



# City of Richmond

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

## Legislation Text

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**File #:** ORD. 2016-296, **Version:** 1

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To amend and reordain Ord. No. 2009-101-110, adopted Jun. 8, 2009, which authorized the special use of 6278 Old Warwick Road, for the purpose of permitting up to 30 single-family attached dwellings, upon certain terms and conditions.

### O & R Request

**DATE:** October 18, 2016

**EDITION:** 1

**TO:** The Honorable Members of City Council

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

**THROUGH:** Selena Cuffee Glenn, Chief Administrative Officer

**THROUGH:** Peter L. Downey, Jr., Deputy Chief Administrative Officer for Economic Development and Planning

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

**RE:** To amend and reordain Ord. No. 2009-101-110, adopted Jun. 8, 2009, which authorized the special use of 6278 Old Warwick Road, for the purpose of permitting up to 30 single-family attached dwelling units, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** To amend and reordain Ord. No. 2009-101-110, adopted Jun. 8, 2009, which authorized the special use of 6278 Old Warwick Road, for the purpose of permitting up to 30 single-family attached dwelling units, upon certain terms and conditions.

**REASON:** The property is subject to special use permit ordinance no. 2009-101-110, which authorized 21 single-family detached dwellings on the property. The applicant has requested a special use permit amendment to authorize 30 single-family attached dwelling units.

**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 December 5, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property consists of a total of 129,243 SF (2.967 acres) of vacant land located in the Midlothian neighborhood of the Midlothian planning district, fronting on Old Warwick Road and Labrook Concourse.

The City of Richmond’s Master Plan designates the subject property as part of a larger Economic Opportunity Area. This designation denotes areas that “are intended to provide flexibility for future development, provided that such development enhances the economic base of the city, does not negatively impact its surroundings, and provides tax base and employment opportunities.” Furthermore, “the southern portion of the [Midlothian Turnpike] corridor is intended to provide an opportunity for a variety of non-residential developments” (p. 219).

The Plan also states that “priority should be given to those uses that can generate substantial tax revenues and jobs and contribute to the overall enhancement of the corridor. Retail fronting Midlothian Turnpike and high density housing as a secondary use would also be appropriate.” Existing wetlands should be incorporated into developments as a natural amenity (p. 219).

The Master Plan lists general polices for new housing throughout the City, including: “Promote the development of new, high-quality housing” and “encourage the development of a range of housing types, styles and prices” (p. 100).

The subject property is located in the R-3 Single-Family Residential District and is subject to special use permit ordinance no. 2009-101-110, which authorized 21 single-family detached dwellings on the property. Properties to the south and west are also located in the R-3 Single-Family Residential District, property to the north is located in the OS Office-Service District, and property to the east is located in the B-3 General Business District.

A mix of single-family residential, institutional, vacant, industrial, commercial, and governmental land uses a present in the vicinity of the subject property.

**FISCAL IMPACT / COST:** The Department 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:** \$1,800.00

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** November 14, 2016

**CITY COUNCIL PUBLIC HEARING DATE:** December 12, 2016

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, December 5, 2016.

**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.:** Amendment of Ordinance No. 2009-101-110

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

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

**STAFF:** Matthew J. Ebinger, AICP, Senior Planner  
Land Use Administration (Room 511)  
804 646 6308

*PDR O&R No. 16-28*

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

Continue to: