

INTRODUCED: December 17, 2018

AN ORDINANCE 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.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JAN 14 2019 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the plat entitled “Plat Showing Improvements on 6 Parcels of Land Lying on the East Line of Rodman Road,” prepared by Balzer & Associates, Inc., and dated May 31, 2018, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2018 records of the City Assessor, are excluded from the B-3 General Business District and shall no longer be subject to the provisions of sections 30-438.1 through 30-438.5 of the Code of the City of Richmond (2015), as amended, and that the same are included in the R-4 Single-Family Residential District and shall be subject to the provisions of sections 30-408.1 through 30-408.7

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: JAN 14 2019 REJECTED: _____ STRICKEN: _____

and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

35 Rodman Road	Tax Parcel No. C006-0518/027
41 Rodman Road	Tax Parcel No. C006-0518/026
47 Rodman Road	Tax Parcel No. C006-0518/025
53 Rodman Road	Tax Parcel No. C006-0518/024
59 Rodman Road	Tax Parcel No. C006-0518/023
65 Rodman Road	Tax Parcel No. C006-0518/072

§ 2. That the rezonings set forth in section 1 shall be conditioned upon the compliance by the owner or owners with all of the proffered conditions contained in the agreement entitled “Rezoning Application, Proffered Conditions” and dated November 9, 2018, 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 conditions.

§ 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.2018.386

O & R REQUEST

4-8352
NOV 14 2018

Office of the
Chief Administrative Officer

O & R Request

DATE: November 9, 2018

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor *JS 11/30/18*
(This is no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Selena Cuffee Glenn, Chief Administrative Officer *SCG*

THROUGH: Douglas C. Dunlap, Interim Deputy Chief Administrative Officer for Economic Development and Planning *DCD*

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

RE: To 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), under certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To 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), under certain terms and conditions.

REASON: 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.

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 January 7, 2019 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: 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.

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 describing these areas which include "...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.)

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.

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: December 10, 2018

CITY COUNCIL PUBLIC HEARING DATE: January 14, 2019

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, January 7, 2019.

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, Proffers, Application Form, Applicant's Report, Survey, Map

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



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/>

Project Name/Location

Property Address: 35, 41, 47, 53, 59 and 65 Rodman Road Date: 07/19/2018

Tax Map #: C0060518027, 26, 25, 24, 23 & 72 Fee: \$1,552.30

Total area of affected site in acres: 1.523 total acres

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

Zoning

Current Zoning: B-3

Existing Use: Existing dwelling on 35 Rodman Road; other parcels are vacant

Proposed Zoning/Conditional Zoning

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

R-4 Single Family Residential District

Existing Use: Existing dwelling on 35 Rodman Road; other parcels are vacant

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Lisa Englehart

Company: Englehart Construction Inc.

Mailing Address: P.O. Box 113

City: New Kent State: VA Zip Code: 23124-0113

Telephone: (804) 839-2694 Fax: ()

Email: lisa@englehartconstruction.com

Property Owner: Raymond E Throckmorton REV Trust; Teresa T. Ford TRS

If Business Entity, name and title of authorized signee: Teresa Ford

(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: 21 Rodman Road

City: Richmond State: VA Zip Code: 23224

Telephone: (804) 389-5640 Fax: ()

Email: teeford@aol.com

Property Owner Signature: Teresa Ford, Trustee

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.



July 27, 2018

RE: 35, 41, 47, 53, 59 and 65 Rodman Road
Englehart Construction Inc.
Balzer No. 54180174

Rezoning Application
Applicant's Report
Proffered Conditions

To Whom It May Concern,

The applicant, Englehart Construction Inc., is requesting to rezone the parcels identified as 35 Rodman Road, 41 Rodman Road, 47 Rodman Road, 53 Rodman Road, 59 Rodman Road, and 65 Rodman Road, from B-3 General Business District to R-4 Single-Family Residential District. There is an existing house located on 35 Rodman Road and the other five (5) parcels are vacant. Per the request of the current owner, the existing house will be removed by the developer.

The applicant intends to develop the property for affordable market rate dwelling units to attract the workforce and young professionals looking for a new home. There are existing homes across the street that are in line with the R-4 standards, therefore the applicant believes this proposal is consistent with the surrounding community. There is also R-4 and R-2 zoning to the south and east of these parcels. The applicant does not anticipate any negative impact on the surrounding area and believes this proposal will be a great addition by providing affordable, quality homes for residents.

Should you have any questions, please contact me at (804) 794-0571.

Sincerely,
BALZER AND ASSOCIATES, INC.

Andrew M. Scherzer, PLA, ASLA
Executive Vice President

PLANNERS • ARCHITECTS • ENGINEERS • SURVEYORS

ROANOKE • RICHMOND • NEW RIVER VALLEY • SHENANDOAH VALLEY • HARRISONBURG

15871 City View Drive, Suite 200 • Midlothian, Virginia 23113 • Phone (804) 794-0571 • Fax (804) 794-2635

~~July 27~~, November 9, 2018

RE: 35, 41, 47, 53, 59 and 65 Rodman Road
Englehart Construction Inc.
Balzer No. 54180174
RZON-039510-2018

Rezoning Application
Proffered Conditions

The Applicant hereby offers the following proffered conditions:

1. Density. The maximum density shall not exceed six (6) dwelling units.
2. Dwelling Size. The minimum gross floor area of each dwelling unit shall be 1,100 square feet.
3. Exterior Materials. 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 ~~0.042~~ 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. Foundations. All exposed portions of the foundation of each dwelling unit shall be faced with brick or stone veneer.

