



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2017-179: To conditionally rezone the property known as 5720 Bliley Road from the R-3 Single-Family Residential District to the R-6C Single-Family Attached Residential District (Conditional), upon certain proffered conditions.

To: City Planning Commission
From: Land Use Administration
Date: October 2, 2017

PETITIONER

Michelle Rosman

LOCATION

5720 Bliley Road

PURPOSE

To conditionally rezone the property known as 5720 Bliley Road from the R-3 Single-Family Residential District to the R-6C Single-Family Attached Residential District (Conditional), upon certain proffered conditions.

SUMMARY & RECOMMENDATION

The subject property consists of a 64,033 SF, 1.47 acre improved parcel of land and is a part of the Westlake Hills neighborhood, and the Midlothian Planning District. The applicant is proposing a development containing single-family detached and single-family attached dwellings. The current R-3 zoning does not allow single-family attached dwelling. The applicant is therefore requesting a conditional rezoning to the R-6 district, which does allow single-family attached dwellings.

Staff finds the R-6C zoning district to be an appropriate zoning designation for the property. The proposed conditional rezoning would enable infill development that is within the residential density range specified by the Master Plan for the property and that is of like scale and use as the surrounding area.

Staff further finds that the proposed development would not pose an undue burden on the availability of on-street parking.

Therefore, staff recommends approval of the conditional rezoning request.

FINDINGS OF FACT

Site Description

The subject property consists of a 64,033 SF or 1.47 acre parcel of land improved with a single-family dwelling constructed, per tax assessment records, in 1963. The property is located in the Westlake Hills Neighborhood of the Midlothian Planning District.

Proposed Use of Property

The applicant proposes to construct a total of nine dwelling units (three single-family detached and six single-family attached dwellings), at a density of 6 units per acre, with on-site parking for all dwellings. The development would front a new, public road that would access Bliley Road near its intersection with Forest Hill Avenue.

Master Plan

The City of Richmond's Master Plan designates the land use category for the subject property as Single Family Low Density. Primary uses for this category are "single family detached dwellings at densities up to seven units per acre...and include residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses (p. 133).

The City's Master Plan states that infill development within the Midlothian Planning District "...of like density, scale, and use is appropriate" (p. 212).

Zoning and Ordinance Conditions

The current Zoning District for the property is R-3 (Single Family Low Density). The conditional rezoning of the property to the R-6 district would impose the R-6 zoning standards, as well as the following proffered conditions:

1. Conceptual Master Plan: Development of the Property will be in general conformance with the Site Layout drawing A1, dated 7/31/2017. The final site design drawings will be reviewed by the planning Commission during the Preliminary Subdivision approval process. A landscape Plan will be developed for approval by the Planning Commission or Director of planning and Development Review.
2. Exterior Elevations: Development of the property will be in general conformance with the Conceptual Exterior Elevations drawings A2 & A2.1, dated 6/9/2017. Modifications may be made if requested by Planning Commission during the Preliminary Subdivision approval process.
3. Exterior Materials: Exterior walls will be clad in one or more of the following: fiber cement siding, stucco, cultured stone, vinyl (min. thickness 0.044 mm), brick or similar quality masonry. Roof materials will be one or more of the following: architectural or dimensional asphalt composition shingles, prefinished metal (min. 26 gauge).

Surrounding Area

Adjacent properties to the north, east, and across Forest Hill Avenue are in the same R-3 district as the subject property. Property to the west is located in the R-43 Multi Family Residential District. Property to the south, across Bliley Road, was recently rezoned to the R-6C Single Family Attached Residential District (conditional). A mix of single family attached residential, single family detached residential, and multi-family residential land uses predominate the vicinity, with some vacant and public open space land uses present

as well. Within the vicinity are the recently developed 59-unit housing community known as Riverside Heights and the Willow Oaks apartment complex.

Neighborhood Participation

Staff has received letters of opposition regarding this project.

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