



## CITY OF RICHMOND

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

**Subd. No. 2015-005:** Preliminary approval of the Miller Parking subdivision plat at 400 Stockton Street (2 lots).

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** March 2, 2015

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#### **PETITIONER**

Chris Dillon, Fountainhead Development  
7 East 2<sup>nd</sup> Street  
Richmond, VA 23224

#### **LOCATION**

400 Stockton Street

#### **PURPOSE**

To subdivide 1 lot into 2 lots.

#### **SUMMARY & RECOMMENDATION**

The subject property is located in the City's Manchester District on the block bounded by Everett Street to the south, Stockton to the north, 5<sup>th</sup> Street to the west, and 4<sup>th</sup> Street to the east. The property consists of one parcel totaling 1 acre of land area is currently used as a parking lot.

The applicant is proposing to construct a 149 space surface parking lot with a dog-park on a vacant lot. The lot is intended to serve existing and new dwelling units and commercial uses once completed. The property is located in the B-7 Mixed Use Business zoning district which does permit parking lot uses.

The City of Richmond's Downtown Plan has a Downtown Urban Center Area land use designation. Primary uses for this designation include, "a dense mix of office space, apartments, and retail located in four to six story brick buildings that front the street." (p.3.26). In addition, the Downtown Plan states, "Pedestrians have an active presence in these neighborhoods." (p.3.26).

Preliminary approval is recommended provided that:

1. All applicable provisions of the Subdivision Ordinance shall be met.
  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 subject property consists of one parcel of land within the block bound by Everett Street to the south, Stockton to the north, 5<sup>th</sup> Street to the west, and 4<sup>th</sup> Street to the east in the Manchester neighborhood. 400 Stockton consists of 1 acre vacant lot with a partial parking lot, as per City of Richmond tax assessment records.

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

To construct 149 space parking lot with a dog park.

### **Master Plan**

The City of Richmond's Master Plan land use map displays a land use designation of Downtown Urban Center Area land use. Primary uses for this designation include, "a dense mix of office space, apartments, and retail located in four to six story brick buildings that front the street." (p.3.26). In addition, the Downtown Plan states, "Pedestrians have an active presence in these neighborhoods." (p.3.26).

### **Zoning**

The property is located in the B-7 Mixed Use Business zoning district which does permit parking lot uses.

### **Surrounding Area**

All surrounding properties are located within the B-7 zoning district. A mix of multi-family, and commercial uses prevails in the area.

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