



## CITY OF RICHMOND

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

**SUBD. 2022-009:** Subdivision Exception for 2705 5<sup>th</sup> Avenue, per Sec. 25-9 of the Subdivision Ordinance.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** December 29, 2022

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#### **PETITIONER**

Baker Development Services

#### **LOCATION**

2705 5<sup>th</sup> Avenue

#### **PURPOSE**

To approve an exception to Sec 25-219 of the Subdivision Ordinance to waive the requirement for an average lot depth of not less than 100 feet.

#### **SUMMARY & RECOMMENDATION**

The 1.239 acre subject property is located in the R-6 Single-Family Attached Residential zoning district. The proposed single-family attached dwellings are permitted uses in this district.

The proposed subdivision is consistent with the approved Plan of Development (“POD”) for this development (POD-085825-2021), which was approved February 16, 2022. The approved development plan was found to meet the requirements of Article X Division 4 of the City of Richmond Zoning Ordinance relative to the approval of PODs, and complies with the underlying R-6 Single-Family Attached district zoning requirements. Required substantial compliance with the POD approval warrants the approval of a variation. This request is unique to the Property and does not represent a special privilege or convenience that is being sought by the owner/developer.

Staff recommends approval of the exception request.

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#### **FINDINGS OF FACT**

##### **Site Description**

2705 5<sup>th</sup> Avenue is located on the east side of 5<sup>th</sup> Avenue north of the corner formed with Magnolia Street. The property is vacant.

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

The applicant is proposing subdividing the existing parcel of land into twelve parcels in order to facilitate the construction of up to twelve single-family attached dwellings.

**Richmond 300 Master Plan**

The subject property falls within the Residential designation of the Richmond 300 Master Plan. Primary uses include single-family dwellings. Duplexes and multi-family dwellings are secondary uses.

**Zoning & Ordinance**

The property is located within the R-6 Single-Family Attached Residential District and will be subject to (POD-085825-2021 which authorization the construction of twelve single-family attached dwellings.

**Surrounding Area**

Adjacent properties to the north, south and west are in the same R-6 Single-Family Attached Residential District and contain single-family detached and attached dwellings. To the east is property zoned M-1 Light Industrial.

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