



## Legislation Text

File #: ORD. 2014-158-150, Version: 1

To authorize the special use of the property known as 6400 Jahnke Road for the purpose of authorizing certain identification signage, upon certain terms and conditions.

### O & R Request

**DATE:** May 14, 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 authorize the special use of the property known as 6400 Jahnke Road for the purpose of authorizing certain identification, upon certain terms and conditions.

### ORD. OR RES. No.

**PURPOSE:** To authorize the special use of the property known as 6400 Jahnke Road for the purpose of authorizing certain identification language, upon certain terms and conditions.

**REASON:** The proposed sign is considered off-premises signage, which is considered a billboard. Neither the existing R-2 zoning nor the proposed R-53 and R-7 zoning permit billboard signage.

**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 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 construct a monument sign at the intersection of Jahnke Road and the proposed German School Road extended. The proposed sign will be approximately 11 feet wide and two feet in height with a masonry base approximately 30 feet wide and 6 feet in height. The sign will be accompanied by low

growing landscaping and be externally illuminated.

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:** \$1,800 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.14-19*