



# 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. 2018-323, **Version:** 1

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To conditionally rezone the properties known as 35, 41, 47, 53, 59, and 65 Rodman Road from the B-3 General Business District to the R-4 Single-Family Residential District (Conditional), upon certain proffered conditions.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the plat entitled “Plat Showing Improvements on 6 Parcels of Land Lying on the East Line of Rodman Road,” prepared by Balzer & Associates, Inc., and dated May 31, 2018, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2018 records of the City Assessor, are excluded from the B-3 General Business District and shall no longer be subject to the provisions of sections 30-438.1 through 30-438.5 of the Code of the City of Richmond (2015), as amended, and that the same are included in the R-4 Single-Family Residential District and shall be subject to the provisions of sections 30-408.1 through 30-408.7

and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

35 Rodman Road	Tax Parcel No. C006-0518/027
41 Rodman Road	Tax Parcel No. C006-0518/026
47 Rodman Road	Tax Parcel No. C006-0518/025
53 Rodman Road	Tax Parcel No. C006-0518/024
59 Rodman Road	Tax Parcel No. C006-0518/023
65 Rodman Road	Tax Parcel No. C006-0518/072

§ 2. That the rezonings set forth in section 1 shall be conditioned upon the compliance by the owner or owners with all of the proffered conditions contained in the agreement entitled “Rezoning Application, Proffered Conditions” and dated November 9, 2018, a copy of which is attached to, incorporated into, and made a part of this ordinance. These conditions, having been proffered by the owner or owners and accepted by the City, shall continue in full force and effect until a subsequent amendment to the City’s zoning ordinance

changes the zoning of the parcels rezoned by this ordinance and specifically repeals such conditions.

§ 3. This ordinance shall be in force and effect upon adoption.

### O & R Request

**DATE:** November 9, 2018

**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:** Douglas C. Dunlap, Interim Deputy Chief Administrative Officer for Economic Development and Planning

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

**RE:** To rezone the properties known as 35, 41, 47, 53, 59, and 65 Rodman Road, from the B-3 General Business District to the R-4 Single Family Residential District (Conditional), under certain terms and conditions.

#### **ORD. OR RES. No.**

**PURPOSE:** To rezone the properties known as 35, 41, 47, 53, 59, and 65 Rodman Road, from the B-3 General Business District to the R-4 Single Family Residential District (Conditional), under certain terms and conditions.

**REASON:** The applicant is requesting to rezone the properties in order to construct six single-family detached dwellings. The current zoning of the property is B-3 General Business, which does not permit single-family residential uses. A rezoning 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 January 7, 2019 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject properties consist of six adjoining parcels each measuring approximately 11,050 SF or .25 acres. One is improved with a single story, 672 SF residence constructed, per tax assessment records, in 1948. All properties are located in Midlothian neighborhood in the Midlothian Planning District. The City of Richmond's current Master Plan designates a land use category for the subject properties as Economic Opportunity Areas. These areas are identified "...as appropriate for a range of general office, corporate office, retail, general commercial, service or light industrial uses. More specific uses and character of

development are described in the District Plan in each case. This category identifies areas or large sites appropriate for new development or redevelopment that will generate significant private investment and employment opportunities. Typical zoning classifications that may accommodate this land use category vary depending on the specific area, but may include B-3, OS and M-1.” (City of Richmond Master Plan, 2000)

The Master Plan continues describing these areas which include “...several small residential areas. These areas are located on Atmore Drive, Arcadia Street, Warwick Road, Carnation Street, Brookline Street, Pinehurst Way, Rodman Road and Pember Lane. In recent years, some of the residential properties located on the above-referenced streets have been converted to light industrial uses. Any further such conversion should be allowed only as part of a master plan for the surrounding Economic Opportunity Area. Piecemeal development of this area in not appropriate.” (Ibid. p. 219) Regarding new development within the Economic Opportunity Area, “Wherever possible, existing wetland areas should be incorporated into the development as a natural amenity.” (Ibid.)

Adjacent and nearby properties are largely within the B-3 (Business General) zone. The properties are located within the City’s Chesapeake Bay Resource Management Area (RMA). Residential and vacant land uses predominate along Rodman Road, with a mix of commercial and industrial land uses closer to the intersection of Rodman Road and Old Midlothian Turnpike.

**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:** \$1,600 application fee

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** December 10, 2018

**CITY COUNCIL PUBLIC HEARING DATE:** January 14, 2019

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, January 7, 2019.

**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.:** None

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

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

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

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

Continue to: