

INTRODUCED: September 11, 2017

AN ORDINANCE No. 2017-179

As Amended

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.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: OCT 9 2017 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the plat entitled “Plat Showing Improvements on No. 5720 Bliley Road, in the City of Richmond, Virginia,” prepared by McKnight & Associates, P.C., and dated November 1, 2016, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following property known as 5720 Bliley Road, with Tax Parcel No. C005-0232/006 as shown in the 2017 records of the City Assessor, is excluded from the R-3 Single-Family Residential District and shall no longer be subject to the provisions of sections 30-406.1 through 30-406.7 of the Code of the City of Richmond (2015), as amended, and that the same is included in the R-6C Single-Family Attached Residential District (Conditional) and shall be

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: NOV 13 2017 REJECTED: _____ STRICKEN: _____

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. That this rezoning shall be conditioned upon the compliance by the owner, or owners with all of the proffered conditions in the document entitled “Proffer Statement, revised 8/17/2017” and dated August [47] 23, 2017, a copy of which is attached to, incorporated into, and made a part of this ordinance. These conditions, having been proffered by the owner or owners and accepted by the City, shall continue in full force and effect until a subsequent amendment to the City’s zoning ordinance changes the zoning of the parcels rezoned by this ordinance and specifically repeals such condition.

§ 3. 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. 2017.337

RECEIVED

AUG 31 2017

OFFICE OF CITY ATTORNEY

O & R Request

O & R REQUEST

4-6901

AUG 18 2017

Office of the
Chief Administrative Officer

DATE: August 15, 2017

EDITION: 1

TO: The Honorable Members of City Council

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

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

THROUGH: Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning

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

RE: Rezoning of property known as 5720 Bliley Road from the R-3 Single-Family Residential District to the R-6C Single-Family Attached Residential District (conditional).

ORD. OR RES. No. _____

PURPOSE: To 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.

REASON: 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.

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 October 2, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: 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. The applicant proposes to construct a total of nine dwelling units (three single-family detached and six single-family attached dwellings) fronting a new, public road that accesses Bliley Road near its intersection with Forest Hill Avenue.

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).

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.

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: \$1,600 application fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: September 11, 2017

CITY COUNCIL PUBLIC HEARING DATE: October 9, 2017

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, October 2, 2017

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft Ordinance, Proffered Plans and Building Elevations, Application Form, Applicant's Report, Map

STAFF: Jonathan Brown, Senior Planner
Land Use Administration (Room 511) 646-5734

PDR O&R No. 17-21



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.richmondva.gov/>

RZON-013842-2017

Project Name/Location

Property Address: 5720 Bliley Road Date: March 8, 2017
Tax Map #: C0050232006 Fee: \$1600
Total area of affected site in acres: 1.4699

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

Zoning

Current Zoning: R-3

Existing Use: Single Family Residential

Proposed Zoning/Conditional Zoning

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

Conditional Rezoning to R-6 with a proffered conceptual site plan for a 9 single family dwelling subdivision

Existing Use: Single Family Residential

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Michelle Rosman

Company: Roost RVA LLC

Mailing Address: 308 N. Granby Street

City: Richmond State: VA Zip Code: 23220

Telephone: () Fax: ()

Email: michelle@roostva.com TEL: 804-633-2130

Property Owner: Roost RVA LLC

If Business Entity, name and title of authorized signee: Michelle Rosman, Member / Owner

(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: SAME AS ABOVE

City: _____ State: _____ Zip Code: _____

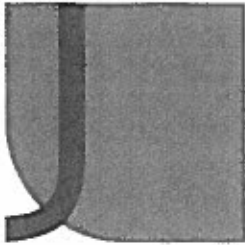
Telephone: () Fax: ()

Email: _____

Property Owner Signature: Michelle Rosman

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.

