



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD 2019-003: Preliminary subdivision approval and exception request for 623 North 30th Street and 3001, 3005, and 3009 M Street (5 lots).

To: City Planning Commission
From: Land Use Administration
Date: May 6, 2019

PETITIONER

Mr. Mark Baker – Baker Development Resources

LOCATION

623 North 30th Street and 3001, 3005, and 3009 M Street

PURPOSE

Establishment of five residential lots, substantially in conformance with Special Use Permit Ord. No. 2018-306.

SUMMARY & RECOMMENDATION

The subject property consists of four contiguous parcels at the southeast corner of North 30th and M Streets, comprising a total of 0.158 acres. 623 North 30th Street is improved with a circa 1840 two-story brick building. The remaining parcels are currently unimproved. All parcels are a part of the Church Hill neighborhood in the East Planning District.

The applicant is proposing to record a subdivision plat establishing five residential lots, which are substantially in conformance with Special Use Permit Ord. No. 2018-306, but do not meet the standard of Sec. 25-219 of the Subdivision Ordinance which requires an average lot depth of not less than 100 feet. The proposed lot depth, substantially as shown on the adopted special use permit plans, is a minimum of 44'. The applicant is therefore requesting, pursuant to Section 25-9 of the Subdivision Ordinance, an exception to Section 25-219 of the Subdivision Ordinance.

Staff finds that the proposed subdivision of the parcel would enable development that is consistent with the land use recommendation of the Master Plan and the approved special use for the property.

Preliminary subdivision approval is therefore recommended provided that:

1. All applicable provisions of the Subdivision Ordinance shall be met with an exception to the 100 foot lot depth requirement of Sec. 25-219 of the Subdivision Ordinance.
2. All applicable provisions of the Zoning Ordinance and Ord. No. 2018-306 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 four contiguous parcels at the southeast corner of North 30th and M Streets, comprising a total of 0.158 acres. 623 North 30th Street is improved with a circa 1840 two-story brick building. The remaining parcels are currently unimproved. All parcels are a part of the Church Hill neighborhood in the East Planning District.

Proposed Use of the Property

The historic two-family dwelling at 623 North 30th Street would be renovated and the lot would be divided to establish the structure as two single-family attached dwellings. Three new single-family attached dwellings would be constructed at 3001, 3005, and 3009 M Street.

Master Plan

The City of Richmond's current Master Plan designates the subject property for Mixed Use Residential (MUR) uses which include, "...single, two, and multi-family dwellings, live/work units and neighborhood serving commercial uses developed in a traditional urban form. These commercial uses are limited in location, type and scale and are intended to provide for the convenience of urban neighborhood residents within walking distance, to respect the primary residential character of the neighborhood and to avoid traffic, parking, noise and other impacts that typically result from uses that draw patrons from outside the neighborhood. Typical zoning classification that may accommodate this land use category: R-63 and R-8." (City of Richmond, Master Plan). No residential density is specified for this designation.

Zoning

The current zoning for the existing parcels is R-63 (Multi-family Urban Residential). A Special Use Permit (Ord. No. 2018-306) was adopted stating: "The Special Use of the Property shall be as up to five single-family attached dwellings, substantially as shown on the Plans. Residential accessory structures customary to single-family dwellings may also be located on the Property."

This subdivision and exception request is the result of an additional condition of the special use permit: "Prior to the issuance of any final certificate of occupancy for the Special Use, the establishment of five residential lots, substantially as shown on the Plans and survey attached to this ordinance, shall be accomplished by obtaining subdivision approval from the City and by recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond."

Surrounding Area

Properties to the west of the subject property are zoned R-63, Multifamily Urban Residential. Properties to the south are located within the R-8 Urban Residential District. Properties to the North and East are zoned R-6 Single-Family Attached. Nearby properties are also within the City's Church Hill Old & Historic District.

A mix of residential (single-, two-, and multi-family), vacant, office, commercial, mixed-use, and institutional land uses are present in the vicinity.

Staff Contact: Leigh V. Kelley, Senior Planner, Land Use Administration 804-646-6384