



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2018- 323: To conditionally rezone the properties known as 35, 41, 47, 53, 59, and 65 Rodman Road from the B-3 General Business District to the R-4 Single-Family Residential District (Conditional), upon certain proffered conditions.

To: City Planning Commission
From: Land Use Administration
Date: January 7, 2019

PETITIONER

Lisa Englehart

LOCATION

35, 41, 47, 53, 59, and 65 Rodman Road

PURPOSE

To conditionally rezone the properties known as 35, 41, 47, 53, 59, and 65 Rodman Road from the B-3 General Business District to the R-4 Single-Family Residential District (Conditional), upon certain proffered conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting to rezone the properties in order to construct six single-family detached dwellings. The current zoning of the property is B-3 General Business, which does not permit single-family residential uses. A rezoning is therefore required.

The subject properties consist of six adjoining parcels each measuring approximately 11,050 SF or .25 acres. One is improved with a single story, 672 SF residence constructed, per tax assessment records, in 1948. All properties are located in Midlothian neighborhood in the Midlothian Planning District.

Staff finds that the proposal would enable residential development consistent with the existing, surrounding development pattern, in a residential area referenced in the Master Plan.

Staff finds that the potential infill of single-family homes is consistent with the City's overall goals for providing new, affordable housing choices.

Staff finds that the proposal would not pose an undue burden on the availability of on-street parking in the area.

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 conditional rezoning request.

FINDINGS OF FACT

Site Description

The subject properties consist of six adjoining parcels each measuring approximately 11,050 SF or .25 acres. One is improved with a single story, 672 SF residence constructed, per tax assessment records, in 1948. All properties are located in Midlothian neighborhood in the Midlothian Planning District.

Proposed Use of the Property

The proposed use of the properties is to be six (6) single family detached dwellings, at densities of 4 units per acre, with off-street parking, following R-4 standards as supplemented by the proffered conditions.

Master Plan

The City of Richmond's current Master Plan designates a land use category for the subject properties as Economic Opportunity Areas. These areas are identified "...as appropriate for a range of general office, corporate office, retail, general commercial, service or light industrial uses. More specific uses and character of development are described in the District Plan in each case. This category identifies areas or large sites appropriate for new development or redevelopment that will generate significant private investment and employment opportunities. Typical zoning classifications that may accommodate this land use category vary depending on the specific area, but may include B-3, OS and M-1." (City of Richmond Master Plan, 2000)

The Master Plan continues, stating "Sufficient landscaped buffering should be a condition of development in order to protect adjacent residential areas from all Economic Opportunity Areas. This economic opportunity area includes several small residential areas. These areas are located on Atmore Drive, Arcadia Street, Warwick Road, Carnation Street, Brookline Street, Pinehurst Way, Rodman Road and Pember Lane. In recent years, some of the residential properties located on the above-referenced streets have been converted to light industrial uses. Any further such conversion should be allowed only as part of a master plan for the surrounding Economic Opportunity Area. Piecemeal development of this area is not appropriate." (Ibid. p. 219) Regarding new development within the Economic Opportunity Area, "Wherever possible, existing wetland areas should be incorporated into the development as a natural amenity." (Ibid.)

Zoning and Ordinance Conditions

The current zoning of the property is B-3 General Business, which does not permit single-family residential uses. A rezoning is therefore required to allow residential development according to the R-4 zoning standards regarding lot dimensions, setbacks, and parking. Proffered conditions will also be imposed by the ordinance, including:

1. The maximum density shall not exceed six (6) dwelling units
2. The minimum gross floor area of each dwelling unit shall be 1,100 square feet.
3. Acceptable siding materials include brick, stone, masonry, vinyl siding and approved horizontal lap siding. Horizontal lap siding may be manufactured from natural wood or cement fiber board or may be premium quality vinyl siding with a minimum wall thickness of 0.044 inches. Dutch lap, plywood and metal siding are not permitted. Roofing material

shall be standing seam metal, dimensional architectural shingles, or better with a minimum 30-year warranty.

4. All exposed portions of the foundation of each dwelling unit shall be faced with brick or stone veneer.

Surrounding Area

Adjacent and nearby properties are largely within the B-3 (Business General) zone. The properties are located within the City's Chesapeake Bay Resource Management Area (RMA). Residential and vacant land uses predominate along Rodman Road, with a mix of commercial and industrial land uses closer to the intersection of Rodman Road and Old Midlothian Turnpike.

Affordability

Based upon the most recent median household income for the Richmond region and the estimated price of units provided by the applicant, the proposed fee simple housing units are projected to be affordable to households making below the Area Median Income (AMI).
(U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates.)

Neighborhood Participation

The Greater Woodstock Area Civic Association was notified of this application. No letters of support or opposition have been received.

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