



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD 2021.008: Subdivision Exception Request for 2320, 2322, 2324, and 2326 Burton Street.

To: City Planning Commission
From: Land Use Administration
Date: October 4, 2021

PETITIONER

JSB Investments, LLC

LOCATION

2320, 2322, 2324, and 2326 Burton 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 applicant is proposing to record a subdivision plat establishing four residential lots that are in conformance with Sec. 620.5 of the zoning ordinance. However, the four 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 four lots are each 40 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 developed properties into four fee simple properties, thereby re-establishing the historic development pattern of the area.

Therefore, staff recommends approval of the exception request.

FINDINGS OF FACT

Site Description

The properties known as 2320, 2322, 2324, and 2326 Burton Street consist of a combined 2,600 square feet of improved parcels of land located on the corner of Burton and Pink Streets.

Proposed Use of the Property

The property is currently developed with four single-family attached dwellings located on a single lot. The proposed subdivision will create four fee simple lots subdivided along the party walls of each unit.

Master Plan

The City's Richmond 300 Master Plan designates the property as Neighborhood Mixed-Use. This land use category is described 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.

Development Style: A variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small scale commercial buildings should be introduced.

Mobility: Bicycle, pedestrian, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings.

Intensity: Buildings heights are generally two to four stories. Buildings taller than four stories may be found along major streets.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+ units), retail/office/personal service, institutional, cultural, and government

Zoning

The property is located in the R-63 Multifamily Urban Residential District. The proposed lots and uses created by this subdivision are permitted uses in this district.

Surrounding Area

Surrounding properties are located in the same R-63 Multifamily Urban Residential District as the subject property. Single and two-family attached dwellings are the predominant land use in the vicinity.

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