



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

ORD. 2025-045: To vacate, pursuant to Va. Code § 15.2-2272(2), those parts of the Oxford Addition, Terrace P subdivision plat that reserved 3601 Sherbrook Road and a portion of 3717 Sherbrook Road, upon certain terms and conditions. (4th District)

To: City Planning Commission
From: Land Use Administration
Date: April 1, 2025

PETITIONER

Alexander Yancey

LOCATION

3601 and 3717 Sherbrook Road

SUMMARY

Property owner desires removal of the “reserved” status of 3601 Sherbrook Road and a portion of 3717 Sherbrook Road, as established by a 1963 subdivision plat, to allow for (i) construction of a single-family dwelling at 3601 Sherbrook Road consistent with the underlying R-2 Single-Family Residential zoning of that parcel, and (ii) a potential future merge of 3601 Sherbrook Road and the referenced portion of 3717 Sherbrook Road. To effect such removal, it is necessary to vacate the part of the subdivision plat that “reserved” the property. Virginia Code Section 15.2-2272(2) describes one means for such vacation. The property is located on Sherbrook Road east of its intersection with Chippenham Parkway in the Stratford Hills neighborhood.

The zoning of the property is R-2 Single-Family Residential. The Richmond 300 land use designation for the property is Residential. Primary uses recommended for this land use designation are single-family houses, accessory dwelling units, and open space.

Under Virginia Code Section 15.2-2274, recordation of the requested ordinance “shall operate to destroy the force and effect of the recording” of the vacated part of the subdivision plat, which may have the effect of terminating City easements within the property that recordation of the original subdivision plat established. As a result, the ordinance requires property owner to grant the City easements equivalent to those that recordation of the ordinance might vacate before the vacation can take effect.

RECOMMENDATION

Staff recommends approval of the Special Use Permit request.

FINDINGS OF FACT

Site Description

The properties are a combined 1.9 acres of land, located on the east side of Sherbrook Road, in the Stratford Hills Neighborhood.

Proposed Use of the Property

Future Single-Family Dwelling

Master Plan

The Richmond 300 Master Plan designates the subject property for Residential. Primary uses are single-family houses, accessory dwelling units, and open space. Secondary uses include duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural.

Development Style: 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.

Mobility: 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.

Surrounding Area

The subject parcel is located in a single-family residential neighborhood.

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