



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**SUBD. 2022-003:** Subdivision exception request for 4201 Echo Ho Road per Sec. 25-9 of the Subdivision Ordinance.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** March 7, 2022

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#### **PETITIONER**

Daniel Caskie, Bay Companies

#### **LOCATION**

4201 Echo Ho Lane

#### **PURPOSE**

To approve an exception to Sec 25-255 of the Subdivision Ordinance to waive the requirement for curbs, gutters and sidewalks along a portion of Echo Ho Road.

#### **SUMMARY & RECOMMENDATION**

The property is located off Echo Ho Lane near the road terminus. The subject property consists of 1.51 acres of land.

The subject property falls within the Residential land use designation of the Richmond 300 Master Plan and is zoned R-2 Single Family Residential. Primary uses include single-family detached dwellings and accessory dwelling units.

The applicant is proposing to record a 3-lot subdivision plat to enable construction of two additional single-family detached dwelling units. Sec. 25-255 of the Subdivision Ordinance requires the installation of curb, gutter and sidewalk along the street that abuts the subdivision.

The existing parcel does and the two proposed parcels will front on the existing right-of-way of Echo Ho Lane. Neither the existing Echo Ho Lane right-of-way nor any of the surrounding neighborhood streets are served by curb, gutter or sidewalks. There is no new road infrastructure needed to access the two lots and no ability to connect to an existing curb and gutter system. As such, the applicant is requesting an exception from Section 25-255 of the City's Subdivision Ordinance.

Therefore, staff recommends approval of the exception request.

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## **FINDINGS OF FACT**

### **Site Description**

The subject property consists of 1.51 acres of land and is improved with a single-family dwelling. The property is located on Echo Ho Lane, between Cherokee Road and a cul-de-sac.

### **Proposed Use of the Property**

The applicant is proposing subdividing the existing parcel of land into three parcels.

### **Richmond 300 Master Plan**

The subject property falls within the Residential land use designation of the Richmond 300 Master Plan. Primary uses are single-family dwellings.

**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 from one to three stories. Lot sizes generally range up to 5,000 to 20,000+ square feet. General 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, institutional, and cultural. Secondary uses may be found along major streets.

### **Zoning & Ordinance**

The R-2 Single Family Residential was designed to promote low density single family detached uses. The existing 25 foot easement will remain to provide the parcel to the south with road frontage.

### **Surrounding Area**

Properties to the north, south, east, and west of the subject property are zoned R-2 single family residential.

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