



Legislation Text

File #: a2015 - 256, **Version:** 1

Preliminary plat Showing the Resubdivision of the Bliley Subdivision Parcel 1 (3 lots).

CITY OF RICHMOND

Department of Planning & Development Review ***Staff Report***

File. No. a2015-256: Preliminary plat Showing the Resubdivision of the Bliley Subdivision Parcel 1 (3 lots).

To: City Planning Commission
From: Land Use Administration
Date: June 15, 2015

PETITIONER

William R. Herx
Timmons Group
1001 Boulders Parkway, Suite 300
Richmond, VA 23225

LOCATION

6508 Jahnke Road

PURPOSE

Subdivision to create three parcels and dedicated road right-of-way out of the existing parcel to allow the construction of up to 252 multi-family dwelling units and 112 single-family detached dwelling units.

SUMMARY & RECOMMENDATION

The subject property consists of one parcel, 54.679 acres in size, located across from the intersection of Jahnke Road and German School Road. The property was rezoned in October of 2014 from 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.

The proposed subdivision would create three new parcels and a dedicated right-of-way for a future public road. The R-7-C portion of the property would become Parcel 1 and be 32.867 acres in size. The R-53C portion of the property would be split into two parcels, Parcel 2 (11.998 acres) and Parcel 3 (8.487 acres). The multi-family component of this development would be constructed on Parcels 2 and 3 and the single-family component would be located on Parcel 1. A dedicated right-of-way would extend German School Road into the property, providing future public access to all three parcels.

Preliminary approval is recommended provided that:

1. All applicable provisions of the Subdivision Ordinance shall be met.
2. All applicable provisions of the Zoning Ordinance and Ordinance 2013-170-156 shall be met.
3. All applicable provisions of the Chesapeake Bay Preservation Ordinance shall be met.
4. All applicable City utility and drainage standards and specifications shall be met.
5. All applicable Building Codes shall be met.

FINDINGS OF FACT

Site Description

The subject property is located at 6508 Jahnke Road, across from German School Road, and just west of Blakemore Road. The property consists of one parcel totaling 54.659 acres and is improved with one single-family dwelling.

Proposed Use of the Property

The proposed subdivision would create three new parcels and a dedicated right-of-way for a future public road. The R-7-C portion of the property would become Parcel 1 and be 32.867 acres in size. The R-53C portion of the property would be split into two parcels, Parcel 2 (11.998 acres) and Parcel 3 (8.487 acres). The multi-family component of this development would be constructed on Parcels 2 and 3 and include up to 252 multi-family dwelling units. The single-family component would be located on Parcel 1 and include up to 112 single-family dwelling units. A dedicated right-of-way would extend German School Road into the property, providing future public access to all three parcels.

Master Plan

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).

Zoning & Ordinance Conditions

The property was rezoned in October of 2014 from 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. Among the proffers were conditions that no new road connections be made to Marle Road and Gelncove Lane. In addition the proffers stated that the property owner shall commence construction of the road for the initial phase of the R-7 parcel prior to acceptance of the extension of German School Road.

Surrounding Area

The properties to the north are zoned R-3 Single-Family Residential and are occupied by low-density single-family residences. The property to the east is zoned R-2 and is occupied by Lucille M. Brown Middle School. The properties to the south, across Jahnke Road, are zoned R-3 Single-Family Residential and are occupied by Food Lion. The property immediately south, is zoned R-43 Multifamily Residential and is occupied by Bramblewood Estates Apartments.

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