

INTRODUCED: February 24, 2020

AN ORDINANCE No. 2020-046

To rezone the property known as 2925 Garland Avenue from the UB Urban Business District and the PE-7 Brookland Park Boulevard / North Avenue Parking Exempt Parking Overlay District to the R-6 Single-Family Attached Residential District.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAR 23 2020 AT 6 P.M

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “Improvements on Part of Lots 26 & 27, Block 9, Brookland Park, City of Richmond, Virginia,” prepared by Balzer & Associates, and dated October 22, 2019, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 2925 Garland Avenue with Tax Parcel No. N000-0892/025 as shown in the 2020 records of the City Assessor, is excluded from the UB Urban Business District and the PE-7 Brookland Park Boulevard / North Avenue Parking Exempt Parking Overlay District and shall no longer be subject to the provisions of sections 30-433.1 through 30-433.8 and sections 30-960 through 30-960.4 of the Code of the City of Richmond (2015), as amended, and that the same is included in the R-6 Single-Family Attached Residential District

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: MAY 11 2020 REJECTED: _____ STRICKEN: _____

and shall be subject to the provisions of sections 30-412.1 through 30-412.8 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended.

§ 2. This ordinance shall be in force and effect upon adoption.

City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.richmondgov.com

Item Request

File Number: PRE.2019.644

RECEIVED

FEB 27 2020
RECEIVED

OFFICE OF THE CITY ATTORNEY
FEB 20 2020

OFFICE OF THE CITY ATTORNEY

O & R Request

O & R REQUEST

2020 - 008

JAN 29 2020

Office of the
Chief Administrative Officer

DATE: January 22, 2020

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Lenora G. Reid, Acting Chief Administrative Officer *LR*

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning *SL*

FROM: Mark A. Olinger, Director, Department of Planning and Development Review *MAO*

RE: To rezone the property known as 2925 Garland Avenue from the UB-PE7 District to the R-6 Single-Family Attached Residential District

ORD. OR RES. No. _____

PURPOSE: To rezone the property known as 2925 Garland Avenue from the UB-PE7 District to the R-6 Single-Family Attached Residential District.

REASON: The applicant is requesting to rezone a 0.109 acre parcel from the UB-PE7 District to the R-6 Single-Family Attached Residential District in order to develop the property with residential dwelling consistent with the residential zoning of the surrounding properties in the neighborhood to the west and south.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its March 16, 2020, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property is a vacant 0.109 acre parcel located in the North Barton Heights neighborhood of the North Planning District. It is near the intersection of W. Brookland Park Boulevard and is located within a large residential neighborhood.

The subject property abuts residential dwellings to the north and south. The property to the north, like the property adjacent to the east, is located in the UB-PE7 District. Properties to the south and west contain single-family and single-family attached dwellings and are located in the R-6 Single-Family Attached Residential District.

Single-family dwellings are a permitted use in the R-6 Single-Family Attached residential district on lots of not less than 5,000 square feet in area with a width of not less than 50 feet. The subject property is 4,725 square feet in area and is 35 feet in width. Because the parcel previously contained a single-family dwelling before the structure was razed in 2012, a new single-family dwelling can be built on the property provided all yard setbacks are met.

The Master Plan calls for single-family medium density uses for the property. *Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 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. Typical zoning classifications that may accommodate this land use category: R-5A, R-6 and R-7.*

The property is surrounded by single-family detached and attached dwellings that are compatible with the new zoning designation.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$1,800 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: February 24, 2020

CITY COUNCIL PUBLIC HEARING DATE: March 23, 2020

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
March 16, 2020

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft Ordinance, Survey, Application and Narrative, Map

STAFF: David Watson, Senior Planner, Land Use Administration, 804-646-1036



Application for **REZONING/CONDITIONAL REZONING**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

Project Name/Location

Property Address: 2825 Garland Avenue Richmond, VA 23222 Date: _____
Tax Map #: N000-0892-025 Fee: _____
Total area of affected site in acres: 4725 sqft .108 acres

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning UB-PE7
Existing Use Vacant

Proposed Zoning/Conditional Zoning

(Please include a detailed description of the proposed use and proffers in the required applicant's report)

Existing Use vacant lot

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Shanal Hardy

Company: Vertical Builders LLC
Mailing Address: 3700 West End Drive
City: Henrico State: VA Zip Code: 23294
Telephone: (804) 440-6647 Fax: (804) 440-6649
Email: SHardy@verticalbuilders.com

Property Owner: Ampak Properties LLC

If Business Entity, name and title of authorized signer: Saifullah Khan Niazi

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 4908 Cutshaw Avenue, Suite 103
City: Richmond State: VA Zip Code: 23230
Telephone: (804) 387-2541 Fax: ()
Email: skniaz@aol.com

Property Owner Signature: Saifullah Khan Niazi 10/25/2019
10/25/2019 11:12:58 AM EDT

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.

Rezoning Applicant Report

Property Address: 2925 Garland Avenue Richmond, VA 23222

Parcel ID: N000-0892-025

Department of Planning and Development Review:

Vertical Builders LLC would like to have the property located at 2925 Garland Avenue Richmond, VA 23222 rezoned for residential use. The zoning was altered and the current zoning for the property is UB-PE7. All other properties surrounding 2925 Garland Avenue are zoned for residential use. Vertical Builders believes the best use of this property will be for residential use based on the location and use of the surrounding lots.

