



CITY OF RICHMOND

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

SUBD 2025.002: Subdivision Exception for 2501 Dana Street, per Sec. Sec. 25-9(2) of the Subdivision Ordinance.

To: City Planning Commission
From: Land Use Administration
Date: February 4, 2025

PETITIONER

David J. Lisowski

LOCATION

2501 Dana Street

PURPOSE

To approve an exception to Section 25-255 of the Subdivision Ordinance to waive the requirement for curbs, gutters, and sidewalks.

SUMMARY & RECOMMENDATION

The proposed subdivision is consistent with the associated Special Use Permit (SUP) for this development, Ordinance No, 2024-328, which was introduced December 9, 2024. The SUP requires substantial compliance with the plans attached thereto, which reflect this same lot pattern. 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(2) of the Subdivision Ordinance, an exception to Section 25-255 of the Subdivision Ordinance.

Staff recommends approval of the exception request.

FINDINGS OF FACT

Site Description

The property is located in the Jeff Davis neighborhood on Dana Street between Lynhaven Avenue and Richmond Highway. The property is currently a 15,000 sq. ft. (.34 acre) unimproved parcel of land. The current zoning for this property is R-4 Single-Family Residential District. All adjacent and nearby properties are located within the same R-4 zone. The area is primarily single family residential. The proposed density of the parcel is 3 units upon .34 acres, or approximately 9 units per acre.

Proposed Use of the Property

The applicant is proposing subdividing the existing parcel of land into three parcels in order to facilitate the construction single-family detached dwellings.

Richmond 300 Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use, which is defined as Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.

Zoning & Ordinance

The current zoning for this property is R-4 Single Family Residential District. Ordinance 2024-328 includes relief from the following Zoning sections:

Sec. 30-408.4. Lot area and width.

Single-family dwellings in the R-4 Single-Family Residential District shall be located on lots of not less than 7,500 square feet in area with a width of not less than 60 feet.

50 ft. lot width proposed.

Sec. 30-408.5. Yards.

Front yard. There shall be a front yard with a depth of not less than 25 feet.

The corner lot has two front yards. One of which is proposed to be 21 ft.

Sec. 30-408.8. Driveways from streets.

In the case of a corner lot, no such driveway shall be permitted intersecting a street which constitutes the principal street frontage of a lot when other street frontage or alley access is available to serve the lot. Permitted driveways within front yards of single-family and two-family dwellings shall not exceed nine feet in width.

The driveway of the corner lot has a driveway intersecting principal street frontage. All proposed driveways are 10'-6" wide.

Surrounding Area

The surrounding land uses include primarily single-family residential without public infrastructure elements such as curbs, gutters, and sidewalks.

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