



## CITY OF RICHMOND

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

**Subd. No. 2015-009:** Preliminary approval of a subdivision located at 2317 to 2323 Venable Street (4 lots).

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** July 6, 2015

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#### **PETITIONER**

Mr. Mohammad Sultany

#### **LOCATION**

2317 to 2323 Venable Street

#### **PURPOSE**

To subdivide to create 4 lots.

#### **SUMMARY & RECOMMENDATION**

The subject property is located in the City's East Planning District on the block bounded by a 3' alley in common to the south, private lots to the east and west, and Venable Street to the north. The property consists of one parcel totaling 0.14 acres of land area with a four unit vacant multifamily structure.

The applicant is proposing to subdivide the parcel into four individual lots on the boundaries of the existing multifamily townhouses to create four single-family attached dwellings. Off street parking spaces have not and will not be provided due to inadequate rear yard space. The property is located in the R-63 Multifamily Residential zoning district which does permit single family attached residential uses.

The City of Richmond's Master Plan designation for this parcel is Single Family low density. Primary uses for this designation includes "single family and two family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. (p.133). The Master Plan also states within the Redevelopment Areas section of the East Planning District, "The Church Hill North Conservation area adopted in 1995 was designed to eliminate blight and deterioration within a 26-block area in a historical area of Church Hill, north of Broad Street." (p. 161) The development area designation is intended to revitalize a targeted area through programs designed to eliminate existing blight and the long-term conditions that result in deteriorating neighborhoods. In addition, the applicant intends to subdivide the parcel and renovate the existing dwellings for sale to a prospective home owner.

Staff finds that the Master Plan supports the proposed single family attached dwellings and the continuation of a land use pattern that is predominantly medium-density residential.

Preliminary approval is recommended provided that:

1. All applicable provisions of the Subdivision Ordinance shall be met except for the lot depth requirement of 100 feet.
2. All applicable provisions of the Zoning Ordinance and Ordinance 2013-170-156 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. All applicable Building Codes shall be met.

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## **FINDINGS OF FACT**

### **Site Description**

The subject property is located near the corner of Pink Street and Venable Street. The property is bound by a 3' alley in common to the south, private lots to the east and west, and Venable Street to the north and consists of a parcel with approximately 0.14 square feet of land area. The property is currently improved with four, two story dwellings.

### **Proposed Use of the Property**

The applicant is proposing to subdivide the parcel into four individual lots on the boundaries of the existing multifamily townhouses to create four single-family attached dwellings.

### **Master Plan**

The City of Richmond's Master Plan designation for this parcel is Single Family low density. Primary uses for this designation includes "single family and two family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. (p.133)

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### **Zoning & Ordinance Conditions**

The property is located within an R-63 (Multi-Family Urban Residential) zoning district. As per Section 114-620.5 of the Zoning Ordinance, permits "A single lot of record, developed with two (2) or more dwelling units existing on October 24, 2005, may be divided into two or more lots for purposes of establishing single-family detached, single-family attached,

two-family or multifamily dwellings on individual lots, when the lots created by such division cannot meet applicable lot area, lot width, usable open space, lot coverage or yard requirements”.

**Surrounding Area**

All properties surrounding the subject property are located in the R-6 Single and Two Family Residential district. In addition, all the surrounding adjacent properties to the subject property are all single family detached dwellings located in the R-6 Single and Two-Family Residential district.

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