



City of Richmond

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

Legislation Text

File #: ORD. 2017-179, **Version:** 1

To conditionally rezone the property known as 5720 Bliley Road from the R-3 Single-Family Residential District to the R-6C Single-Family Attached Residential District (Conditional), upon certain proffered conditions. (As Amended)

O & R Request

DATE: August 15, 2017

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Levar M. Stoney, Mayor (Patron: Mayor, by request)
(This is 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 and Planning

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

RE: Rezoning of property known as 5720 Bliley Road from the R-3 Single-Family Residential District to the R-6C Single-Family Attached Residential District (conditional).

ORD. OR RES. No.

PURPOSE: To rezone the property known as 5720 Bliley Road from the R-3 Single-Family Residential District to the R-6C Single-Family Attached Residential District (conditional), upon certain proffered conditions.

REASON: The applicant is proposing a development containing single-family detached and single-family attached dwellings. The current R-3 zoning does not allow single-family attached dwelling. The applicant is therefore requesting a conditional rezoning to the R-6 district, which does allow single-family attached dwellings.

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 October 2, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a 64,033 SF or 1.47 acre parcel of land improved with a single-family dwelling constructed, per tax assessment records, in 1963. The property is located in the Westlake Hills Neighborhood of the Midlothian Planning District. The applicant proposes to construct a total of nine

dwelling units (three single-family detached and six single-family attached dwellings) fronting a new, public road that accesses Bliley Road near its intersection with Forest Hill Avenue.

The City of Richmond's Master Plan designates the land use category for the subject property as Single-Family Low Density. Primary uses for this category are "single-family detached dwellings at densities up to seven units per acre...and include residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses (p. 133). The City's Master Plan states that infill development within the Midlothian Planning District "...of like density, scale, and use is appropriate" (p. 212).

Adjacent properties to the north, east, and across Forest Hill Avenue are in the same R-3 district as the subject property. Property to the west is located in the R-43 Multi-Family Residential District. Property to the south, across Bliley Road, was recently rezoned to the R-6C Single-Family Attached Residential District (conditional)

A mix of single-family attached residential, single-family detached residential, and multi-family residential land uses predominate the vicinity, with some vacant and public-open space land uses present as well.

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: September 11, 2017

CITY COUNCIL PUBLIC HEARING DATE: October 9, 2017

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, October 2, 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.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft Ordinance, Proffered Plans and Building Elevations, Application Form, Applicant's Report, Map

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

PDR O&R No. 17-21

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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