



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD. 2022-006: Subdivision Exception for 105 South Laurel Street, per Sec. 25-9 of the Subdivision Ordinance.

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

PETITIONER

Kyle Johnston

LOCATION

105 South Laurel 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 0.086 acre subject property is located in the VCU neighborhood within a block that is bounded by West Cary Street to the north and Cumberland Street to the south. The property is subject to a special use authorized by under Ordinance 2021-261, adopted on November 8, 2021. The submitted subdivision plat is identical to the plat made part of the aforementioned ordinance, however the 3 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 50 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.

The City Planning Commission reviewed and recommended approval of the proposed development as part of the special use process. The request to grant an exception to the city's subdivision ordinance is consistent with this previous recommendation and does not represent a special privilege or convenience to the property owner.

Therefore, staff recommends approval of the exception request.

FINDINGS OF FACT

Site Description

The property is located on the east side of S. Laurel Street between Cary Street and Cumberland Street. The Property is referenced by the City Assessor as tax parcel W000-0255/037. The Property is vacant, roughly 75 feet wide by 50 feet in depth, and contains approximately 3,750 square feet of lot area.

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 three single-family attached dwellings. Off-street parking shall be provided.

Richmond 300 Master Plan

The subject property falls within the Community Mixed-Use designation of the Richmond 300 Master Plan. Primary uses include multi-family dwellings and secondary uses single-family homes.

Zoning & Ordinance

The property is located within the R-7 Single- and Two-Family Urban Residential District and is subject to Ord. 2021-261 which authorized the special use of the property known as 105 South Laurel Street for the purpose of three single-family attached dwellings, upon certain terms and conditions.

Surrounding Area

Adjacent properties located to south are within the same R 7 Residential Zone with large zones of B-3 General Business and R-63 Multifamily Urban Residential to the north and west respectively. The area is a mix of single- two- and multi-family residential, with some commercial, and institutional uses present in the vicinity.

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