



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2017-248: To amend Ord. No. 85-193-244, adopted Oct. 28, 1985, as previously amended by Ord. No. 88210-196, adopted Sep. 12, 1988, Ord. No. 92-367-314, adopted Oct. 12, 1992, and Ord. No. 2011-13-26, adopted Feb. 28, 2011, which authorized the special use of the properties known as 1090 and 1100 German School Road for use as an elderly housing facility, to authorize an increase in the number of units within the elderly housing facility from 121 to 133, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: January 3, 2018

PETITIONER

Zach Hopkins

LOCATION

1090 and 1100 German School Road

PURPOSE

To amend Ord. No. 85-193-244, adopted Oct. 28, 1985, as previously amended by Ord. No. 88210-196, adopted Sep. 12, 1988, Ord. No. 92-367-314, adopted Oct. 12, 1992, and Ord. No. 2011-13-26, adopted Feb. 28, 2011, which authorized the special use of the properties known as 1090 and 1100 German School Road for use as an elderly housing facility, to authorize an increase in the number of units within the elderly housing facility from 121 to 133, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant has requested an amendment to the existing special use permit ordinance in order to authorize an increase in the number of units within an existing elderly housing facility located at 1100 German School Road.

Staff finds that the proposal would allow an increase in elderly housing units without external expansion of the existing elderly housing facility.

Staff further finds that the proposal would not pose an undue burden on the availability of on-street parking in the area.

Staff further finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. Specifically, staff finds that the proposed use would not be detrimental to the general welfare of the community involved and would not create congestion in the streets in the area involved.

Therefore, staff recommends approval of the Special Use Permit Amendment request.

FINDINGS OF FACT

Site Description

1100 German School Road consists of a 311,454 SF or 7.15 acre parcel of land improved with a four-story, 97,812 SF building constructed, per tax assessment records, in 1987. The building currently contains 121 elderly housing units, pursuant to the 2011 special use permit. The property is located in the Jahnke neighborhood within the City's Midlothian Planning District.

Proposed Use of the Property

The applicant has request an amendment to the existing special use permit ordinance in order to increase the total number of elderly housing units within the existing building from 121 to 133 units. This would be accomplished by the conversion of twelve 2-bedroom units into 1-bedroom / studio units.

Master Plan

The City of Richmond's current Master Plan designates a future use for the subject property as Single-family Low Density (SF-LD). This designation allows "...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.

Zoning and Ordinance Conditions

The current zoning for this property is R-3, Residential (Single Family) and the property is subject to a special use permit (Ord. No. 2011-13-26).

If approved, the proposed amendment to the existing special use permit ordinance would allow an increase from 121 to 133 elderly housing units within the existing building.

Surrounding Area

Adjacent and nearby properties are located within the same R-3 District as the subject property, and the R-43 Multifamily Residential District. A mix of multi-family, commercial, vacant, and institutional land uses are present in the vicinity.

Neighborhood Participation

Staff has received no letters of support or opposition for this application.

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