



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD 2017.006: Preliminary subdivision of 2901 Monument Avenue (3 lots) and exception request.

To: City Planning Commission
From: Land Use Administration
Date: September 5, 2017

PETITIONER

Claire Shirley, Gradient

LOCATION

2901 Monument Avenue

PURPOSE

Preliminary subdivision approval of 2901 Monument Avenue with an exception to Section 25-219 of the Subdivision Ordinance.

SUMMARY & RECOMMENDATION

The proposed development is located in the Monument Avenue City Old and Historic District on the south side of Monument Avenue just west of Boulevard. The property is comprised of a 0.09 acre (3,900 square feet) vacant lot and has frontage on both Monument Avenue and North Colonial Avenue.

The applicant is proposing to construct three single-family attached dwellings on the vacant corner lot at 2901 Monument Avenue. The property is subject to a special use permit approved by the City Council via Ord. 2017-131 on July 24, 2017. The special use permit authorized the proposed configuration of the lots and single-family houses.

The current configuration of the lot along with the approved configuration for three separate lots do not allow for the lots to meet the required 100 feet of lot depth per Section 25-219 of the Subdivision Ordinance. The lot depths range from 21.33 feet to 53 feet. The applicant is therefore requesting (pursuant to Section 25-9 of the Subdivision Ordinance) an exception to Section 25-219 of the Subdivision Ordinance, which would require a minimum of 100 feet of lot depth.

Staff recommends preliminary subdivision approval provided that:

1. All applicable provisions of the Subdivision Ordinance shall be met, with the exception of the requirement for 100 feet of lot depth set forth in Section 25-219.
 2. All applicable provisions of the Zoning Ordinance shall be met.
 3. All applicable provisions of the Chesapeake Bay Preservation Ordinance shall be met.
 4. All applicable City utility and drainage standards and specifications shall be met.
 5. All applicable Building Codes shall be met.
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FINDINGS OF FACT

Site Description

The proposed development is located in the Monument Avenue City Old and Historic District on the south side of Monument Avenue just west of Boulevard. The property is comprised of a 0.09 acre (3,900 square feet) vacant lot and has frontage on both Monument Avenue and North Colonial Avenue.

Proposed Use of the Property

The proposed subdivision of the existing parcel will create three separate lots for the construction of three attached single-family homes. One home will front on Monument Avenue, while the two other homes will front on North Colonial Avenue.

Master Plan

The City of Richmond's Master Plan designates the subject property for Multi-family Medium Density (MF-MD) uses which include, "...multi-family dwellings at densities up to 20 units per acre. Includes day nurseries, adult day care and residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses."

Typical zoning classifications that may accommodate this land use category: R-43 and R-48." (City of Richmond, Master Plan, p. 133)

A guiding principle of the plan, relevant to the proposed use of the property, is to provide "...infill development of like density, scale and use...". (Ibid. p. 230)

Zoning

The proposed development is located in the R-48 Multi-family zoning district and is subject to the July 24, 2017 special use permit (Ord. 2017-131)

The special use permit requires the subject subdivision and the establishment of up to three residential lots by obtaining subdivision approval from the City and by recording appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

Surrounding Area

Surrounding properties are located in the same R-48 zoning district as the subject property. Multi-family residential land uses surround the subject property, with single- and two-family, office and commercial land uses present in the vicinity.

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