



# 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. 2017-248, **Version:** 1

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To amend Ord. No. 85-193-244, adopted Oct. 28, 1985, as previously amended by Ord. No. 88-210-196, adopted Sep. 12, 1988, Ord. No. 92-367-314, adopted Oct. 12, 1992, and Ord. No. 2011-13-26, adopted Feb. 28, 2011, which authorized the special use of the properties known as 1090 and 1100 German School Road for use as an elderly housing facility, to authorize an increase in the number of units within the elderly housing facility from 121 to 133, upon certain terms and conditions.

**DATE:** November 20, 2017

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

**THROUGH:** Peter L. Downey, Deputy Chief Administrative Officer for Economic Development & Planning

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

**RE:** To amend Ord. No. 2011-13-26 adopted, February 28, 2011, which authorized the special use of the properties known as 1090 and 1100 German School Road for use as an elderly housing facility, to authorize the conversion of twelve (12) 2-bedroom apartments into one (1) bedroom / studio apartments, upon certain terms and conditions.

**ORD. OR RES. No.** 2017 - 513

**PURPOSE:** To amend Ord. No. 2011-13-26 adopted, February 28, 2011, which authorized the special use of the properties known as 1090 and 1100 German School Road for use as an elderly housing facility, to authorize the conversion of twelve (12) 2-bedroom apartments into one (1) bedroom / studio apartments, upon certain terms and conditions.

**REASON:** The applicant has request an amendment to the existing special use permit ordinance in order to increase the number of units within an existing multifamily building on the property.

**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 8, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

File Number: 2017

**BACKGROUND:** The subject property consists of a 311,454 SF or 7.15 acre parcel of land improved with a three story, 97,812 SF building constructed, per tax assessment records, in 1987. The building currently contains 23 two (2) bedroom apartments pursuant to the 2011 special use permit. The new Special Use Permit would allow for 12 of the apartments to be divided into 1 bedroom/ studio apartments for a total of 24 (twenty-four) 1-bedroom apartments and 11 (eleven) 2-bedroom apartments. The property is located in the Jahnke neighborhood within the City's Midlothian Planning District.

The City of Richmond's current Master Plan designates a future use for the subject property as Single family Low Density (SF-LD). This designation allows "...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, p. 133) The current zoning for this property is R-3, Residential (Single Family) as are much of the adjacent properties.

The current zoning designation for this property is R-3, Single Family Residential District. Adjacent and nearby properties are located within the same R-3 District.

The applicant has request an amendment to the existing special use permit ordinance in order to increase the total number of units within the existing building.

**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.

City of Richmond

Page 2

Printed on 11/22/2017

File Number: 2017

**REVENUE TO CITY:** \$1,800

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** November 13, 2017

**CITY COUNCIL PUBLIC HEARING DATE:** December 11, 2017

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, December 4, 2017

**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.:** Amend and reordain Ord. No. 2006-294-293, adopted December 11, 2006

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

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

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

*PDR O&R No. 17-50*