



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD 2018.002: Preliminary subdivision of 6268 Old Warwick Road - The Townhomes at Warwick Place, Phase 2 (30 lots) and exception request.

To: City Planning Commission
From: Land Use Administration
Date: October 15, 2018

PETITIONER

Adam Werner, Youngblood, Tyler & Associates

LOCATION

6268 Old Warwick Road

PURPOSE

Preliminary subdivision of 6268 Old Warwick Road - The Townhomes at Warwick Place, Phase 2 (30 lots) and exception request.

SUMMARY & RECOMMENDATION

The subject property consists of a total of 129,243 SF (2.967 acres) of vacant land located in the Midlothian neighborhood of the Midlothian planning district, fronting on Old Warwick Road and Labrook Concourse. The 30-lot townhouse development intended for the property was approved by a special use permit on December 12, 2016 (ORD. 2016-296), containing lots that are less than 100' deep. The special use permit requires subdivision of the property as a development condition.

Staff finds that the subject property is subject to a special use ordinance that authorized the proposed lot layout, which includes lots having a depth of less than 100'.

Staff recommends approval provided that:

1. All applicable provisions of the Subdivision Ordinance shall be met, with an exception to the requirement for a lot depth of at least 100' per 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.
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FINDINGS OF FACT

Site Description

The subject property consists of a total of 129,243 SF (2.967 acres) of vacant land located

in the Midlothian neighborhood of the Midlothian planning district, fronting on Old Warwick Road and Labrook Concourse.

Proposed Use of the Property

The applicant is proposing to subdivide the existing parcel of land to facilitate the development of a 30-lot townhouse development with common space, served by no fewer than 1.5 parking spaces per unit.

Master Plan

The City of Richmond's Master Plan designates the subject property as part of a larger Economic Opportunity Area. This designation denotes areas that "are intended to provide flexibility for future development, provided that such development enhances the economic base of the city, does not negatively impact its surroundings, and provides tax base and employment opportunities." Furthermore, "the southern portion of the [Midlothian Turnpike] corridor is intended to provide an opportunity for a variety of non-residential developments" (p. 219).

The Plan also states that "priority should be given to those uses that can generate substantial tax revenues and jobs and contribute to the overall enhancement of the corridor. Retail fronting Midlothian Turnpike and high density housing as a secondary use would also be appropriate." Existing wetlands should be incorporated into developments as a natural amenity (p. 219).

The Master Plan lists general polices for new housing throughout the City, including: "Promote the development of new, high-quality housing" and "encourage the development of a range of housing types, styles and prices" (p. 100).

Zoning

The subject property is located primarily within the R-3 Single-Family Residential District, with the eastern portion being located in the B-3 General Business District.

The subject property is also subject to a special use permit approved on December 12, 2016 (ORD. 2016-296), which includes a condition requiring this subdivision.

Surrounding Area

Properties to the south and west are also located in the R-3 Single-Family Residential District, property to the north is located in the OS Office-Service District, and property to the east is located in the B-3 General Business District.

A mix of single-family residential, institutional, vacant, industrial, commercial, and governmental land uses are present in the vicinity of the subject property.

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