



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2021-076:** To rezone the property known as 1001 German School Road from the R-3 Single-Family Residential District to the R-43 Multifamily Residential District (Conditional), upon certain proffered conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** April 5, 2021

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#### **PETITIONER**

Bill Pantele

#### **LOCATION**

1001 German School Road

#### **PURPOSE**

To rezone the property known as 1001 German School Road from the R-3 Single-Family Residential District to the R-43 Multifamily Residential District (Conditional), upon certain proffered conditions.

#### **SUMMARY & RECOMMENDATION**

The applicant is requesting to rezone the property to the R-43 Multifamily Residential District (Conditional), which allows a greater range of uses and densities than the current R-3 Single-Family Residential District.

Staff finds that the proposed rezoning is appropriate given the area's future land use designation within the City's Richmond 300 Plan. The Plan designates a future land use category for the property as Neighborhood Mixed-Use, which accommodates a variety of residential types and densities.

Staff further finds that the proposed proffers attached to this ordinance provide greater assurance for appropriate site design and pedestrian facilities.

Therefore, staff recommends approval of the rezoning request.

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#### **FINDINGS OF FACT**

##### **Site Description**

The property consists of approximately 43,273 SF, or 1 acre, of land. The property is located in the Jahnke Neighborhood at the intersection of German School Road and Glenway Drive.

### **Proposed Use of the Property**

The proposed rezoning would authorize uses permitted in the R-43 Multifamily Residential District, including single-, two-family, and multi-family residential uses.

### **Richmond 300 Master Plan**

The City's *Richmond 300* Plan designates a future land use category for the aforementioned property as Neighborhood Mixed-Use which is defined as "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."

These areas feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small scale commercial buildings should be introduced. Regardless of use, buildings should engage the street with features such as street-oriented façades with windows and door openings along street frontages. Appropriate setbacks, open space, front porches, elevated ground floors, and other features that provide a sense of privacy should be provided for residential uses. Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings. Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. 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.

This portion of German School Road on which the property is located is designated as a "Great Street" and "Major Mixed-Use Street".

### **Zoning and Ordinance Conditions**

The properties are located in the R-3 Single-Family Residential District. Rezoning to the R-43 District would authorize uses permitted in the R-1 District as well as two-family, and multi-family residential uses, and day nurseries and adult day care facilities.

R-43 requirements would apply to the property, including a maximum building height of 35' and the following setbacks:

Yard regulations in the R-43 Multifamily Residential District shall be as follows:

(1) *Front yard.* There shall be a front yard with a depth of not less than 25 feet, except that front yards for single-family attached dwellings fronting on private streets, parking areas and common spaces shall be not less than 15 feet in depth

(2) *Side and rear yards.* Side and rear yards shall be as follows:

a. Side and rear yards for single-family and two-family dwellings and buildings accessory thereto shall be as required in the R-6 district and set forth in Section 30-412.5

b. Side and rear yards for uses and buildings other than single-family and two-family dwellings and buildings accessory thereto shall be not less than 15 feet in depth.

(3) *Spaces between buildings on same lot.* Spaces between buildings on the same lot shall be as follows:

a. Where two or more buildings, at least one of which contains a dwelling use, are erected on the same lot, the distance between any two such buildings shall be not less than 20 feet.

b. Where two or more buildings, neither of which contains a dwelling use, are erected on the same lot, the distance between any two such buildings shall be not less than ten feet.

The applicant has also included proffered conditions, as shown in the attached proffer statement.

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

There are no proposed plans submitted along with the request. Upon submittal of specific development plans, including detailed floor plans, for any proposed use(s), this office will evaluate for conformance with all zoning requirements in effect at that time. It is indicated in the applicant's report that the owner wishes to construct six (6) or more single-family detached dwellings or nine (9) or more attached "townhomes". Prior to development the creation of 3 or more individual lots from the subject property will require a subdivision.

### **Surrounding Area**

Currently, properties in the vicinity are zoned in the R-3 Single Family Residential District, as well as a B-1 Neighborhood Business District and R-43 Multifamily Business District. A mix of single- and multi-family residential uses are present in the immediate vicinity of the subject property, with some commercial and office uses present in the area as well.

### **Neighborhood Participation**

Staff notified the Renaissance Senior Citizens Association and area residents and property owners of the proposed rezoning. Staff has not received any letters or notices of support or opposition to this application.

**Staff Contact:** Jonathan Brown, Senior Planner, PDR, Land Use Administration, 804-646-5734