



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2020-250: To rezone the properties known as 7000 Jahnke Road, 6927 Old Jahnke Road, 6937 Old Jahnke Road, and 7005 Old Jahnke Road from the R-1 Single-Family Residential District to the RO-2 Residential-Office District, and 6814 Jahnke Road and 6907 Old Jahnke Road from the R-2 Single-Family Residential District to the RO-2 Residential-Office District.

To: City Planning Commission
From: Land Use Administration
Date: December 7, 2020

PETITIONER

Lory Markham – Markham Planning

LOCATION

6814 and 7000 Jahnke Road
6927, 6907, 6937, and 7005 Old Jahnke Road

PURPOSE

To rezone the properties known as 7000 Jahnke Road, 6927 Old Jahnke Road, 6937 Old Jahnke Road, and 7005 Old Jahnke Road from the R-1 Single-Family Residential District to the RO-2 Residential-Office District, and 6814 Jahnke Road and 6907 Old Jahnke Road from the R-2 Single-Family Residential District to the RO-2 Residential-Office District.

SUMMARY & RECOMMENDATION

The applicant is requesting to rezone the property to the RO-2 Residential Office District, which allows a greater mix of uses than the current R-1 and R-2 Single-Family Residential Districts.

Staff finds that the proposed rezoning would be a complementary to existing, adjacent RO-1 zoning, and would authorize a mix of uses generally consistent with the existing mix of uses present in the area and with the land use recommendations of the Master Plan.

Therefore, staff recommends approval of the rezoning request.

FINDINGS OF FACT

Site Description

The subject properties consist of a combined 182,564 sq. ft., or 4.16 acres of improved, and some unimproved, parcels of land located between Old Jahnke and Jahnke Roads. The properties are located in the City's Midlothian Planning District in the Jahnke Neighborhood.

Proposed Use of the Property

The proposed rezoning would accommodate development allowable within the RO-2 Residential-Office District.

Master Plan

The City of Richmond's 2001 Master Plan designates a future land use category for the subject properties as Transitional Office. Primary uses are low to medium intensity professional, business, and administrative offices, and medical and dental clinics that are compatible with adjacent residential uses and serve as separation between residential areas and nearby commercial or higher intensity land uses or features

The City's *Richmond 300* Plan designates a future land use category for these properties as Neighborhood Mixed-Use. This category is characterized by "existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses. Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets (see Street Typologies Map). Parcels are generally between 1,500 and 5,000 sq. ft. Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space. Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government."

The majority of the subject property is also within the Chippenham Hospital National/Regional Node. The vision for this node is as follows: "The Chippenham Hospital Node is currently a job center anchored by HCA Healthcare Chippenham Hospital. Additionally, there are many different housing options provided in the area including new and older single-family homes, townhomes, and low-scale multi-family residential communities. This Node will continue to provide high quality jobs associated with the hospital and medical office-related uses. Additionally, the older multi-family residential communities can be redeveloped into higher density, mixed-use neighborhoods. The redesign of these communities should emphasize walkable, well-connected communities with well-designed buildings, a street grid, sidewalks, and street trees. New commercial uses incorporated into the mixed-use communities and along Jahnke Road should serve both the residential population and hospital employees and visitors. As this Node is located partially in Chesterfield County, connections to the County especially the adjacent Boulder's Office Park should be improved. Additionally, connections into Powhite Park should be improved to increase accessibility to the park from the adjacent residential neighborhoods."

Zoning and Ordinance Conditions

The properties are located in the R-1 and R-2 Single-Family Residential Districts.

The City's Zoning Administration reviewed the application and provided the following comments:

ZONING AND USE:

Current: The current zoning districts (R-1 & R-2) permit single-family detached dwellings along with non-dwelling uses specified in the R-1 district (churches, schools, parks, etc.).

Proposed: The proposed zoning district (RO-2) permits office, medical office, limited commercial uses, and single-, two- and multi-family residential uses. A plan of development (POD) is required for a newly constructed office building or multifamily dwellings containing more than one building or more than ten dwelling units.

YARDS:

Current: The R-1 district has minimum yard requirements for front yard (35'), side yard (10') and rear yard (10'). R-2 has minimum yard requirements for front yard (30'), side yard (9') and rear yard (9').

Proposed: The RO-2 district has the following yard requirements:

- (1) Front yard. Minimum 25 feet (except for single-family attached dwellings fronting on private streets, parking areas and common spaces).*
- (2) Side and rear yards for uses and buildings other than single-family, two-family and multifamily dwellings and buildings accessory thereto shall be not less than 10 feet in depth. Side and rear yards for multifamily dwellings and buildings accessory thereto shall be not less than 15 feet in depth.*

Spaces between buildings on the same lot containing a dwelling use: Minimum 15 feet. Spaces between buildings on the same lot, neither of which contains a dwelling use: Minimum 10 feet.

LOT COVERAGE:

Current: The R-1 district has a minimum lot coverage requirement of 20% while the minimum lot coverage in R-2 is 25%.

Proposed: The RO-2 district has a minimum lot coverage requirement of 60% for uses other than multifamily dwellings, nursing homes and lodging houses.

USABLE OPEN SPACE:

Current: There are no usable open space requirements in the R-1 & R-2 zoning districts.

Proposed: In the RO-2 residential-office district, usable open space of not less than 40 percent of the area of the lot shall be provided for multifamily dwellings, nursing homes, adult care residences, group homes and lodging houses.

HEIGHT:

Current: The R-1 and R-2 zoning districts have a height limit of 35 feet.

Proposed: No building or structure in the RO-2 residential-office district shall exceed 35 feet in height, except that additional height shall be permitted on lots of two acres or more in area, provided that:

- (1) No portion of any building shall penetrate inclined planes originating at interior side and rear lot lines or at the centerline of a public alley adjoining any such lot line and extending over the lot at an inclination of one foot horizontal for each one foot vertical.*
- (2) No portion of any building shall penetrate an inclined plane originating at the centerline of an abutting street and extending over the lot at an inclination of one foot horizontal for each one foot vertical along any street frontage where a front yard is required and one foot horizontal for each 1 1/2 feet vertical along other street frontages.*

(3) No building shall exceed 60 feet in height.

SIGNAGE:

Current: In the R-1 and R-1 zoning districts, any lot utilized for non-dwelling uses permitted by right, not more than two wall signs, awning signs, or canopy signs not exceeding an aggregate of 16 square feet in area on each building frontage along a street and one freestanding sign not exceeding 32 square feet in area on each site shall be permitted.

Proposed: In the RO-2 zoning district, wall signs, projecting signs, suspended signs, awning signs, canopy signs, and freestanding signs, shall be permitted. The merging of the six parcels would permit 32 square feet of signage for each street frontage. In addition to the 32 square feet of permitted signage, where two or more main buildings occupied by non-dwelling uses are located on a lot, each such building may be permitted with a wall sign not exceeding 12 square feet in area. Not more than one freestanding sign shall be permitted along each street frontage. Freestanding signs shall not exceed a height of eight feet and shall not be located within five feet of any street line or within 15 feet of any other property line.

Surrounding Area

Properties to the north and south are currently zoned R-1 and R-3 Single-Family Residential, respectively. Directly adjacent towards the east, property is zoned R-2 Single-Family Residential and directly towards the west is property currently zoned RO-1, Residential-Office District.

A mix of commercial, institutional (Chippenham Hospital), office, and single-, two- and multi-family residential land uses are present in the vicinity of the property.

Neighborhood Participation

Staff notified the Westover Gardens Civic Association of the proposed rezoning. Staff has not received letters of opposition regarding this .

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