



Legislation Details (With Text)

**File #:** ORD. 2019-304    **Version:** 1    **Name:**

**Type:** Ordinance    **Status:** Adopted

**File created:** 9/13/2019    **In control:** City Council

**On agenda:** 11/4/2019    **Final action:** 11/12/2019

**Title:** To conditionally rezone the property known as 6400 Jahnke Road from the R-2 Single-Family Residential District to the R-53 Multifamily Residential District (Conditional), upon certain proffered conditions.

**Sponsors:** Mayor Stoney (By Request)

**Indexes:**

**Code sections:**

**Attachments:** 1. Ord. No. 2019-304, 2. Staff Report, 3. Proffer Statement 9-13-19, 4. Exhibit B, Exhibit C and Survey, 5. Application Form & Applicant's Report, 6. Map, 7. Letters of Opposition

Date	Ver.	Action By	Action	Result
11/12/2019	1	City Council	adopted	Pass
11/4/2019	1	Planning Commission	recommended for approval	Pass
10/14/2019	1	City Council	introduced and referred	

To conditionally rezone the property known as 6400 Jahnke Road from the R-2 Single-Family Residential District to the R-53 Multifamily Residential District (Conditional), upon certain proffered conditions.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled "ALTA/NSPS Land Title Survey of 5.999 Acres of Land Lying Along Jahnke Road, City of Richmond, Virginia," prepared by Timmons Group, and dated February 28, 2019, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 6400 Jahnke Road, with Tax Parcel No. C005-0500/007 as shown in the 2019 records of the City Assessor, is excluded from the R-2 Single-Family Residential District and shall no longer be subject to the provisions of sections 30-404.1 through 30-404.7 of the Code of the City of Richmond (2015), as amended, and that the same is included in the R-53 Multifamily Residential District (Conditional) and shall be subject to the provisions of sections 30-418.1 through 30-418.8 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 contained in the agreement entitled “Proffered Conditions” and undated, 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.

### **O & R Request**

**DATE:** September 16, 2019

**EDITION:** 1

**TO:** The Honorable Members of City Council

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

**THROUGH:** Lenora Reid, Acting Chief Administrative Officer

**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

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

**RE:** To rezone the property known as 6400 Jahnke Road from the R-2 Single-Family Residential District to the R-53 Multi-Family Residential District (Conditional).

**ORD. OR RES. No.**

**PURPOSE:** To rezone the property known as 6400 Jahnke Road from the R-2 Single-Family Residential District to the R-53 Multi-Family Residential District (Conditional).

**REASON:** The applicant is intending to development a multi-family, infill development which would not be permitted under the current R-2 Single-Family Residential zoning requirements. The applicant is therefore requesting a rezoning to the R-53 Multi-Family Residential District, which allows more flexibility in the overall intensity of residential units to be incorporated into the area.

**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 November 4, 2019, meeting. A letter outlining the Commission’s recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The property known as 6400 Jahnke Road is a 26,136 SF (6 acre) unimproved parcel of land located on the north side of Jahnke Road between Blakemore and German School Roads. The properties are located in the City’s Midlothian Planning District in the Jahnke Neighborhood.

The City of Richmond’s current Master Plan designates a future land use category for the subject properties as Single-Family Low-Density. Primary uses for this category include single-family detached dwellings at densities up to seven units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-1, R-2, R-3, R-4, and R-5. (City of Richmond Master Plan) The current zoning for the property is R-2 Single-Family Residential.

The Master Plan also designates the parcel as a “Housing Opportunity Area”. The Master Plan recommends the parcel as “generally appropriate for low-density single-family residential use, consistent with the surrounding neighborhood. However, higher densities are appropriate if additional open space or protection of some of the natural environment can be provided. Some of the frontage of this site on Jahnke Road should also be considered for public use, given the proximity of the adjacent middle school and the potential need for other public facilities in this growing district.” (City of Richmond Master Plan, p. 212).

Properties to the north and west are currently zoned R-53 and R-43 Multi-Family, and properties to the east and south are zoned R-2 and R-3 Single-Family Residential. A mix of commercial, institutional, and single- and multi-family residential land uses are present in the vicinity of the property.

**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:** \$2,000 application fee.

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** October 14, 2019

**CITY COUNCIL PUBLIC HEARING DATE:** November 12, 2019

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, November 4, 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, Proffer Statement, Application Form, Applicant's Report, Plans, Survey, Map

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

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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