



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Legislation Text

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**File #:** ORD. 2022-097, **Version:** 1

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To conditionally rezone the properties known as 3329 Hopkins Road and 3425 Hopkins Road from the R-4 Single-Family Residential District to the R-6 Single-Family Attached Residential District, upon certain proffered conditions. (As Amended) (8<sup>th</sup> District)  
THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “ALTA/NSPS Land Title Survey on 21.752 Acre of Land Being 3 Parcels, Parcel Id: C0090789042, C0090789040 & C0090789030, Richmond City, Virginia,” prepared by Youngblood Tyler & Associates, P.C., and dated July 22, 2021, 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 2022 records of the City Assessor, are excluded from the R-4 Single-Family Residential District and shall no longer be subject to the provisions of sections 30-408.1 through 30-408.8 of the Code of the City of Richmond (2020), as amended, and that the same are included in the R-6 Single-Family Attached Residential District and shall be 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 (2020), as amended:

3329 Hopkins Road	Tax Parcel No. C009-0789/040
3425 Hopkins Road	Tax Parcel No. C009-0789/030

§ 2. That the rezonings set forth in section 1 of this ordinance shall be conditioned upon the compliance by the owner or owners with all of the proffered conditions contained in the agreement entitled “Case No. RZON-098473-2021, Proffered Conditions,” and dated [~~March 4~~] March 31, 2022, 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:** December 13, 2021 **EDITION:** 1

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

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

**THROUGH:** J.E. Lincoln Saunders, Chief Administrative Officer

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

**FROM:** Kevin J. Vonck, Director, Department of Planning and  
Development Review

**RE:** To rezone the properties known as 3329 Hopkins Road and 3425 Hopkins Road from the R-4  
Single-Family Residential District to the R-6 Single-Family Attached Residential District  
(Conditional), upon certain proffered conditions.

#### **ORD. OR RES. No.**

**PURPOSE:** To rezone the properties known as 3329 Hopkins Road and 3425 Hopkins Road from the R-4  
Single-Family Residential District to the R-6 Single-Family Attached Residential District (Conditional), upon  
certain proffered conditions.

**REASON:** The applicant is requesting to rezone the properties to the R-6 Single-Family Attached Residential  
District, which allows, among other requirements, additional permitted principal uses than the current R-5  
Single-Family Residential District. A rezoning of the properties 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 February 7, 2022 meeting.

**BACKGROUND:** The properties together consist of approximately 90,604 SF, or 2.07 acres, of land. The  
property is located in the Walmsley Neighborhood at the intersection of Warwick Road and Hopkins Road.  
The City's Richmond 300 Master Plan designates these parcels as Neighborhood Mixed Use. Such areas are  
intended to include "Existing or new highly-walkable urban neighborhoods that are predominantly residential  
with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses."

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically  
3-10 units), and open space.

**Secondary Uses:** Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)

Currently, properties to the east are zoned R-4, Single-Family Residential, and properties to the west are zoned R-3 Single-Family Residential. A small segment of R-43 Multifamily Residential is directly north of the properties along Warwick Avenue.

**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:** \$3,700 Application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** January 10, 2022

**CITY COUNCIL PUBLIC HEARING DATE:** February 14, 2022

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
February 7, 2022

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Draft Ordinance, Application Form, Applicant's Report, 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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