

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/LocationProperty Address: 6907, 6927, 6937, 7005 Old Jahnke Road, 6814, 7000 Jahnke Road

Date: _____

Tax Map #: See to the side. Fee: \$1,900Total area of affected site in acres: 4.18 acres

6814: C005-0603/015

6907: C005-0603/063

7000: C005-0600/026

6927: C005-0600/022

6937: C005-0600/014

7005: C005-0600/010

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")**Zoning**Current Zoning: R-1 and R-2 Single-Family ResidentialExisting Use: Unimproved and Residential**Proposed Zoning/Conditional Zoning**

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

RO-2 Residential-Office District. Applicant's report enclosed.

Is this property subject to any previous land use cases?

Yes

No

☐☒

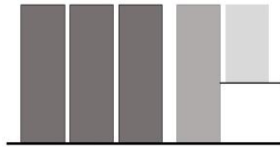
If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Lory MarkhamCompany: Markham PlanningMailing Address: 23 West Broad Street, Suite 304City: RichmondState: VAZip Code: 23220Telephone: (804) 248-2561Fax: ()Email: lory@markhamplanning.com**Property Owner:** Jahnke Road Properties LLCIf Business Entity, name and title of authorized signee: Nitin Sethi

(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: 5605 Watford TerraceCity: Glen AllenState: VAZip Code: 23059Telephone: ()Fax: ()Email: sethin1@gmail.com**Property Owner Signature:** _____

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.



MARKHAM PLANNING

23 WEST BROAD STREET #304 · RICHMOND, VIRGINIA 23220

June 15, 2020

Mark Olinger, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
mark.olerger@richmondgov.com

Re: 6907, 6927, 6937, 7005 Old Jahnke Road and 6814, 7000 Jahnke Road Rezoning Application

Dear Mr. Olinger,

On behalf of the owner of 6907, 6927, 6937, 7005 Old Jahnke Road and 6814, 7000 Jahnke Road, please accept this letter as the Applicant's Report for the rezoning of these properties from the R-1 and R-2 Single-Family Residential District to RO-2 Residential-Office District. With this application, Jahnke Road Properties LLC is petitioning City Council to rezone six contiguous parcels from the residential districts to the RO-2 zoning intended to promote a variety of uses in otherwise homogenous residential areas.

Existing Site Conditions

The subject properties are located on the north side of Jahnke Road at the intersection with Westover Gardens Boulevard in the Midlothian Planning District. The 6814, 6907 and 7000 addresses are unimproved land. The next series of properties, 6927, 6937 and 7005 Old Jahnke Road, currently have homes fronting on Old Jahnke Road and facing the Highland Manor neighborhood. A small office plaza is directly west of these properties.



The Chippenham Hospital campus and 17 acres of land dedicated to office, and retail space neighbors these properties on the opposite side of Jahnke Road to south. A United States Postal Service location is within this block as well.

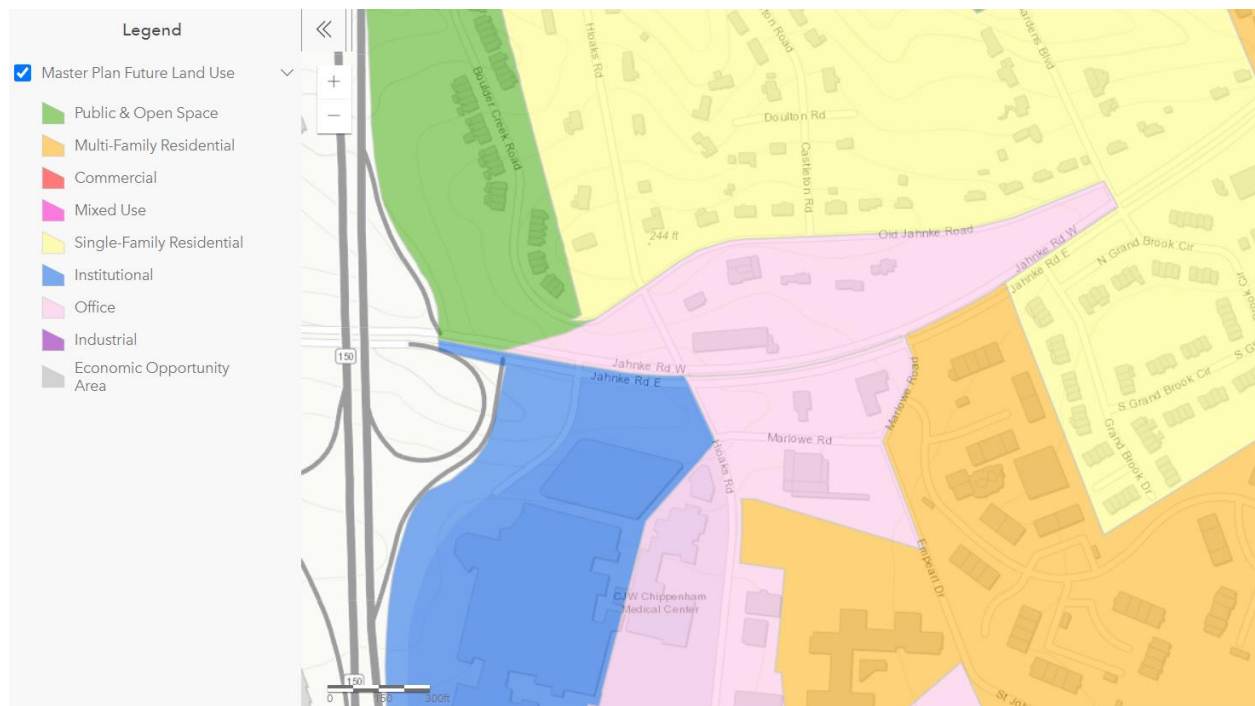
Zoning Regulations

The properties are currently zoned R-1 and R-2 Single-Family Residential Districts, which allow for single family detached dwellings, institutional, community and worship facilities and other primary uses.