135
MAR 10 2017
LAND USE ADMINISTRATION



JOHANNAS
design group

5720 Bliley Road Conditional Rezoning Application

Applicant's Report
3/8/2017

The existing property is zoned R-3 and contains one single family dwelling, a brick ranch style house. The property adjacent to the West is zoned R-43 and is an apartment complex. The property across Bliley Road to the South was rezoned to R-6 in 2012 and is a townhome community. The properties to the North and East are zoned R-3 and front Forest Hill Avenue.

The proposed rezoning is to allow development of the property as a 9 unit subdivision. This density is consistent with the City Master Plan for this site and would be an appropriate transition between the adjacent multi-family and townhome developments and the R-3 zoning along Forest Hill Avenue and continuing North/East to the river.

The design intent of the attached Conceptual Master Plan (Sheet A1) is to create a pocket neighborhood, a small enclave of modest, yet well designed homes. The lots are located on opposite sides of a new public street, and the houses are shown at the 15 foot front yard line (with porches projecting the allowable distance into the yard) - to create a more intimate and communal space at the street. Optional garages are located at the rear of each lot. Shared driveways are used to minimize interruptions in the sidewalk and impervious areas on the lots. Lot coverage is limited to the R-6 allowable 55%.

Proffered Conditions:

1. Conceptual Master Plan: Development of the Property will be in general conformance with the Site Layout drawing A1, attached.
2. Exterior Elevations: Development of the Property will be in general conformance with the Conceptual Exterior Elevations drawing A2, attached.
3. Exterior Materials: Exterior walls will be clad in one or more of the following: fiber cement siding, synthetic stucco, vinyl (min. thickness 0.044 mm), brick, or similar. Roof materials will be one or more of the following: asphalt shingles, prefinished metal.

end of report

PROFFER STATEMENT

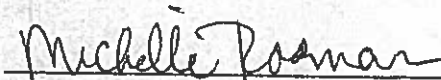
revised 8/17/2017

5720 Bliley Road Conditional Rezoning Application

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).

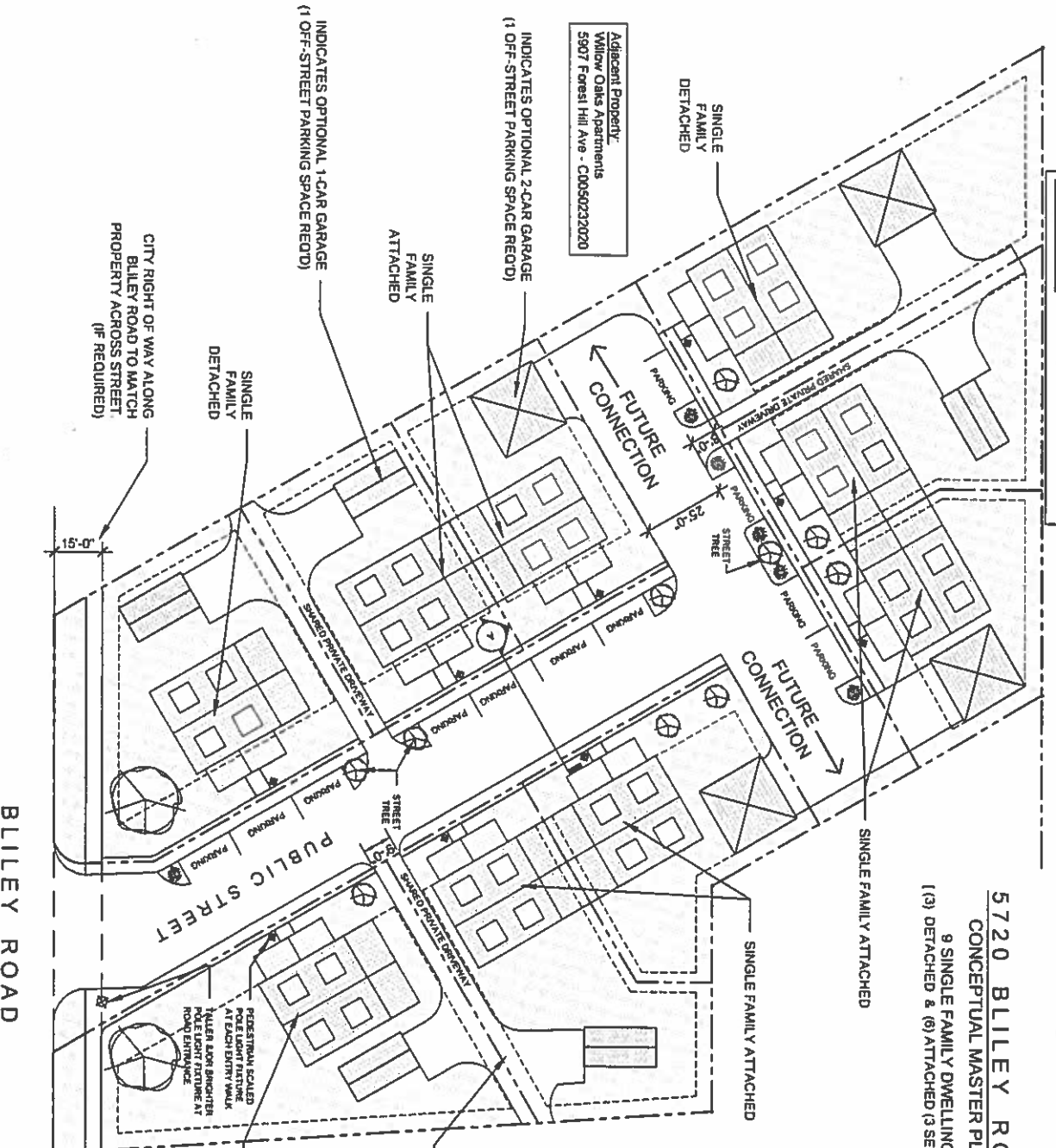
Owner / Applicant: Roost RVA LLC / Michelle Rosman



