



# CITY OF RICHMOND

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

**SUBD. 2023-001:** Subdivision Exception for 4238 Southampton Road, per Sec. 25-9 of the Subdivision Ordinance.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** January 17, 2023

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### **PETITIONER**

Jeffrey Jamaleldine

### **LOCATION**

4238 Southampton Road

### **PURPOSE**

To approve an exception to Sec 25-255 of the Subdivision Ordinance to waive the requirement for curbs, gutters and sidewalks along a portion of Southampton Road.

### **SUMMARY & RECOMMENDATION**

The 8.103 acre subject property is located in the R-2 Single-Family Residential zoning district and contains a single-family dwelling. The proposed subdivision creates three parcels that meet all of the lot feature requirements of the zoning district. None of the other properties on Southampton Road have curb, gutter and sidewalks along the street frontage. In addition, the installation of these improvements would adversely impact the existing drainage ditches and tree canopy.

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 of the Subdivision Ordinance, an exception to Section 25-255 of the Subdivision Ordinance.

Staff recommends approval of the exception request.

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### **FINDINGS OF FACT**

#### **Site Description**

4238 Southampton Road is located on the west side of Southampton Road between Cherokee Road and Old Spring Road. It is improved with a single-family detached 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 detached dwellings.

**Richmond 300 Master Plan**

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

**Zoning & Ordinance**

The property is located within the R-2 Single-Family Residential District and the proposed subdivision will create three properties that conform to all lot feature requirements of this zoning district.

**Surrounding Area**

All surrounding properties are within the same R-2 Single-family Residential District and contain single-family detached dwellings.

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