



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD. 2025.001: Subdivision Exception for 1200 North 26th Street, per Sec. 25-219 of the Subdivision Ordinance.

To: City Planning Commission
From: Land Use Administration
Date: January 21, 2025

PETITIONER

Vanessa Poe

LOCATION

1200-1220 North 26th Street

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 proposed subdivision is consistent with the R-6 Single-Family Attached Residential district where the property is located.

The lot pattern and development of this property is consistent with the Richmond 300 Master Plan designation of Neighborhood Mixed-Use and historic pattern of development in the area. The applicant is therefore requesting, pursuant to Section 25-9(2) of the Subdivision Ordinance, an exception to Section 25-219 of the Subdivision Ordinance.

Staff recommends approval of the exception request.

FINDINGS OF FACT

Site Description

The properties known as 1200-1220 North 26th Street are located on the northwest corner of North 26th Street and R Street. The lots combine for .507 acres and are zoned R-6 Single-Family Attached Residential.

Proposed Use of the Property

The proposal calls for the vacation of property lines and reestablishment of ten parcels with an approximate width of 22 feet. subdivision of the 1.53-acre property into 10 lots as authorized by Ord. 2024-015 granting special use of the properties.

Master Plan

The City's Richmond 300 Master Plan designates the property Neighborhood Mixed-Use. This land

use category is described as Existing or new highly walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.

Development Style: These areas feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small scale commercial buildings should be introduced.

Ground Floor: Regardless of use, buildings should engage the street with features such as street-oriented façades with windows and door openings along street frontages. Appropriate setbacks, open space, front porches, elevated ground floors, and other features that provide a sense of privacy should be provided for residential uses.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings.

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft. Primary uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Zoning

The property is in the R-6 Single-Family Attached Residential District. Permitted principal uses in this district include single-family detached dwellings, single-family attached dwellings, two-family detached dwellings, and two-family attached dwellings.

Surrounding Area

Surrounding city properties to the north, south and east are in the same R-6 Single-Family Attached Residential District as the subject property. Single-family detached dwellings are the predominant land-use in these city properties.

Staff Contact:

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