



## CITY OF RICHMOND

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

**Ord. No. 2014-157:** To conditionally rezone a portion of the property known as 6508 Jahnke Road (also known as the Bliley Property) from the R-2 Single-Family Residential District to the R-53 Multifamily Residential District (Conditional) and the remaining portion of such property from the R-2 Single-Family Residential District to the R-7 Single- and Two-Family Urban Residential District (Conditional), upon certain proffered conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** September 2, 2014

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#### **PETITIONER**

Jeffrey Geiger  
Hirschler Fleischer  
PO Box 500, Richmond, VA 23218

#### **LOCATION**

6508 Jahnke Road

#### **PURPOSE**

To conditionally rezone the property known as 6508 Jahnke Road (also known as the Bliley Property) from the R-2 Single-Family Residential District to the R-53 Multifamily Residential District (Conditional) and the remaining portion of such property from the R-2 Single-Family Residential District to the R-7 Single and Two-Family Urban Residential District (Conditional), upon certain proffered conditions.

#### **SUMMARY & RECOMMENDATION**

The subject 54.659-acre parcel located at 6508 Jahnke Road and is zoned R-2 Single-Family Residential District. It is mostly wooded and is occupied by one single-family detached dwelling.

The applicant proposes to develop the property for up to 252 multifamily dwelling units and 125 single-family detached dwelling units. The applicant has submitted proffers which limit the number of dwelling types and units. In addition the proffers require minimum tree save acreage, specific exterior materials and elevations, a minimum natural buffer, and single-family detached garages to be constructed to the rear of the lots no closer to the public street than the intersection of the rear and side walls of the homes.

The Richmond Master Plan designates this property as a Single-Family (Low Density) Housing Opportunity Area (HOA). "This designation indicates that the site is appropriate for residential development consistent with the underlying land use plan designation of single family residential. However, the HOA designation indicates that these specific sites are also appropriate for higher density residential development, provided that specific objectives and conditions described for each location can be met" (p.212). General objectives required under the HOA are access with minimal impact, objective design review, and adequate buffering to lower density residential neighborhoods. More specifically, this particular HOA allows for higher

densities if, “additional open space or protection of some of the natural environment can be provided” (p.212).

Staff has concerns related to the multifamily portion of this development. This area is a designated Housing Opportunity Area, which has a density recommendation that can potentially reach 8 to 10 units an acre, provided specific objectives are met. However, this designation is based on the premise that this area is appropriate for residential development consistent with the underlying land use plan designation of single-family residential. The surrounding single-family residential areas have an approximate density of 2 units per acre. The proposed multifamily portion has a density of approximately 11 units per acre, well above the surrounding densities and is inconsistent with the Master Plan’s land use designation. The Housing Opportunity Area supports potential increases in single-family residential densities, not multifamily densities.

Furthermore, there is no guarantee that the R-7 single-family portion of the proposed development will be constructed at the same time as the multi-family portion. It is possible that only the multi-family portion would be developed, leaving the final product even more inconsistent with the Master Plan’s land use designation.

In contrast to the proposed R-53 area, the proposed R-7 zoning is a more appropriate land use and is supported by staff. The proposed density for this portion is approximately 4 units per acre, an increase over the surrounding densities, but specific objectives required in the Housing Opportunity Area have been met. These conditions include the provision of open space and protection the natural environment through tree save areas and landscaped buffering. In addition, the submitted proffers require specific exterior materials and elevations and single-family detached garages to be constructed to the rear of the lots no closer to the public street than the intersection of the rear and side walls of the homes. However, staff does maintain concerns to how the R-7 section will look and feel and encourages the applicant to provide more details.

Staff finds that the proposed rezoning from R-2 to R-7 is consistent with the Housing Opportunity Area designation in the Master Plan and that the rezoning from R-2 to R-53 is not.

Staff finds that the City Charter conditions relative to the granting of rezonings has been met for part of the request. Therefore, staff recommends approval of the rezoning from R-2 to R-7(C) and denial of the rezoning from R-2 to R-53(C).

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## **FINDINGS OF FACT**

### **Site Description**

The subject property located at 6508 Jahnke Road, across from German School Road, and just west of Blakemore Road. The property consists of one parcel totaling 54.659 acres and is improved one single-family dwelling.

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

The applicant proposes to develop the property for up to 252 multifamily dwelling units and 125 single-family detached dwelling units. The applicant has submitted proffers which limit the number of dwelling types and units. In addition the proffers require minimum tree save acreage, specific exterior materials and elevations, a minimum natural buffer, and single-family detached garages to be constructed to the rear of the lots no closer to the public street than the intersection of the rear and side walls of the homes.

### **Master Plan**

The Richmond Master Plan designates this property as a Single-Family (Low Density) Housing Opportunity Area (HOA). "This designation indicates that the site is appropriate for residential development consistent with the underlying land use plan designation of single family residential. However, the HOA designation indicates that these specific sites are also appropriate for higher density residential development, provided that specific objectives and conditions described for each location can be met" (p.212). General objectives required under the HOA are access with minimal impact, objective design review, and adequate buffering to lower density residential neighborhoods. More specifically, this particular HOA allows for higher densities if, "additional open space or protection of some of the natural environment can be provided" (p.212).

### **Zoning & Ordinance Conditions**

The property is zoned R-2 Single-Family Residential, which does not permit either multifamily uses or single-family detached dwellings on lots less than 15,000 square feet in area with a width less than ninety feet (90'). The proposed R-7 district permits single- and two-family attached and detached dwellings at densities approximately four times higher than the underlying R-2. The applicant has proffered that under the conditional rezoning only single-family detached units would be permitted. In the R-7 district single-family detached units must be located on lots not less than 3,600 square feet in area with a width less than ninety feet (30').

The R-53 district permits multi-family, two-family and single-family development. In the R-53 one dwelling unit is permitted for every 1,250 square feet of lot area for multifamily developments, which is what is intended by the applicant.

The applicant has submitted proffers limiting the number of multifamily dwelling units to no more than 252 and single-family dwelling units to no more than 125. Additional proffers include a minimum tree save acreage, specific exterior materials and elevations, a minimum natural buffer, and single-family detached garages to be constructed to the rear of the lots no closer to the public street than the intersection of the rear and side walls of the homes.

### **Surrounding Area**

The properties to the north are zoned R-3 Single-Family Residential and are occupied by low-density single-family residences. The property to the east is zoned R-2 and is occupied by Lucille M. Brown Middle School. The properties to the south, across Jahnke Road, are zoned R-3 Single-Family Residential and are occupied by Food Lion. The property immediately south, is zoned R-43 Multifamily Residential is and occupied by Bramblewood Estates Apartments.

**Neighborhood Participation**

Staff has contacted 4<sup>th</sup> District Council Representative, Kathy Graziano, Forest Hill-Bliley Road Neighborhood Association, Westover South and Woods Civic Association, and Westlake Hill Neighborhood and has received no letters of support or opposition.

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