



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD 2022.001: Subdivision Exception Request for 1012, 1014, and 1016 North 32nd Street

To: City Planning Commission
From: Land Use Administration
Date: February 7, 2022

PETITIONER

Charlie Wilson, Baker Development Resources

LOCATION

1012, 1014, and 1016 North 32nd Street

PURPOSE

To approve an exception to Secs 25-219 and 25-255 of the Subdivision Ordinance to waive the requirement for an average lot depth of not less than 100 feet and to waive the requirement for sidewalk installation along a portion of North 32nd Street.

SUMMARY & RECOMMENDATION

The applicant is proposing a plat of correction for an improperly recorded 3-lot subdivision plat establishing residential lots that are in conformance with Sec. 620.5 of the zoning ordinance, but are less than 100' in depth and will not be provided with a sidewalk along the street.

The applicant is therefore requesting, pursuant to Section 25-9 of the Subdivision Ordinance: (a) an exception to Section 25-219 of the Subdivision Ordinance regarding the minimum average lot depth requirement of 100 feet, and (b) an exception to Section 25-255 of the Subdivision Ordinance regarding the requirement for installation of sidewalk along North 32nd Street.

Staff finds the existing street trees, retaining walls and the general topography of the area inhibits the installation of a sidewalk meeting city specifications. The lot configuration shown on the plat is consistent with the historic pattern of development in the area.

Staff finds the preservation of street trees and a retaining wall an appropriate alternative to building a sidewalk in this area.

Therefore, staff recommends approval of the exception request.

FINDINGS OF FACT

Site Description

The properties known as 1012, 1014, and 1016 North 32nd Street are zoned R-6 Single-Family Attached Residential. 1012 North 32nd Street is vacant while 1014 and 1016 North 32nd Street each contain recently constructed single-family detached dwellings. The properties contain a combined area of 6,902 square feet.

Proposed Use of the Property

Single-family detached dwellings.

Master Plan

The City's Richmond 300 Master Plan designates the property as Neighborhood Mixed-Use, which are described as existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional.

Development Style: These areas feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small scale commercial buildings should be introduced

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings.

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets (see Street Typologies Map). Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings, and open space. **Secondary Uses:** Large multi-family buildings, retail/office/personal service, institutional, cultural, and government.

Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Zoning

The property is located in the R-6 Single-Family Attached Residential District. Permitted principal uses in this district include single-family attached and detached dwellings, two-family detached dwellings, and two-family attached dwellings.

Surrounding Area

Surrounding properties to the north, south and east are located in the same R-6 Single-Family Attached Residential District as the subject property. Single-family attached and detached dwellings are the predominant land-use in the immediate vicinity.

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