Sincerely,



Lisa Englehart

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 herein. Not all easements may be shown.

Boundary lines as depicted hereon are re-established based on found monuments. The dimensions of record for the lots in Tractation Heights (PGS. 12 PGs. 6) recorded in the Chesterfield County Courthouse) are 65' width and 170' depth. All other divisions are denoted by distances in parenthesis (ASLXX).

Current Zoning: B-3 Business (General Business)
Total Acreage: 1.520 Acres

- Symbol Legend:**
- City Mire
 - Sewer M.I.
 - ⊕ Water Valve
 - Hydrant
 - ⊞ Power Meter
 - ⊞ Power Meter
- Line-Type Legend:**
- Fence
 - - - - Overhead Utility
 - DNUL ---

PGS. 12 PG. 6 CCC



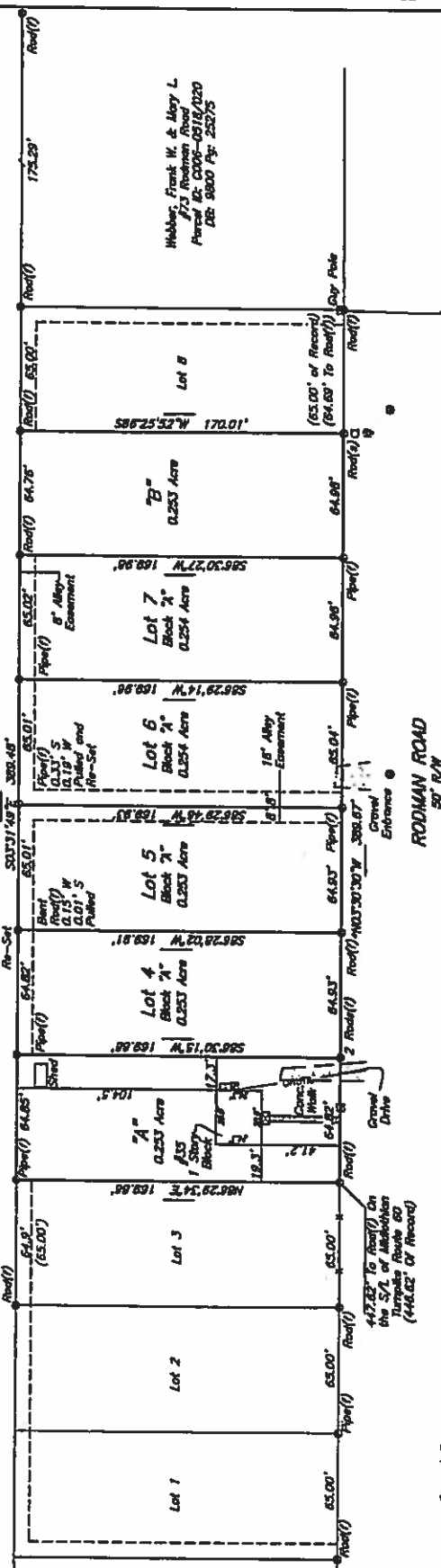
BAVARD
Professional Surveyors
1000 Commonwealth Blvd.
Richmond, Virginia 23119
Phone: (804) 774-4871
Fax: (804) 774-4872

1000 Commonwealth Blvd.
Richmond, Virginia 23119
Phone: (804) 774-4871
Fax: (804) 774-4872

**PLAT SHOWING IMPROVEMENTS ON
6 PARCELS OF LAND LYING ON
THE EAST LINE OF RODMAN ROAD**

DRAWN BY: DSH
DESIGNED BY:
CHECKED BY: MAB
DATE: 05/18/2018
REVISIONS:

SCALE: 1"=40'
SHEET NO.:
1 OF 1
JOB NO.: 55180108.MS
DEPT.: 55



- Current Owner:**
Tractation Heights, Richmond E.
REV Trust, James F. Ford, TRS
#15 Rodman Road
Parcel ID: C006-0518/027
E: 2017-2535
- Current Owner:**
Tractation Heights, Richmond E.
REV Trust, James F. Ford, TRS
#15 Rodman Road
Parcel ID: C006-0518/026
E: 2017-2535
- Current Owner:**
Tractation Heights, Richmond E.
REV Trust, James F. Ford, TRS
#15 Rodman Road
Parcel ID: C006-0518/024
E: 2017-2535
- Current Owner:**
Tractation Heights, Richmond E.
REV Trust, James F. Ford, TRS
#15 Rodman Road
Parcel ID: C006-0518/025
E: 2017-2535
- Current Owner:**
Tractation Heights, Richmond E.
REV Trust, James F. Ford, TRS
#15 Rodman Road
Parcel ID: C006-0518/023
E: 2017-2535
- Current Owner:**
Tractation Heights, Richmond E.
REV Trust, James F. Ford, TRS
#15 Rodman Road
Parcel ID: C006-0518/022
E: 2017-2535

