



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD. 2024.002: Subdivision Exception for 3301 Park Avenue, per Sec. 25-219 of the Subdivision Ordinance.

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

PETITIONER

Park, Tilden, LLC

LOCATION

220 N 20th 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 proposed subdivision is consistent with the recently adopted Special Use Permit (SUP) for this development, Ordinance No. 2023-232, which was adopted September 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.

FINDINGS OF FACT

Site Description

The property is located in the Museum District neighborhood on Park Avenue between Tilden Street and Roseneath Road. The property is currently a 6,969 sq. ft. (.16 acre) parcel of land.

Proposed Use of the Property

The proposed use of the property is for four single-family attached dwellings, with off-street parking.

Richmond 300 Master Plan

The City's Richmond 300 Master Plan designates this property as Neighborhood Mixed Use. This use is comprised of 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 uses." Primary Uses: Single family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space. Secondary Uses: Large multi-

family buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)

Zoning & Ordinance

The current zoning for this property is R-6 Single Family Residential District. Ordinance No. 2023-232 amended and authorized Ord. No. 2022-232, adopted Dec. 12, 2022, which authorized the special use of the properties known as 3301 Park Avenue and 3303 Park Avenue for the purpose of four single-family attached dwellings, with off-street parking, to modify the plans, upon certain terms and conditions.

Surrounding Area

The area is generally single-family detached and attached residential, with some small, neighborhood commercial uses present in the vicinity. The density of the proposed is four units upon .16 acres or 25 units per acre.

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