



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD. 2023.003: Subdivision Exception for 523 North 21st Street, 525 North 21st Street, and 527 North 21st Street, per Sec. 25-9 of the Subdivision Ordinance.

To: City Planning Commission
From: Land Use Administration
Date: February 6, 2023

PETITIONER

TNT Construction

LOCATION

523, 525 & 527 N. 21st 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 .09 acre subject property is located in the R-63 Multi-Family Urban Residential zoning district and contains three single-family attached dwellings. The proposed subdivision will subdivide the parcel along the party walls of the existing structure, resulting in three single-family attached dwellings each on a fee simple lot.

The proposed subdivision creates lots that are in conformance with Sec. 30-419.5 Lot width requirements of the city's zoning ordinance. The depth of the property would not be changed through the proposed subdivision. This request is unique to the Property and does not represent a special privilege or convenience that is being sought by the owner/developer.

Staff recommends approval of the exception request.

FINDINGS OF FACT

Site Description

527 N. 21st Street is located on the east side of N. 21st Street between M Street and East Leigh Street.

Proposed Use of the Property

The applicant is proposing subdividing the existing parcel of land into three parcels each containing a single-family attached dwelling.

Richmond 300 Master Plan

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

Zoning & Ordinance

The property is located within the R-63 Multi-Family Urban Residential zoning district.

Surrounding Area

Adjacent and neighborhood properties the same R-63 Multi-Family Urban Residential district as the subject property. The neighborhood consists primarily of single-family detached and attached dwellings.

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