



## CITY OF RICHMOND

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

**SUBD 2021.007:** Subdivision Exception Request for 502, 504, 506, 508, 512, and 514 Westview Avenue (Enclave at Westview).

---

**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** June 7, 2021

---

#### **PETITIONER**

Lloyd Poe – Richmond Hill Design Build, LLC

#### **LOCATION**

502, 504, 506, 508, 512, and 514 Westview Avenue

#### **PURPOSE**

To approve an exception to Sec 25-219 of the Subdivision Ordinance to waive the requirement for an average lot depth of not less than 100 feet.

#### **SUMMARY & RECOMMENDATION**

The applicant is proposing to record a subdivision plat establishing twelve residential lots, which are substantially in conformance with a Special Use Permit authorized by Ord. No. 2020-269, but do 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 twelve lots, substantially as shown on the adopted special use permit plans, range from approximately 61 ft in depth to 94 ft in depth. 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 exception request would enable development that is substantially in conformance with the approved special use permit for the property.

Therefore, staff recommends approval of the exception request.

---

#### **FINDINGS OF FACT**

##### **Site Description**

The properties known as 502, 504, 506, 508, 512, and 514 Westview Avenue consist of a combined 57,200 sq. ft., or approximately 1.3 acres of improved parcels of land located in the Westhampton Neighborhood on Westview Avenue, off of Patterson Avenue.

##### **Proposed Use of the Property**

The development will consist of twelve single-family detached dwellings located on lots ranging in size from 3,573 to 6,809 SF.

## **Master Plan**

The City's Richmond 300 Master Plan designates these parcels as Residential. This land use category includes neighborhoods consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature.

**Development Style:** Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.

**Mobility:** Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.

**Intensity:** Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

**Primary Uses:** Single-family houses, accessory dwelling units, and open space. **Secondary Uses:** Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

The properties are also located within the Westhampton neighborhood node, which is described as the Node that stretches from Libbie and Grove to Libbie and Patterson provides retail and services to nearby residents and attracts visitors from across the region to its businesses. Over time, a few underdeveloped parcels redevelop in a manner that complements and enhances the existing village-scale.

## **Zoning**

The property is located in the R-4 Single-Family Residential District. The property is subject to Special Use Permit Ord. No. 2020-269, adopted January 11, 2021, which authorized up to 12 single-family detached dwellings.

## **Surrounding Area**

Surrounding properties are located in the same R-4 Single-Family Residential District as the subject property. Singlefamily residential land use is the predominant land-use in the vicinity, with a mix of uses along Patterson Avenue to the north.

**Staff Contact:** David Watson, Senior Planner, Land Use Administration, 804-646-1036