



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-358: To vacate, pursuant to Va. Code § 15.2-2272(2), that part of the Staffordshire Section-5 subdivision plat that reserved 3021 Falcon Road for recreation, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: January 18, 2022

PETITIONER

Wilson Caton

LOCATION

3021 Falcon Road

PURPOSE

To vacate, pursuant to Va. Code § 15.2-2272(2), that part of the Staffordshire Section-5 subdivision plat that reserved 3021 Falcon Road for recreation, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The owner of the subject property intends to construct a single-family dwelling consistent with the underlying R-2 Single-Family Residential zoning. The 1966 subdivision plat indicates the lot was originally reserved for recreational use. The property is currently unimproved and does appear to have been used for recreational purposes. A title search revealed that no deed restrictions or covenants pertaining to the lot are of record.

In order for the construction of one single-family dwelling to take place, the subdivision must be partially vacated by an act of City Council, which is a power enabled by Virginia Code Section 15.2-2272(2).

The subdivision vacation was previously recommended for approval to City Council by the City Planning Commission at its October 4, 2021 meeting as Ord. No. 2021-265. The City Attorney's office drafted a change in the language of the ordinance to assure existing easements on the property are preserved, so Ord. No. 2021-265 has been withdrawn, with Ord. No. 2021-358 replacing it.

Staff finds that the proposed partial vacation request pertaining to Lot 12-1, Staffordshire, Section 5, Block M would enable the property to be developed with a use that is permitted in the underlying R-2 Single-Family District and that is consistent with the land use recommendation of the Richmond 300 Master Plan.

Staff finds that the partial vacation of the subdivision would not constitute a waiver of any local, state or federal land development or environmental regulations and that all such regulations would still apply to the development of the property.

Therefore, staff recommends approval of the partial vacation of the subdivision.

FINDINGS OF FACT

Site Description

The property consists of approximately 1.07 acres of unimproved land located in the Huguenot neighborhood at the end of Falcon Road, off Duryea Drive. The 1966 subdivision plat indicates the lot was originally reserved for recreational use. A title search revealed that no deed restrictions or covenants pertaining to the lot are of record.

Proposed Use of the Property

The proposed development of the property consists of a single-family dwelling.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential. This designation is defined as a "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature."

Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings. Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets. (p. 54)

Zoning and Ordinance Conditions

The current zoning for this property is R-2 Single-Family Residential District. The proposed use is permitted in this district and will adhere to applicable zoning requirements.

Surrounding Area

Single-family residential land use predominates the area.

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