



## CITY OF RICHMOND

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

**SUBD. 2017-004:** Preliminary subdivision of 7237 South Drive (2 lots).

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** June 19, 2017

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#### **PETITIONER**

Lory Markham, Markham Planning

#### **LOCATION**

7237 South Drive

#### **PURPOSE**

Preliminary subdivision of 7237 South Drive (2 lots), with an exception to Section 25-255 of the Subdivision Ordinance.

#### **SUMMARY & RECOMMENDATION**

The property is located off South Drive, roughly between Cherokee and Old Quarry Roads, and three private occupied parcels of land to the west, east, and south. The subject property consists of 0.80 acres (34,915 SF) of land vacant land.

The subject property falls within the single-family low-density land use designation of the City of Richmond Master Plan and is zoned R-2 Single-Family Residential. According to the Master Plan, single-family low-density areas "include single-family detached dwellings at densities up to seven units per acre. Residential support uses include school, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses (Page 133).

Neither the 30-foot South Drive right-of-way nor the rights-of-way of surrounding neighborhood streets contain curb, gutter or sidewalks. The proposed lots would front, and be accessed via, the existing South Drive right-of-way. The topographic conditions of the site significantly inhibit the installation of curb, gutter and sidewalk.

The applicant is therefore requesting (pursuant to Section 25-9 of the Subdivision Ordinance) an exception to Section 25-255 of the Subdivision Ordinance, which would require the installation of curbs, gutters and sidewalk within the right-of-way abutting the proposed subdivision.

Staff recommends preliminary subdivision approval provided that:

1. All applicable provisions of the Subdivision Ordinance shall be met, with the exception of the provision of curb, gutter and sidewalk set forth in Section 25-255.
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 0.80 acres (34,915 SF) of land. The property is located off South Drive, roughly between Cherokee and Old Quarry Roads, and three private occupied parcels of land to the west, east, and south.

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

The applicant is proposing to subdivide the existing parcel of land into two lots. The existing 25 foot access easement will remain to provide the parcel to the south of the subject property with access to South Drive.

### **Master Plan**

The subject property falls within the single-family low-density land use designation of the City of Richmond Master Plan. Such areas contain “single-family detached dwellings at densities up to seven units per acre. Residential support uses include school, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses” (Page 133).

### **Zoning**

The subject property is zoned R-2 Single-Family Residential. This district was designed to promote low-density single-family detached uses. The density of the proposed development would be 2.5 units per acre.

### **Surrounding Area**

Properties to the north, south, east, and west of the subject property are zoned R-2 single-family residential. Single-family land use predominates the area.

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