



Legislation Text

File #: ORD. 2014-157-159, **Version:** 1

To conditionally rezone a portion of the property known as 6508 Jahnke Road (also known as the Bliley Property) from the R-2 Single-Family Residential District to the R-53 Multifamily Residential District (Conditional) and the remaining portion of such property from the R-2 Single-Family Residential District to the R-7 Single- and Two-Family Urban Residential District (Conditional), upon certain proffered conditions. (As Amended)

O & R Request

DATE: May 15, 2014

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Byron C. Marshall, Chief Administrative Officer

THROUGH: Peter H. Chapman, Deputy Chief Administrative Officer for Economic Development
and Planning

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

RE: To conditionally rezone the property known as 6508 Jahnke Road (also known as the Bliley Property) from the R-2 Single-Family Residential District to the R-53 Multifamily Residential District (Conditional) and R-7 Single and Two-Family Urban Residential District (Conditional), upon certain proffered conditions.

ORD. OR RES. No.

PURPOSE: To conditionally rezone the property known as 6508 Jahnke Road (also known as the Bliley Property) from the R-2 Single-Family Residential District to the R-53 Multifamily Residential District (Conditional) and R-7 Single and Two-Family Urban Residential District (Conditional), upon certain proffered conditions.

REASON: The R-2 district does not permit either multi-family uses or single-family detached dwellings on lots less than 15,000 square feet in area with a width less than ninety feet (90').

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 July 7, 2014 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject 54.659-acre parcel located at 6508 Jahnke Road and is zoned R-2 Single-Family Residential District. It is mostly wooded and is occupied by one single-family detached dwelling.

The applicant proposes to develop the property for up to 252 multifamily dwelling units and 125 single-family detached dwelling units. The applicant has submitted proffers which limit the number of dwelling types and units. In addition the proffers require a minimum acreage for tree save area, specific exterior materials and elevations, a minimum natural buffer, and single-family detached garages to be constructed to the rear of the lots no closer to the public street than the intersection of the rear and side walls of the homes.

The Richmond Master Plan designates this property as a Single-Family (Low Density) Housing Opportunity Area (HOA). "This designation indicates that the site is appropriate for residential development consistent with the underlying land use plan designation of single-family residential. However, the HOA designation indicates that these specific sites are also appropriate for higher density residential development, provided that specific objectives and conditions described for each location can be met" (p.212). General objectives required under the HOA are access with minimal impact, objective design review, and adequate buffering to lower density residential neighborhoods. More specifically, this particular HOA allows for higher densities if, "additional open space or protection of some of the natural environment can be provided" (p.212).

FISCAL IMPACT: The Department Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

COST TO CITY: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

REVENUE TO CITY: \$6,700 application fee

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: June 9, 2014

CITY COUNCIL PUBLIC HEARING DATE: July 14, 2014

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, July 7, 2014

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 ORDINANCES: None.

ATTACHMENTS: Application Form, Applicant's Letter, Draft Ordinance, Survey, Plans

STAFF: Willy Thompson, Senior Planner
Land Use Administration (Room 511)
646-5734

DCD O&R No.14-18