



Legislation Details (With Text)

File #: ORD. 2018-013 **Version:** 1 **Name:**

Type: Ordinance **Status:** Adopted

File created: 12/15/2017 **In control:** City Council

On agenda: 2/5/2018 **Final action:** 2/12/2018

Title: To authorize the special use of the property known as 1090 German School Road for the purpose of a multifamily dwelling with up to 96 dwelling units, upon certain terms and conditions.

Sponsors: Mayor Stoney (By Request)

Indexes:

Code sections:

Attachments: 1. Ord. No. 2018-013, 2. Staff Report, 3. Application Form & Applicant's Report, 4. 10_31_2017 Plans & Survey, 5. Map, 6. Public Response Forms_2-5-18 Planning Commission Meeting, 7. Letter of Opposition

Date	Ver.	Action By	Action	Result
2/12/2018	1	City Council	adopted	Pass
2/5/2018	1	Planning Commission	recommended for approval	Pass
1/8/2018	1	City Council	introduced and referred	

To authorize the special use of the property known as 1090 German School Road for the purpose of a multifamily dwelling with up to 96 dwelling units, upon certain terms and conditions.

O & R Request

DATE: December 20, 2017

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor
(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: To authorize the special use of the property known as 1090 German School Road for the purpose of a multi-family development, containing no more than 96 dwelling units, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 1090 German School Road for the purpose of a multi-family development, containing no more than 96 dwelling units, upon certain terms and conditions.

REASON: The applicant has proposed a multi-family development on the subject property, which use is not permitted by the underlying zoning. A special use permit 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 5, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The proposed development is located in the Jahnke neighborhood in the City's Midlothian Planning District. The property is comprised of 133,294 SF, or 3.06 acres, and is currently unimproved. The density of the parcel if developed as proposed would be approximately 31 units per acre.

The City of Richmond's current Land Use Plan designates a land use category for the subject property as Multi-family Medium Density. "Primary uses are multi-family dwellings at densities up to 20 units per acre. Includes day nurseries, adult day care and residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. (City of Richmond Master Plan, p. 133).

The City's Zoning Ordinance designates this property as R-3 (Single-family Residential). The property is also subject to an existing special use permit allowing elderly housing developments at 1090 and 1100 German School Road. The development authorized at 1090 German School Road was not constructed. The existing special use permit ordinance pertaining to 1090 and 1100 German School Road will therefore be amended, as part of this request, to remove 1090 German School Road.

Adjacent and nearby properties are a combination the same R-3 Single-family Residential District with the R-43 Multi-family Residential District occupying the adjacent areas to the south and west. Multi-family land use predominates the immediate vicinity of the subject 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: \$2,400 application fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: January 8, 2018

CITY COUNCIL PUBLIC HEARING DATE: February 12, 2018

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, February 5, 2018

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.: Companion ordinance to an ordinance amending Ord. No. 2017-248

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

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

PDR O&R No.17-53

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

Continue to: