



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD. 2022-007: Subdivision Exception for 2320 Burton Street, per Sec. 25-9 of the Subdivision Ordinance.

To: City Planning Commission
From: Land Use Administration
Date: July 18, 2022

PETITIONER

Jeffrey Jamaleldine

LOCATION

2320 Burton 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 vacant 0.045 acre subject property is located in the R-63 Multi-Family Urban Residential zoning district. The proposed single-family attached dwellings are permitted uses in this district. However, not all of the lot feature requirements of the zoning district can be met and a special use permit (ORD. 2022-213) is requested concurrently with this subdivision exception request.

The lot pattern and redevelopment of this property is consistent with the Richmond 300 Master Plan and historic pattern of development in the area. However, lots are not in compliance with Sec. 25-219 of the Subdivision Ordinance, which requires an average lot depth of not less than 100 feet. The lots are each approximately 40 feet in depth. 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.

FINDINGS OF FACT

Site Description

2320 Burton Street is located on the north side of Burton Street near midblock between Tulip Street and Pink Street. It is improved with a single-family attached dwelling.

Proposed Use of the Property

The applicant is proposing subdividing the existing parcel of land into three parcels in order to facilitate the construction of up to two additional single-family attached dwellings.

Richmond 300 Master Plan

The subject property falls within the Neighborhood Mixed-Use designation of the Richmond 300 Master Plan. Primary uses include single-family attached dwellings and accessory dwelling units.

Zoning & Ordinance

The property is located within the R-63 Multi-Family Urban Residential District and will be subject to Ord. 2022-213 which proposes authorization the special use of the property known as 2320 Burton Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

Surrounding Area

Adjacent properties are within the same R-63 Multifamily Urban Residential to the north and west respectively. The area is a mix of single and two-family attached residential uses.

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