8.23.17

Michelle Rosman

Date



Adjacent Property: 5601 Forest Hill Ave - C0050232010

Adjacent Property:
Willow Oaks Apartments
5907 Forest Hill Ave - C0050232020

Adjacent Property:
5719 Forest Hill Ave - C0050232004

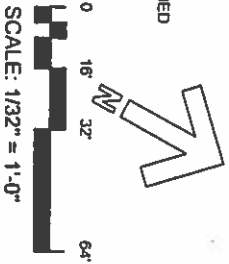
5720 BLILEY ROAD

CONCEPTUAL MASTER PLAN
9 SINGLE FAMILY DWELLINGS
(3) DETACHED & (6) ATTACHED (3 SETS OF 2)

DRAWING LIST

- A1 SITE LAYOUT
- A2 EXTERIOR ELEVATIONS
- A2.1 GARAGE ELEVATION
- A3 STREET PROFILES
- A4 ZONING NOTES

BLILEY ROAD

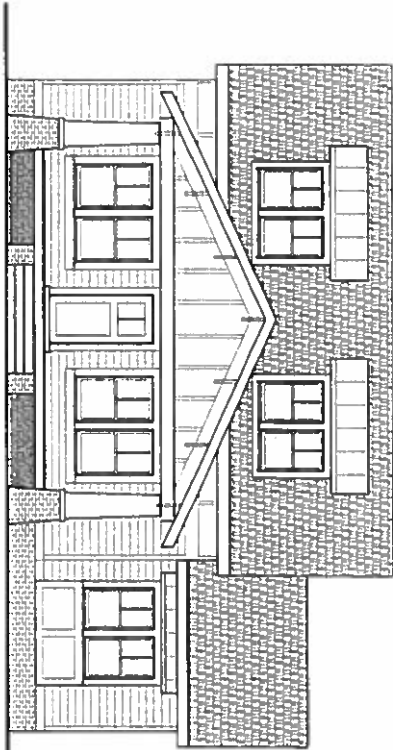


SHEET TITLE	5720 BLILEY ROAD - CONDITIONAL REZONING APPLICATION		
	DATE	PROJECT NO	SHEET NO
REVISIED	7/31/2017	1671	A1



0 5'-4" 10'-8" 21'-4"
 SCALE: 3/32" = 1'-0"

