



# CITY OF RICHMOND

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

**SUBD. 2023-005:** Subdivision Exception for 1700 W Cary Street, per Sec. 25-9 of the Subdivision Ordinance.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** June 5, 2023

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### **PETITIONER**

Mark Baker

### **LOCATION**

1700 West Cary Street, corner of West Cary Street and South Vine Street

### **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 proposed subdivision is consistent with the recently adopted Special Use Permit (SUP) for this development, Ordinance No, 2023-137, which was adopted May 22, 2023. The SUP requires substantial compliance with the plans attached thereto, which reflect this same lot pattern.

The lot pattern and development of this property is consistent with the Richmond 300 Master Plan and historic pattern of development in the area. 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 recommends approval of the exception request.

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### **FINDINGS OF FACT**

#### **Site Description**

Approximately 6,432.5 SF of property located in The Fan, at the corner of West Cary Street and South Vine Street.

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

The applicant is proposing subdividing the existing parcel of land into four parcels in order to facilitate the construction of one two-family detached dwelling and three two-family attached dwellings.

**Richmond 300 Master Plan**

The City's Richmond 300 Master Plan designates a future land use for the subject property as Community Mixed Use, which is defined as a cluster of "medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities and sometimes feature regional attractions.

**Zoning & Ordinance**

Ordinance No. 2023-137 authorized the special use of the property known as 1700 West Cary Street for the purpose of one two-family detached dwelling and three two-family attached dwellings, upon certain terms and conditions.

**Surrounding Area**

The current zoning for this property is R-7 Single- and Two-Family Urban Residential District. All adjacent properties are located primarily within the same R-7 Zone with R-63 Multi-family Urban Residential zones immediately to the west of the property. The area is generally mixed residential, with several small, neighborhood commercial uses present in the vicinity.

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