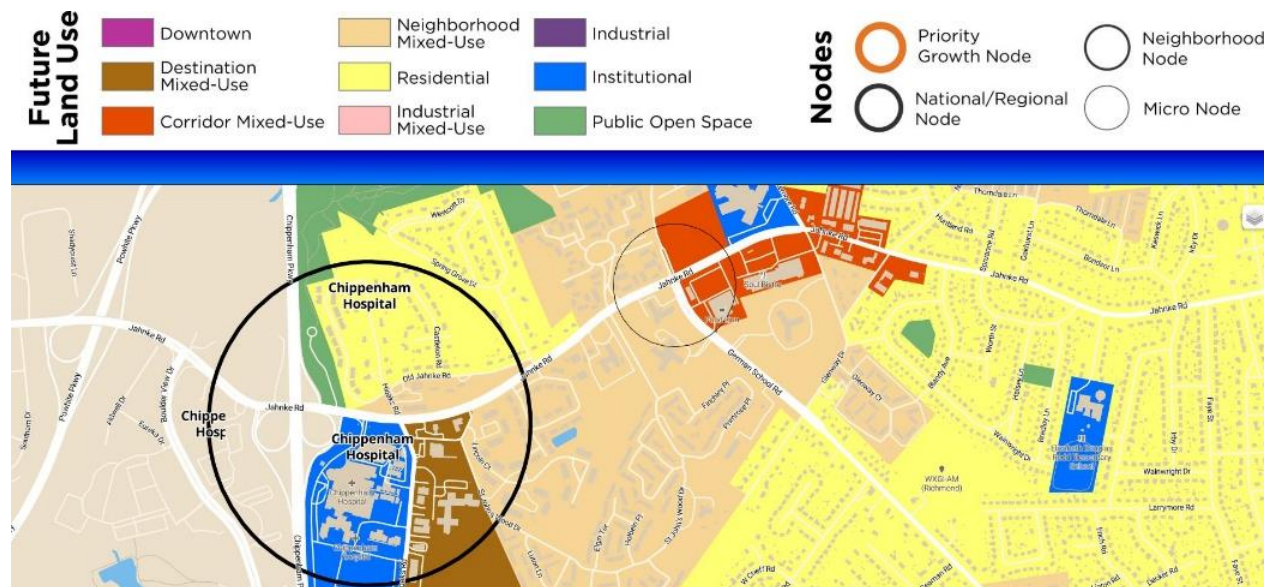
The proposed RO-2 district would allow for the development of the property as office, medical office, limited commercial uses, multi- or single-family residential or some combination uses. Parking and setback requirements in the RO-2 are consistent with what one would find in a more suburban location such as the subject property.

City's Master Plan for Future Land Use

The 2000 Richmond Master Plan labels these parcels as **Transitional Office** for future land use planning. Primary uses recommended for this designation are low-to-medium intensity professional, business and administrative offices, and medical and dental clinics that are compatible with adjacent residential uses and serve as separation between residential areas and nearby commercial or other higher intensity land uses or features. The scale and intensity of such office uses may vary depending on the density and type of residential uses they are intended to buffer. Typical zoning classifications that may accommodate this land use category are RO-1 and RO-2.



The drafted Richmond 300 Master Plan, which is in the process for approval this year, designates these parcels as **Neighborhood Mixed-Use** with the properties across the streets as **Destination Mixed-Use** comprising a Neighborhood Node for this area.



Proposal

The owner wishes to develop the property in such a way that would comply with the RO-2 Residential-Office District. This district permits principal uses in the R-1 District, attached dwellings, multi-family dwellings, offices, banks, nursing homes and other similarly categorized uses.

This zoning is similar to abutting property 7025 Jahnke Road zoned as RO-1. It is also worth to note that the properties across the street have underlying R-3 zoning and multiple Special Use Permits were approved to add to the mixed-use node off of Chippenham Parkway and to serve the hospital with the additional RO-1 zoning behind it.

Neighborhood and City Communication

We have reached out to Councilwoman Larson and the Westover Gardens Civic Association and hope to present to them at their next meeting.

The owner attended a pre-application meeting with the Department of Planning & Development Review on May 19, 2020 where the RO-2 district was recognized as meeting the intent of the Master Plan designation.

City Charter Conditions

We trust that you will agree that the development of the site would be better suited under regulations in the RO-2 Residential Office District and that this rezoning would meet the City Charter considerations to be observed in the alteration of zoning regulations.

Thank you for your consideration of this Rezoning. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Lory Markham', written in a cursive style.

Lory Markham

Enclosure: application form, fee payment, existing survey

cc: Matthew Ebinger, Secretary to the City Planning Commission
The Honorable Kristen Nye Larson, 4th Voter District
Harpreet Grewal, Jahnke Road Properties LLC
Gabi Syska, Markham Planning