



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD 2021.009: Subdivision Exception Request for Row at Westhampton Subdivision (509 and 511 Libbie Avenue).

To: City Planning Commission
From: Land Use Administration
Date: November 1, 2021

PETITIONER

509 Libbie, LLC

LOCATION

509 and 511 Libbie Avenue

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 applicant is proposing to record a subdivision plat establishing 14 residential lots that are in conformance with Special Use Permit Ordinance No. 2020-270, adopted February 8, 2021 and authorizing up to 14 single-family attached dwellings. However, the residential 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 51-56 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.

Staff finds that the proposed exception request would enable the subdivision of the property in a manner consistent with the adopted special use permit.

Therefore, staff recommends approval of the exception request.

FINDINGS OF FACT

Site Description

The properties known as 509 and 511 Libbie Avenue consist of a combined 30,000 square feet of unimproved parcels of land located on the east side of Libbie Avenue between Patterson and Grove Avenues.

Proposed Use of the Property

The properties are vacant. The proposed subdivision will create 14 fee simple lots.

Master Plan

The City's Richmond 300 Master Plan designates the property as Community Mixed-Use. This land use category is described as Cluster of medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities and sometimes feature regional attractions.

Development Style: The building size, density, and zoning districts for these areas may vary significantly depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Uses may be mixed horizontally in several buildings on a block or vertically within the same building. Developments continue or introduce a gridded street pattern to increase connectivity.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. Driveway entrances are required to be of alleys whenever possible; new driveways are prohibited on priority and principal streets. Parking areas are located within the structure and to the rear of buildings and require screening; shared parking requirements are encouraged.

Intensity: Buildings generally ranging from two to six stories, based on street widths and depending on the historic context and stepping down in height adjacent to residential areas, as necessary. New buildings that are taller than historical buildings should step back from the build to line after matching the height of the predominant cornice line of the block.

Primary Uses: Retail/office, personal service, multi-family residential, cultural, and open space.

Secondary Uses: Single-family houses, institutional, and government.

Zoning

The property is located in the R-4 Single-Family Residential District. The proposed lots created by this subdivision conform to the special use permit authorized by ordinance No. 2020-270.

Surrounding Area

Surrounding properties are located in the same R-4 Single-Family Residential District as the subject property. Single-family detached dwellings were once the predominant land use in the vicinity. However, redevelopment under special uses have allowed properties to also contain multi-family dwellings and offices.

Staff Contact: David Watson, Senior Planner, Land Use Administration, 804-646-1036