



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD. 2017-007: Preliminary subdivision of 2409 Park Avenue (4 lots) and exception request.

To: City Planning Commission
From: Land Use Administration
Date: November 6, 2017

PETITIONER

Dave Johannas, Johannas Design Group

LOCATION

2409 Park Avenue

PURPOSE

Preliminary subdivision of 2409 Park Avenue (4 lots) and exception request.

SUMMARY & RECOMMENDATION

The property is located between Park Avenue and Kensington Avenue, and two private occupied parcels of land to the west and east. The subject property consists of 0.221 acres (9,640.26 SF) parcel of land which is improved with a vacant circa 1920 two-story brick building.

The subject property falls within the single family medium density land use designation of the City of Richmond Master Plan. "Primary uses include single-family attached dwellings at densities up to twenty units per acre. Residential support uses include school, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses" (Page 133). The property is zoned R-6 Single Family Attached Residential.

The proposed parcels will front on Park and Kensington Avenues and would not meet the 100 foot lot depth requirement of Section 25-219 of the City's Subdivision Ordinance. The proposed lots would be in keeping with the general development pattern of the surrounding neighborhood and would meet the dimensional requirements of the R-6 district.

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 an average depth of not less than 100 feet.

Staff recommends preliminary subdivision approval provided that:

1. All applicable provisions of the Subdivision Ordinance shall be met, with an exception to the lot depth requirement of Section 25-219 of the Subdivision Ordinance.
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.

FINDINGS OF FACT

Site Description

The subject property consists of 0.221 acres (9,640.26 SF) parcel of land which is improved with a vacant circa 1920 two-story brick building. The property is located between Park Avenue and Kensington Avenue, and two private occupied parcels of land to the west and east.

Proposed Use of the Property

The applicant is proposing subdividing the existing parcel of land into four parcels.

Master Plan

The subject property falls within the single family medium density land use designation of the City of Richmond Master Plan. "Primary uses include single-family attached dwellings at densities up to twenty units per acre. Residential support uses include school, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses" (Page 133).

Zoning

The property is zoned R-6 Single Family Attached Residential, which is an appropriate zoning district for single family medium density land use.

Surrounding Area

Properties to the north, south, east, and west of the subject property are zoned R-6 single family attached residential. Residential land use predominates the vicinity of the subject property, with some vacant, commercial, and public-open space land uses present as well.

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