



## CITY OF RICHMOND

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

**SUBD. 2024.001:** Subdivision Exception for 1823, 1825, and 1827 West Cary Street, per Sec. 25-219 of the Subdivision Ordinance.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** January 16, 2024

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#### **PETITIONER**

Mark Baker - Baker Development Resources

#### **LOCATION**

1823, 1825, and 1827 West Cary 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.

#### **RECOMMENDATION**

The proposed subdivision is consistent with the recently adopted Special Use Permit (SUP) for this development, Ordinance No, 2023-350, which was adopted December 11, 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(2) 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**

The property is located in the Fan neighborhood on Cary Street between South Grandby Street and South Allen Avenue. The properties together are a combined 11,517 sq. ft. (.26 acre) parcel of land.

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

Eight Single-Family Attached dwellings. The proposed density is 8 units per .26 acres, or 30 units per acre.

**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." (p. 58)

**Zoning and Ordinance Conditions**

The current zoning for this property is R-7 Single- and Two-Family Urban Residential District. Ordinance No. 2024-350 authorized the subject parcels for up to eight (8) single-family attached dwellings, upon certain terms and conditions.

**Surrounding Area**

All properties to the east and southeast are located primarily within the same R-7 Zone as the property in question with properties to the north and northwest are zoned UB Urban Business.

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