



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD 2016-007: Preliminary approval for the subdivision at 202 Rear South Robinson Street (7 lots).

To: City Planning Commission
From: Land Use Administration
Date: June 6, 2016

PETITIONER

John Frost – Dallan Construction, Inc.

LOCATION

202 Rear South Robinson Street

PURPOSE

Subdivision to create seven parcels out of the existing parcel to allow the construction of six single-family attached dwellings and a lot in common, pursuant to special use permit ordinance 2015-247-241.

SUMMARY & RECOMMENDATION

The subject property consists of a 0.127 acre (5,532 SF) parcel of land improved with a 1-story garage/outbuilding constructed, per tax assessment records, in 1952. The property is located at the center of the block bound by Grayland Avenue, S. Mulberry Street, Parkwood Avenue, and S. Robinson Street. The property has no street frontage and is accessed by public alleys. It is located in the Fan neighborhood of the Near West planning district.

The proposed subdivision would create six single-family lots and a lot in common, thereby enabling the property to be developed as authorized by special use permit ordinance 2015-247-241. The area and depth of the lots as authorized by the special use permit do not meet the requirements of Sec. 94-172 and 94-173 of the subdivision ordinance. The applicant has therefore requested a waiver to those requirements.

The special use permit ordinance was approved by City Council on December 14, 2015 after receiving a unanimous recommendation for approval from the Planning Commission on December 7, 2015 and a recommendation of approval from staff. Staff therefore recommends that the waiver requested by the applicant be granted.

Preliminary approval is recommended provided that:

1. All applicable provisions of the Subdivision Ordinance shall be met, with the exception of the lot area requirement set forth in Sec. 94-172 and the lot depth requirement set forth in Sec. 94-173.
2. All applicable provisions of the Zoning Ordinance and Ord. No. 2015-247-241 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 a 0.127 acre (5,532 SF) parcel of land improved with a 1-story garage/outbuilding constructed, per tax assessment records, in 1952. The property is located at the center of the block bound by Grayland Avenue, S. Mulberry Street, Parkwood Avenue, and S. Robinson Street. The property has no street frontage and is accessed by public alleys. It is located in the Fan neighborhood of the Near West planning district.

Proposed Use of the Property

The existing building will be removed and the property will be improved with two new buildings, each containing three single-family attached dwelling units. Each unit will consist of approximately 1,623 square feet and will contain a single-car garage, living areas, two bedrooms, a kitchen/dining area, laundry, bathrooms, and balcony on three floors.

The subject property is to be subdivided into six single-family lots and a lot in common. Improvements to the alleys will also be made as part of this development.

Master Plan

The City of Richmond's Master Plan recommends Single-family (Medium Density) land uses for the property. The Master Plan defines the primary uses for this category as single-family and two-family detached and attached dwellings at densities of 8 to 20 units per acre, and includes residential support uses such as schools, places of worship, and neighborhood parks, among others (p. 133). The density of the proposed development is approximately 47 units per acre. The Master Plan also states "infill development of like density, scale, and use is appropriate" (p. 230) as a guiding land use principle for the Near West planning district.

Zoning

Currently, the subject property is zoned in the R-7 Single- and Two-Family Urban Residential Zoning District. The special use permit ordinance (Ord. No. 2015-247-241), approved on December 14, 2015 limits the use of the property to up to six single-family attached dwellings served by no fewer than six on-site garages.

Surrounding Area

Surrounding properties to the north, west, and south are located within the same R-7 zoning district as the subject property. Properties to the east are located within an R-63 Multifamily Urban Residential District. A mix of residential (single-, two-, and multi-family), office, commercial, institutional, public open space, and mixed use land uses are present in the vicinity.

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