



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Subd. No. 2014-03: Singleton Subdivision at 3501 Old Gun Road East (2 lots)

To: City Planning Commission
From: Land Use Administration
Date: June 16, 2014

PETITIONER

Mark B. Beall, LS
Balzer and Associates, Inc
15871 City View Drive, Suite 200
Midlothian, Virginia 23113

LOCATION

3501 Old Gun Road East

PURPOSE

To subdivide 2 lots

SUMMARY & RECOMMENDATION

The subject property is located in the City's Huguenot District and is bounded by Old Gun Road East to the west and single family land uses to the north, south, and west. The property consists of one parcel totaling 26.83 acres of land area is currently a vacant vegetated lot. The applicant is proposing to subdivide the property into a total of two lots which meet the current zoning requirements. The applicant has requested an exception to Sec. 94-213 of the Subdivision Ordinance in order to not be required to install curb, gutter and sidewalk for the two lot subdivision. The applicant cites topographical limitations as prohibiting the installation of curb, gutter and sidewalks.

The property is located in the R-1 Single Family Residential zoning district. The R-1 requires that front yards have a depth of not less than 35', side yards not less than 10' and rear yards not less than 10' feet. The proposed subdivision will have front yards of more than 35', side yards of more than 10' and rear yards of more than 10'.

In addition the R-1 zoning requires that lots have a minimum area of 20,000 square feet and have not less than 100' wide at the street frontage. The City of Richmond's Master Plan states that the property has a single-family (low density) residential land use designation. Primary uses for this designation include, "single-family detached at densities up to seven units per acre" (p.133). Within the Guiding Land Use Principles of the Master Plan it states, "Most of the development that currently exists is correct and appropriate, and infill development of like density and use is appropriate." (p.196).

Preliminary approval is recommended provided that:

1. All applicable provisions of the Subdivision Ordinance shall be met with the exception of Sec. 94-213 related to the provision of curb, gutter and sidewalks.
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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