



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD. 2023-002: Subdivision Exception for Liberty Place Townhomes (2613 Belt Boulevard and 2701 Belt Boulevard), per Sec. 25-9 of the Subdivision Ordinance.

To: City Planning Commission
From: Land Use Administration
Date: February 6, 2023

PETITIONER

Timmons Group

LOCATION

2613 and 2701 Belt Boulevard

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 applicant is proposing to record a subdivision plat establishing 37 residential lots that are in conformance with Ord. No. 2022-049 authorizing the special use of the subject property for up to 34 single-family attached dwellings and three two-family dwellings.

However, the residential lots are not in compliance with Sec. 25-219 of the Subdivision Ordinance, which requires an average lot depth of not less than 100 feet. The applicant is therefore requesting, pursuant to Section 25-9 of the Subdivision Ordinance, an exception to Section 25-219 of the Subdivision Ordinance.

Staff finds that the proposed exception request is consistent with the Richmond 300 Master Plan and approved special use permit authorizing the development.

Staff therefore recommends approval of the exception request.

FINDINGS OF FACT

Site Description

The properties are located in the Cherry Gardens neighborhood along Belt Boulevard between the Formex Street and Terminal Avenue.

Proposed Use of the Property

The applicant is proposing a development consisting of 34 single-family attached, and 3 two-family attached dwelling units.

Richmond 300 Master Plan

The City's Richmond 300 Plan designates a future land use for this property as Residential. Primary uses include single-family houses, accessory dwelling units, and open space.

Zoning

The properties are currently zoned R-4 (Single-Family Residential) and are subject to the conditions from Ordinance 2022-049.

Surrounding Area

The properties are within a large segment of R-4 Single Family Residential zoning. A mix of single-family residential, with some industrial and vacant land uses are present in the vicinity.

Staff Contact: Jonathan Brown, Senior Planner, 804-646-6304