



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2018-013: To authorize the special use of the property known as 1090 German School Road for the purpose of a multifamily dwelling with up to 96 dwelling units, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 5, 2018

PETITIONER

Bill Carter – The Lawson Companies

LOCATION

1090 German School Road

PURPOSE

To authorize the special use of the property known as 1090 German School Road for the purpose of a multifamily dwelling with up to 96 dwelling units, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The property is comprised of 133,294 SF, or 3.06 acres, of land and is currently unimproved. The property is located in the Jahnke neighborhood in the City's Midlothian Planning District.

A special use permit pertaining to an elderly housing development at 1090 and 1100 German School Road is currently in place. The elderly housing development at 1100 German School Road was constructed and is currently in operation. The elderly housing development authorized at 1090 German School Road was not constructed. An amendment to the existing special use permit ordinance has been requested to remove 1090 German School Road from the existing special use permit (Ord. No. 2018-014) to allow a multifamily development at 1090 German School Road which would be authorized through a new special use permit ordinance (Ord. No. 2018-013).

Staff finds that multifamily use is recommended by the Master Plan for the property and that the proposal is consistent with the existing pattern of multifamily development in the area.

Staff further finds that adequate parking for automobiles as well as bicycles will be provided on the property.

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 request.

FINDINGS OF FACT

Site Description

The property is comprised of 133,294 SF, or 3.06 acres, of land and is currently unimproved. The proposed development is located in the Jahnke neighborhood in the City's Midlothian Planning District.

Proposed Use of the Property

The applicant is proposing to construct a 96-unit, multifamily development with common area and accessory residential uses, served by no fewer than 127 on-site surface parking spaces, and no fewer than 24 long-term and six short-term bicycle storage spaces. The density of the parcel if developed as proposed would be approximately 31 units per acre.

Master Plan

The City of Richmond's current Land Use Plan designates a land use category for the subject property as Multi-family Medium Density. "Primary uses are multi-family dwellings at densities up to 20 units per acre. Includes day nurseries, adult day care and residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. (City of Richmond Master Plan, p. 133).

Zoning and Ordinance Conditions

The City's Zoning Ordinance designates this property as R-3 (Single-family Residential). The property is also subject to an existing special use permit allowing elderly housing development at 1090 and 1100 German School Road.

The development authorized at 1090 German School Road was not constructed. The existing special use permit ordinance pertaining to 1090 and 1100 German School Road will therefore be amended to remove 1090 German School Road from the existing special use permit (Ord. No. 2018-014). The proposed multifamily development at 1090 would be developed according to the conditions of the new special use permit ordinance (Ord. No. 2018-013), which include:

- 3(a) The Special Use of the Property shall be as a multifamily dwelling containing an aggregate of up to 96 dwelling units, a common area, and accessory residential uses, substantially as shown on the Plans.
- (b) No fewer than 127 on-site surface parking spaces shall be provided for the Property, substantially as shown on the Plans.
- (c) Signage on the Property shall be limited to (i) signage permitted in all districts pursuant to section 30-305 of the Code of the City of Richmond (2015), as amended, (ii) signage permitted in R-1, R-2, R-3, R-4, R-5A, R-6, R-7, and R-8 residential districts as set forth in section 30-506 of the Code of the City of Richmond (2015), as amended, and (iii) one freestanding entrance sign, substantially as shown on the Plans.
- (d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- (e) The height of the Special Use shall not exceed four stories, substantially as shown on the Plans.
- (f) All building materials, material colors, and site improvements, including landscaping, fencing, and amenity improvements, shall be substantially as shown on the Plans, provided that, at the Owner's

request, the Director of Planning and Development Review may approve building materials, material colors, and site improvements that are not substantially shown on the Plans but that are otherwise consistent with this ordinance, including section 4(f).

- (g) No fewer than 24 long-term and six short-term bicycle storage spaces shall be provided, substantially as shown on the Plans.
 - (h) All site lighting shall be located, directed or shielded so as not to shine directly on adjoining properties or create a traffic hazard by means of glare or similarity to or confusion with traffic signals, warning lights or lighting on emergency vehicles. All pole-mounted lighting shall be installed and maintained within the boundaries of the Property and shall not exceed a height of 20 feet, substantially as shown on the Plans.
- 4 (c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.
- (e) The Owner shall make improvements within the public right-of-way, including construction of a new entrance to German School Road, installation of a new sidewalk and a tree lawn along German School Road, and installation of street trees along German School Road, substantially as shown on the Plans, which improvements and work within the right-of-way may be completed in one or more phases as approved by the Director of Public Works.

Surrounding Area

Adjacent and nearby properties are a combination the same R-3 Single-family Residential District as the subject property, with the R-43 Multi-family Residential District occupying the adjacent areas to the south and west. Multi-family land use predominates the immediate vicinity of the subject property.

Neighborhood Participation

Staff has not received any letters of support or opposition regarding this application.

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