CONCEPTUAL STREET ELEVATION WITH DETACHED & ATTACHED UNITS



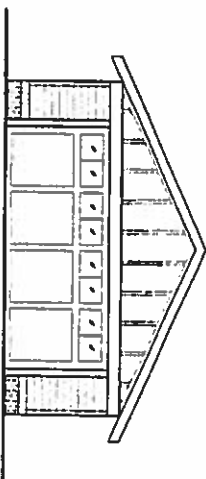
0 4' 8' 16'
 SCALE: 1/8" = 1'-0"

CONCEPTUAL ELEVATION 'B'



CONCEPTUAL ELEVATION 'A'

A2	SHEET TITLE CONCEPTUAL EXTERIOR ELEVATIONS	DATE 6/9/2017	PROJECT NO. 1671	5720 BLILEY ROAD - CONDITIONAL REZONING APPLICATION
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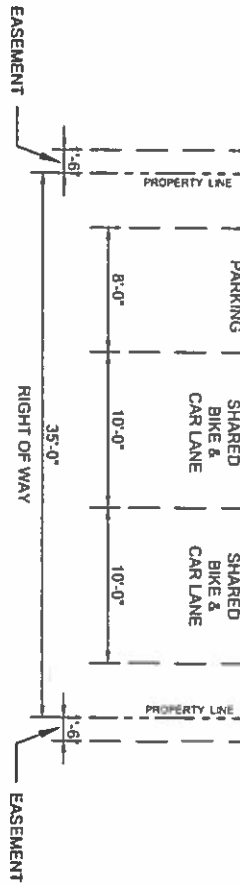


CONCEPTUAL GARAGE ELEVATION



JOHANNAS DESIGN GROUP 1901 WEST CARY STREET RICHMOND VA 23220 P 804 358 4993 F 804 358 8211

DATE 6/9/2017	PROJECT NO 1671	SHEET NO A2.1	5720 BLILEY ROAD - CONDITIONAL REZONING APPLICATION	REVISIONS 001 002 003
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SECTION 'A'
1/8" = 1'-0"

A3	REVISIONS	DATE	BY
	REVISED	7/31/2017	1671
	PROJECT NO.	1671	
	STREET NO.		
5720 BLILEY ROAD - CONDITIONAL REZONING APPLICATION			
<small> 10/27/15 Conditional Rezone 2/11/17 Rezone Conditional </small>			

