

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

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** April 21, 2014

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**Subd. No. 2014-01:** Preliminary approval for Citizen 6 Subdivision at 2613 and 2619 Floyd Avenue (7 lots).

**PETITIONER**

Bill Chapman, Bill Chapman Enterprises, Inc.  
415 Oliver Hill Way, Suite 100  
Richmond, VA 23219

**LOCATION**

2613 Floyd Avenue and 2619 Floyd Avenue

**PURPOSE**

Subdivision to create seven parcels out of the existing two parcels to allow the construction of six single-family attached units served by a 12-space parking area held in common.

**SUMMARY & RECOMMENDATION**

The subject property consists of a 0.131 acre parcel (2613 Floyd Avenue) and a 0.259 acre parcel (2619 Floyd Avenue) located in the City's Fan neighborhood on Floyd Avenue between North Robinson Street and North Mulberry Street. The proposed subdivision would create seven parcels out of the existing two parcels to allow the construction of six single-family attached units served by a 12-space parking area held in common.

Due to existing conditions and the irregular shape of the subject parcel, three of the proposed parcels (Lots 1, 2 and 3) would not meet the 100' lot depth requirement set forth in Sec. 94-173 of the Subdivision Ordinance. The proposed residential infill development would be in keeping with the scale and use of the area, and the traditional residential development pattern of the Fan, while complying with the density recommended by the Master Plan. Staff therefore recommends that the waiver requested by the applicant be granted.

Preliminary approval is recommended provided that:

1. All applicable provisions of the Subdivision Ordinance shall be met, with the exception of the lot depth requirement set forth in Sec. 94-173.
  2. All applicable provisions of the Zoning Ordinance and Ord. No. 2014-29-45 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 a 0.131 acre parcel (2613 Floyd Avenue) and a 0.259 acre parcel (2619 Floyd Avenue) located in the City's Fan neighborhood on Floyd Avenue between North Robinson Street and North Mulberry Street. The property is a part of the Near West planning district and the Fan Area National Historic District. The property contains a surface parking area fronting the street and a small office building, both of which are directly across Floyd Avenue from the Retreat Hospital parking deck.

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

The proposed subdivision would create seven parcels out of the existing two parcels to allow the construction of six single-family attached units served by a 12-space parking area held in common. The parking area would be accessed from a public alley and would not be visible from the street.

### **Master Plan**

The City of Richmond's Master Plan designates the subject property along Floyd Avenue for Multi-Family (Medium Density) land use. Primary uses in this category are multi-family dwelling units at densities up to 20 units per acre. R-43 and R-48 are typical zoning classifications that may accommodate this land use category (p. 133). The Master Plan states that "infill development of like density, scale and use is appropriate" in the Near West Planning District (p. 230).

### **Zoning**

The subject property is part of a larger R-48 district, which permits the proposed use. However, the lot sizes are not consistent with the requirements of the R-48 district and were previously authorized by a special use permit (Ord. No. 2014-29-?) adopted on April 14, 2014.

The special use permit ordinance limits the residential use of the property to no more than six (6) single-family attached dwelling units served by no fewer than twelve (12) parking spaces. A five foot (5') access easement is proposed to be granted to provide the residential units with access to the parking area.

### **Surrounding Area**

The subject property is located across Floyd Avenue from an R-73 district and Retreat Hospital. R-6, R-7 and UB districts are also present in the vicinity. A mix of single-, two-, and multi-family residential land uses, as well as commercial and office uses are present in the area.

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