



## CITY OF RICHMOND

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

**SUBD 2021.010:** Subdivision Exception Request for 3800 Grove Avenue.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** December 6, 2021

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#### **PETITIONER**

John Nolde, 3800 Grove LLC

#### **LOCATION**

3800 Grove Avenue

#### **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 Reveille Street, respectively.

#### **SUMMARY & RECOMMENDATION**

The applicant is proposing to record a subdivision plat establishing seven lots, six of which would be improved with single-family attached dwellings and one of which would be improved with parking managed by a homeowner's association for the dwellings. The proposed improvements, and the exclusion of sidewalk along Reveille Street, were authorized by a special use permit adopted earlier this year as Ordinance Number 2021-194.

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 Reveille Street.

Staff finds that the proposed exception request would enable the subdivision of developed properties into seven fee simple properties, as shown on the approved plans for the special use permit, which were recommended by both Land Use Administration staff and the City Planning Commission. New sidewalk is being installed along North Hamilton Street, which is a much more heavily travelled and connected street. Sidewalk installation along Reveille Street would not be possible without the removal of several healthy, mature trees that help contribute to the City's street canopy.

Therefore, staff recommends approval of the exception request.

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## **FINDINGS OF FACT**

### **Site Description**

The property known as 3800 Grove Avenue, which is an approximately 11,200 square foot parcel (0.257 acres) located at the northwest corner of Grove Avenue and Reveille Street.

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

The property is currently improved with a single-story office building. The proposed subdivision will allow for the redevelopment of the property into six single-family attached dwellings that were authorized by Ord. No. 2021-194.

### **Master Plan**

The City's Richmond 300 Master Plan designates the property as Residential. This land use category is described as a neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature.

**Development Style:** Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.

**Mobility:** Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.

**Intensity:** Buildings are generally one to three stories. Lot sizes generally range from one to three stories. Lot sizes generally range up to 5,000 to 20,000+ square feet. General residential density of 2 to 10 housing units per acre.

**Primary Uses:** Single-family houses, accessory dwelling units, and open space.

**Secondary Uses:** Duplexes and small multi-family buildings, institutional, and cultural. Secondary uses may be found along major streets. The portions of Grove Avenue and N Hamilton Street that abut the property are both designated as "Major Residential Streets."

### **Zoning**

The property is located in the R-5 Single-Family Residential District. The proposed lots and uses created by this subdivision were authorized through a special use permit earlier this year (Ord. No. 2021-194).

### **Surrounding Area**

Properties to the north, west and south are also located in the R-5 Single-Family Residential District. Properties to the east are located in the R-53 Multifamily Residential District. Single-Family uses are generally located to the north, west, and south of the subject property. Multifamily uses are located to the east of the subject property.

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