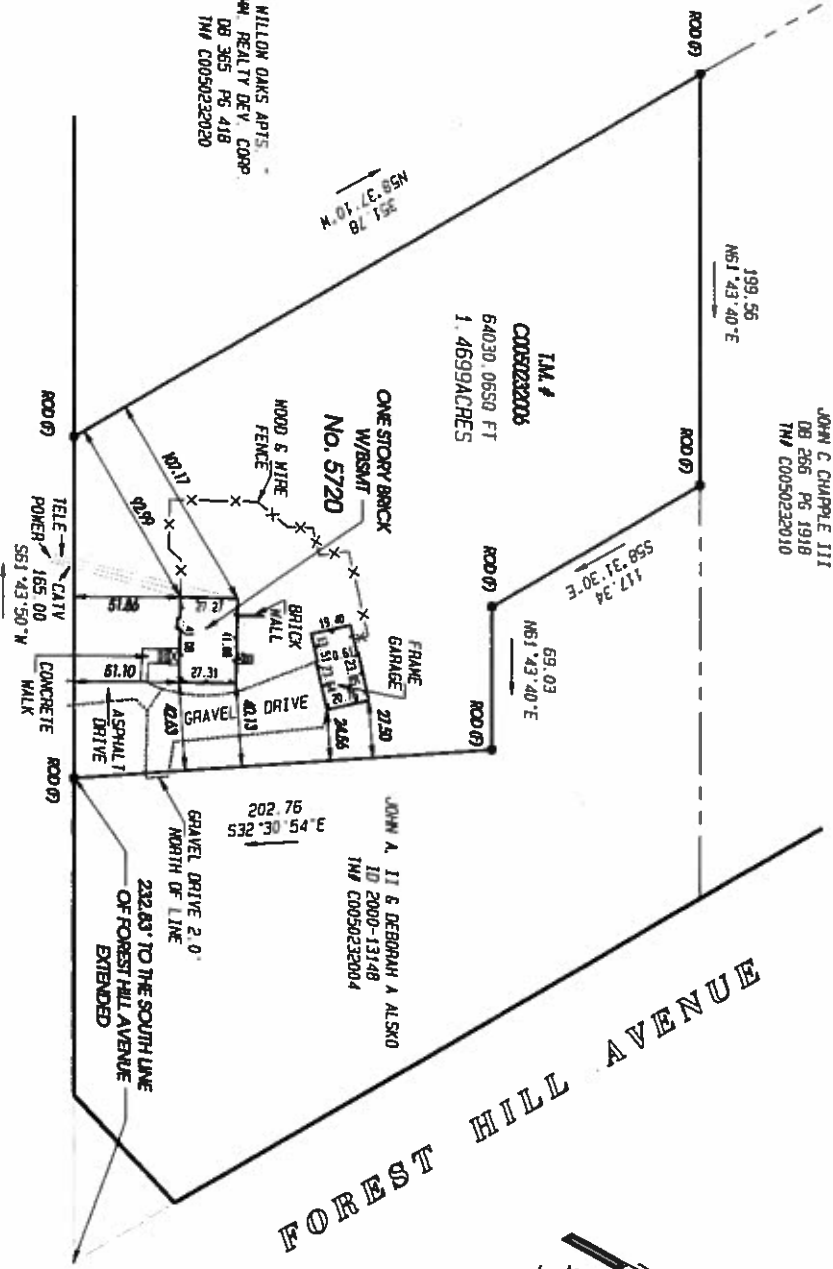
NOTES: THIS PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X".
 CURRENT OWNER: BARBARA A COSAKO ID 2008-5002

JOHN C CHAPPEL III
 DB 285 PG 1918
 TM# C0050232010

TM# C0050232006
 64030.0650 FT
 1.4699ACRES

JOHN A II & DEBORAH A ALSKO
 ID 2000-13148
 TM# C0050232004

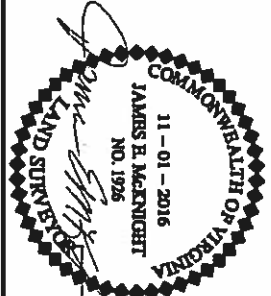
WILLOW OAKS APTS
 COMM REALTY DEV. CORP
 DB 365 PG 418
 TM# C0050232020



BILLEY ROAD

FOREST HILL AVENUE

PURCHASERS:
 KOOST RVA LLC



PLAT SHOWING IMPROVEMENTS ON
 No. 5720 BILLEY ROAD, IN THE
 CITY OF RICHMOND, VIRGINIA.

THIS IS TO CERTIFY THAT ON NOVEMBER 01, 2016, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON THAT THESE ARE NO ENCROACHMENTS BY NEIGHBORING OWNERS FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES INTO THE PREMISES SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. THE PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

SCALE: 1" = 60'

MCKNIGHT & ASSOCIATES, P.C.
 LAND SURVEYORS PLANNERS
 201 TWIN RIDGE LANE
 RICHMOND, VIRGINIA 23235
 TELEPHONE (804) 320-2046
 JOB NUMBER: 010309220