



## CITY OF RICHMOND

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

**Subd. No. 2015-007:** Preliminary approval of the Grace Place Subdivision at 1734 North 28th Street, 1736 North 28th Street, and a portion of 1738 North 28th Street (6 lots & 1 remainder).

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** April 20, 2015

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#### **PETITIONER**

Leroy Chiles - Quality Life of Virginia  
3416 Garland Ave  
Richmond, VA 23222

#### **LOCATION**

1734 North 28th Street, 1736 North 28th Street, and a portion of 1738 North 28th Street

#### **PURPOSE**

Subdivision to create six (6) residential lots, one remainder lot, and a new public alley

#### **SUMMARY & RECOMMENDATION**

The Grace Place Subdivision consists of 0.719 acres (31,305 sq ft) of unimproved property located at the southwest corner of the intersection of Y Street and North 28th Street, in the City's Woodville neighborhood and the Master Plan's East planning district.

The proposed subdivision would create six (6) single-family detached residential lots served by a new 16' public alley, subject to the R-5 requirements of the Zoning Ordinance and the conditions of Special Use Permit Ordinance No. 2014-263-2015-13. A remainder lot consisting of 0.187 acres (8,160 sq ft) would also be created and is to be reserved for future development.

The Land Use Plan of the City of Richmond's Master Plan designates the subject property for Single Family (Low Density) land use. Primary uses in this category are single family detached dwellings at densities up to seven units per acre (p. 133). The proposed development will have a residential density of approximately 11 units per acre, as authorized by the abovementioned Special Use Permit. More specifically for the East planning district, the Master Plan states, "the predominant land uses in the District are residential in nature, and these uses should be preserved," and "infill development of like density and use is appropriate (p. 166)."

The lot and alley configuration shown on the preliminary plat is generally consistent with the lot and alley configuration shown on the plats attached to the approved Special Use Permit. Preliminary approval of the subdivision plat is recommended, provided that:

1. All applicable provisions of the Subdivision Ordinance shall be met.
  2. All applicable provisions of the Zoning Ordinance and Ord. No. 2014-263-2015-13 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.
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## **FINDINGS OF FACT**

### **Site Description**

The Grace Place Subdivision consists of 0.719 acres (31,305 sq ft) of unimproved property located at the southwest corner of the intersection of Y Street and North 28th Street, in the City's Woodville neighborhood and the Master Plan's East planning district.

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

The proposed subdivision would create six (6) single-family detached residential lots served by a new 16' public alley, subject to the R-5 requirements of the Zoning Ordinance and the conditions of Special Use Permit Ordinance No. 2014-263-2015-13. The proposed development will have a residential density of approximately 11 units per acre, as authorized by the abovementioned Special Use Permit. A remainder lot consisting of 0.187 acres (8,160 sq ft) is to be reserved for future development.

### **Master Plan**

The Land Use Plan of the City of Richmond's Master Plan designates the subject property for Single Family (Low Density) land use. Primary uses in this category are single family detached dwellings at densities up to seven units per acre (p. 133).

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

### **Zoning & Ordinance Conditions**

The subject property is subject to the R-5 Single-Family Residential requirements of the Zoning Ordinance and the conditions of Special Use Permit Ordinance No. 2014-263-2015-13.

### **Surrounding Area**

All adjacent properties are part of the larger R-5 district that encompasses much of the area. Single family residential use predominates the area, with some institutional, multi-family residential, and commercial land uses present as well.

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