



City of Richmond

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

Legislation Text

File #: ORD. 2021-076, **Version:** 1

To rezone the property known as 1001 German School Road from the R-3 Single-Family Residential District to the R-43 Multifamily Residential District (Conditional), upon certain proffered conditions. (4th District)
THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “Improvements on 1001 German School Road, City of Richmond, Virginia,” prepared by Balzer and Associates, Inc., and dated November 9, 2004, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 1001 German School Road, with Tax Parcel No. C005-0603/040 as shown in the 2021 records of the City Assessor, is excluded from the R-3 Single-Family Residential District and shall no longer be subject to the provisions of sections 30-406.1 through 30-406.8 of the Code of the City of Richmond (2020), as amended, and that the same is included in the R-43 Multifamily Residential District and shall be subject to the provisions of sections 30-414.1 through 30-414.8 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended.

§ 2. That the rezoning set forth in section 1 of this ordinance shall be conditioned upon the compliance by the owner or owners with all of the proffered conditions contained in the agreement entitled “Proffer Statement,” and dated February 24, 2021, 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: February 8, 2021

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (By Request)
(This in no way reflects a recommendation on behalf of the Mayor.)

THROUGH: J.E. Lincoln Saunders, Acting Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic
Development and Planning

FROM: Kevin J. Vonck, Acting Director, Department of Planning and
Development Review

RE: To rezone the property known as 1001 German School Road from the R-3 Single-Family
Residential District to the R-43 Multifamily Residential District, upon certain proffered
conditions.

ORD. OR RES. No.

PURPOSE: To rezone the property known as 1001 German School Road from the R-3 Single-Family
Residential District to the R-43 Multifamily Residential District, upon certain proffered conditions.

REASON: The applicant is requesting to rezone the property to the R-43 Multifamily Residential District,
which allows a greater range of housing types and densities than the current R-3 Single Family Residential
Districts.

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 April 5, 2021 meeting.

BACKGROUND: The property consists of approximately 43272.9 SF, or 1 acre, of land. The property is
located in the Jahnke Neighborhood at the intersection of German School Road and Glenway Drive.

The City's Richmond 300 Master Plan designates this property as Neighborhood Mixed-Use. Such areas are
described as existing or new highly-walkable urban neighborhoods that are predominantly residential with a
small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.
Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically
3-10 units), and open space. Secondary Uses: Large multifamily buildings (10+units), retail/office/personal
service, institutional, cultural, and government.

Currently, properties in the vicinity are zoned in the R-3 Single Family Residential, as well as R-53 and R-43
Multifamily Residential Districts, and B-1 Neighborhood Business District.

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: \$1,500 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: March 8, 2021

CITY COUNCIL PUBLIC HEARING DATE: April 12, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, April 5, 2021

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft Ordinance, 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

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