP OR DIGITAL GEOSPATIAL METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

RONALD L. LANG, L.S.

NOTE: FOREST HILL AVENUE IS CURRENTLY UNDER CONSTRUCTION THOSE ITEMS SHOWN HEREON LABELED "FHIP" ARE SCALED FROM CITY OF RICHMOND FOREST HILL IMPROVEMENT PLANS PROJECT: U-000-127-155, PE-101, R-201, C-501.

*R/W LINE PER CITY OF RICHMOND FOREST HILL IMPROVEMENT PLAN PROJECT: U-000-127-155, PE-101, R-201, C-501

THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.
 THIS IS TO CERTIFY THAT ON JULY 8, 2021, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON AND THAT THERE ARE NO EASEMENTS OR ENCROACHMENTS VISIBLE ON THE GROUND OTHER THAN THOSE SHOWN HEREON.
 THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NUMBER: 2101290017D EFFECTIVE DATE: 04-02-2009.

