



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD. 2019-001: Preliminary subdivision of 703 West 28th Street (2 lots) and subdivision exception request.

To: City Planning Commission
From: Land Use Administration
Date: January 22, 2019

PETITIONER

Mark Slack, Castle Kanawha 1508, LLC

LOCATION

703 West 28th Street

PURPOSE

Preliminary subdivision of 703 West 28th Street (2 lots) and subdivision exception request.

SUMMARY & RECOMMENDATION

The property is located at the intersection of 28th Street and Stonewall Avenue in the Woodland Heights neighborhood. The subject property consists of a 0.32 acre (13,980 SF) parcel of vacant land. The applicant is proposing to subdivide the existing parcel of land into two parcels which would front on West 28th Street and would be developed according to the regulations of the underlying zoning.

Due to the irregular shape of the parcel, the proposed subdivision will not meet the standard of Sec. 25-219 of the Subdivision Ordinance which requires an average lot depth of not less than 100 feet. The applicant is therefore requesting, pursuant to Section 25-9 of the Subdivision Ordinance, an exception to Section 25-219 of the Subdivision Ordinance.

Staff finds that the proposed subdivision of the parcel would enable development that is consistent with the land use recommendation of the Master Plan and the underlying zoning of the property. The irregular shape of the parcel is an exceptional circumstance which justifies an exception to the lot depth requirement.

Preliminary approval is recommended provided that:

1. All applicable provisions of the Subdivision Ordinance shall be met with an exception to the 100 foot lot depth requirement of Sec. 25-219 of the Subdivision Ordinance.
 2. All applicable provisions of the Zoning Ordinance 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.
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FINDINGS OF FACT

Site Description

The property is located at the intersection of 28th Street and Stonewall Avenue in the Woodland Heights neighborhood. The subject property consists of a 0.32 acre (13,980 SF) parcel of vacant land.

Proposed Use of the Property

The applicant is proposing to subdivide the existing parcel of land into two parcels which would front on West 28th Street and would be developed according to the regulations of the underlying zoning.

The applicant will install sidewalk along West 28th Street and a portion of Stonewall Avenue. Curb and gutter currently exists on both street frontages. The proposed parcels would be access by a rear alley.

Master Plan

The subject property falls within the Single-Family (low density) land use designation of the City of Richmond Master Plan. This designation is characterized by “single-family detached dwellings at densities up to seven units per acre. Residential support uses include school, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses” (Page 133).

Zoning

The property is within the R-5 Single Family Residential District, which allows low density single-family detached dwellings, and neighborhood support uses.

Surrounding Area

Properties to the north, south, east, and west of the subject property are also zoned R-5 single family residential.

Staff Contact

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