



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD. 2023-002: Subdivision Exception for 5300 Rear Hull Street Road, 5311 Warwick Road, 5315 Warwick Road, and 5323 Warwick Road, per Sec. 25-219 of the Subdivision Ordinance.

To: City Planning Commission
From: Land Use Administration
Date: March 6, 2023

PETITIONER

Jeffrey Jamaleldine

LOCATION

5300 Rear Hull Street Road, 5311 Warwick Road, 5315 Warwick Road, and 5323 Warwick Road

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 properties combine for a total of 7.62 acres. On March 28, 2022 City Council adopted Ordinance No. 2022-052 authorizing the construction of up to 73 single-family attached dwellings. While the approved site plan meets the conditions of the special use, a number of the created parcels do not provide at least 100 feet of depth as required under the Subdivision Chapter of the City Code.

The lot pattern and development of this property is consistent with the Richmond 300 Master Plan and historic pattern of development in the area. The applicant is therefore requesting, pursuant to Section 25-9(2) of the Subdivision Ordinance, an exception to Section 25-219 of the Subdivision Ordinance.

Staff recommends approval of the exception request.

FINDINGS OF FACT

Site Description

The vacant properties known as 5300 Rear Hull Street Road, 5311 Warwick Road, 5315 Warwick Road, and 5323 Warwick Road combine for 7.62 acres and are located in the Swanson neighborhood.

Proposed Use of the Property

The applicant is proposing subdividing the existing parcel of land into 73 parcels in order to facilitate the construction of single-family attached dwellings.

Richmond 300 Master Plan

The subject property falls within the Residential designation of the Richmond 300 Master Plan. Primary uses include single-family dwellings and accessory dwelling units.

Zoning & Ordinance

The property known as 5300 Rear Hull Street Road is situated in an R-48 Multifamily Residential District, and 5311, 5315, and 5323 Warwick Road are situated in the R-4 Single-Family Residential District. The proposed subdivision and development are permitted by Special Use authorized by Ordinance No. 2022-052

Surrounding Area

All surrounding properties are primarily residential uses consisting of single-family dwellings and apartments, and a church abutting to the east.

Staff Contact: David Watson, AICP Senior Planner, 804-646-6304