2925 Garland Avenue is currently a vacant lot. Vertical Builders LLC plans to use the lot to build a single-family dwelling once it has been rezoned for residential use.

Thank You,

Vertical Builders LLC

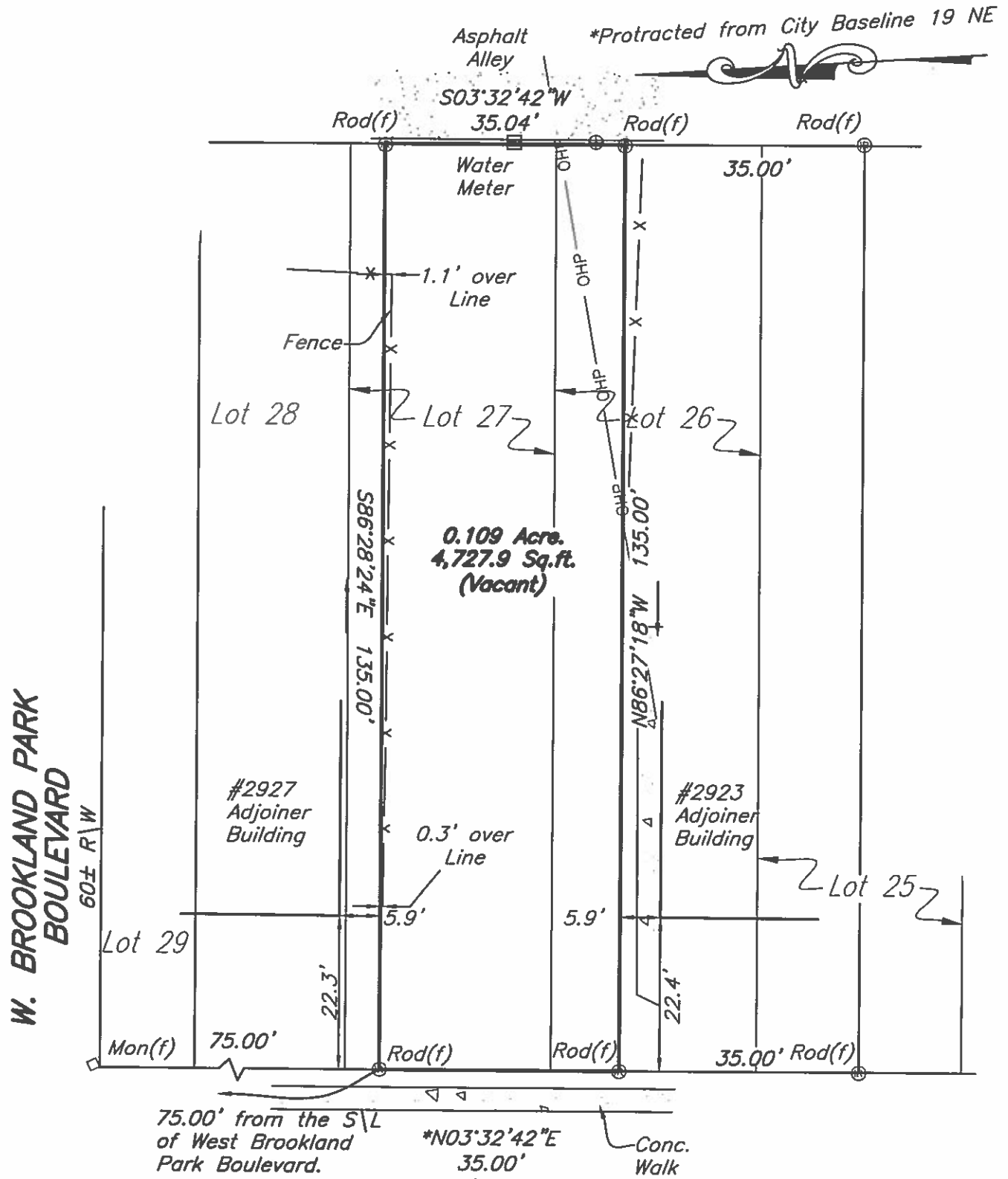
3700 West End Drive

Henrico, VA 23294

Office: 804-440-6647

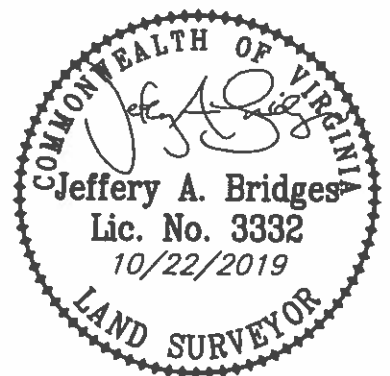
Fax: 804-440-6649

This is to certify that this plat or map was prepared under my direction from an actual field survey without the benefit of a title report. Unless otherwise noted, to the best of my knowledge and belief all visible evidence of improvements, easements and apparent encroachments are shown hereon. Not all easements may be shown.



Current Owner:
Ampak Properties, LLC
Parcel ID:
N000-0892/025
Inst #: 0600-03810
#2925 Garland Avenue

GARLAND AVENUE
60'± R\W



IMPROVEMENTS ON
PART OF LOTS 26 & 27, BLOCK 9,
BROOKLAND PARK
CITY OF RICHMOND, VIRGINIA

RE: Vertical Builders
DATE: 10/22/2019
SCALE: 1"=20'
JOB NO.: 55190235.MS
DRAWN BY: DAD
CHECKED BY: JAB

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.cc

