



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD 2019-005: Preliminary subdivision approval and exception request for 20 River Road (4 lots).

To: City Planning Commission
From: Land Use Administration
Date: June 3, 2019

PETITIONER

Dutch Goddard

LOCATION

20 River Road

PURPOSE

Preliminary subdivision approval and exception request for 20 River Road (4 lots).

SUMMARY & RECOMMENDATION

The subject property consists of a 2.178 acre parcel improved with a single-family dwelling constructed, per tax assessment records, in 1870. The property is located on the north side of River Road, at its intersection with Huntley Road, in the City's Far West Planning District.

The applicant is proposing to subdivide the existing parcel of land into four half-acre lots which would front on River Road and contain single-family detached dwellings. The existing dwelling located on the property would not be retained as part of the proposed development.

The proposed lots are required to meet all pertinent requirements of the zoning of the property, including requirements for minimum lot size, lot width, setbacks, building height, and off-street parking. Access to River Road for the proposed lots will be provided via one entrance on Lot 1.

The portion of River Road on which the subject property fronts is not currently improved with sidewalks or curb and gutter. An embankment is located along the River Road frontage of the property. The applicant is therefore requesting, pursuant to Section 25-9 of the Subdivision Ordinance, an exception to Section 25-255 of the Subdivision Ordinance, which would require curb, gutter and sidewalk be installed along River Road along the frontage of the subject property.

Staff finds the lack of existing curb and gutter infrastructure to tie into could pose constraints on the subject property and adverse effects on the adjacent properties, should curb and gutter be installed solely along the subject property.

Staff finds that the topography of the site, and lack of sidewalk infrastructure to tie into, precludes the feasibility of installation of sidewalk along the River Road frontage of the subject property.

Staff finds that the proposed subdivision of the parcel would enable development that is consistent with the underlying zoning of the property and would utilize one entrance to River Road rather than multiple entrances.

Staff therefore recommends preliminary subdivision approval provided that:

1. All applicable provisions of the Subdivision Ordinance shall be met, with an exception to the requirement for the installation of curb, gutter and sidewalks of Section 25-255 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 a 2.178 acre parcel improved with a single-family dwelling constructed, per tax assessment records, in 1870. The property is located on the north side of River Road, at its intersection with Huntley Road, in the City's Far West Planning District.

Proposed Use of the Property

The applicant is proposing to subdivide the existing parcel of land into four half-acre lots which would front on River Road and contain single-family detached dwellings. The existing dwelling located on the property would not be retained as part of the proposed development.

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Master Plan

The City of Richmond's Master Plan designates the subject property for Institutional land use, which includes "...places of worship, private schools, universities, museums, hospitals and other care facilities."

Zoning

The property is located within the R-1 Single-Family Residential District, which permits single-family detached dwellings as a principal use. Single-family detached dwellings in the R-1 District shall be located on lots of not less than 20,000 square feet in area. Lot width shall be not less than 100 feet. The proposed lots meet the lot area and lot width requirements.

Surrounding Area

All properties surrounding the subject property are located in the R-1 District. The Country Club of Virginia is located to the north and east; single-family residential uses are located to the south and west.

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