



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD 2019.010: Subdivision exception request for the subdivision known as E. Payne Square (700 N. 31st Street)

To: City Planning Commission
From: Land Use Administration
Date: November 4, 2019

PETITIONER

Mark Baker, Baker Development Resources

LOCATION

700 N. 31st 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 applicant is proposing to record a subdivision plat establishing six residential lots, which are substantially in conformance with Special Use Permit Ord. No. 2019-037, but do not meet the standard of Sec. 25-219 of the Subdivision Ordinance which requires an average lot depth of not less than 100 feet. The proposed lot depth, substantially as shown on the adopted special use permit plans, is generally 81'. 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 would enable development that is substantially in conformance with the approved special use permit for the property and generally consistent with the historic pattern of development throughout the area.

Therefore, staff recommends approval of the exception request.

FINDINGS OF FACT

Site Description

The subject property consists of a parcel totaling 9,866 SF, or .23 acres, of land. The property is a part of the Church Hill North neighborhood in the East Planning District. The development will consist of six single family attached dwellings located on lots approximately 1,650 SF in area.

Proposed Use of the Property

The applicant intends to construct six single-family attached dwellings at 700 North 31st Street, which would front M Street.

Master Plan

The City of Richmond's current Master Plan designates the subject property for Single Family Medium Density (SF-MD). Primary uses are single family and two family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R 5A, R-6 and R-7. The density of the proposed project is approximately 26 units per acre.

The Plan also states "Richmond neighborhoods will be recognized as safe, attractive and desirable places to live, work and raise families, while providing a variety of housing choices and homeownership opportunities." (p. 96).

Specifically for the East Planning District, the Master Plan states that "infill development of like density and use is appropriate" and "the predominant land uses in the District are residential in nature, and these uses should be preserved" (p. 166).

Zoning

The property is located in the R-6 Single-Family Attached Residential District. The property is subject to Special Use Permit Ord. No. 2019-037, adopted March 25, 2019, which authorized up to six single-family attached dwellings.

Surrounding Area

The current zoning for the subject property and properties to the east, north, and west, is R-6 Single Family Attached Residential. Properties to the south are zoned R-63 Multi-family Urban Residential. Residential (single-, two-, and multi-family) land use predominates the area, with some institutional and utility land uses present as well. The subject property is among a cluster of suburban ranch-style homes on larger lots that were constructed, relatively recently, during the 1980s. The majority of dwellings within the area are older dwellings located on small lots that are currently not compliant with one or more of the requirements under the R-6 District. The lot size and setbacks proposed in the new development are common and evenly distributed within this portion of the Church Hill North neighborhood.

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