



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

a2015-2146: Preliminary Plat for 1317 and 1326 McDonough Street (6 lots).

To: City Planning Commission
From: Land Use Administration
Date: December 21, 2015

PETITIONER

Mr. Benjamin Adamson

LOCATION

1317 and 1326 McDonough Street

PURPOSE

To subdivide 6 lots.

SUMMARY & RECOMMENDATION

The subject property is located in the City's Old South Planning District on the block bounded by a 15' public alley to the south, a private lot to the east, McDonough Street to the north and 14th Street to the west. The property consists of two parcels totaling 0.47 acre of land area. The subject property is also a part of the Manchester section of the 2008 Downtown Master Plan

The applicant is proposing to subdivide the parcel into six individual lots. Off street parking spaces will be provided by a shared access easement to the rears of lots 1 through 4 and of the existing public alley to the east of lot 6. The property is located in the R-8 Urban Residential Zoning District, which does permit single and two family attached residential uses.

The City of Richmond's Master Plan designation for this parcel is Single Family low density. Primary uses for this designation includes "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. (p.133). The Downtown Plan states with regards to infill development in the Manchester Neighborhood, "Manchester will benefit greatly from new construction and the infill of its many vacant properties. Such infill will introduce new energy to the district by increasing the residential population, repairing the streetscape, and enhancing safety by providing "eyes on the street." (Page 4.33)

Staff finds that the proposed development would not have an adverse impact on the surrounding community. The Master Plan supports the propose continuation of a land use pattern that is predominantly medium-density residential.

Preliminary approval is recommended provided that:

1. All applicable provisions of the Subdivision Ordinance shall be met except for the lot depth requirement of 100 feet due to the existing depth of the lot.
2. All applicable provisions of the Zoning Ordinance and Ordinance 2013-170-156 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. All applicable Building Codes shall be met.

FINDINGS OF FACT

Site Description

The subject properties are located near the corner of McDonough and 14th Streets. The property is bounded by a 15' public alley to the south, a private lot to the east, McDonough Street to the north and 14th Street to the west. The property consists of two parcels totaling 0.47 acre of land area. The properties are currently vacant vegetated lots.

Proposed Use of the Property

The applicant is proposing to subdivide the parcel into six individual lots. Off street parking spaces will not be provided due to a shared access easement. The property is located in the R-8 Urban Residential zoning district which does permit single and two family attached residential uses.

Master Plan

The City of Richmond's Master Plan designation for this parcel is Single Family low density. Primary uses for this designation includes "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. (p.133)

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Zoning & Ordinance Conditions

The property is located within an R-8 Urban Residential zoning district. As per Section 114-413.10 of the Zoning Ordinance, "to preserve and enhance the established character of older urban residential neighborhoods in the inner areas of the city by ensuring that infill development, as well as redevelopment, will be consistent with the predominant existing development pattern of such neighborhoods. The district regulations incorporate form-

based provisions that are designed to preserve the urban nature and sustainability of such neighborhoods as characterized by a mixture of detached and attached dwellings of two and three stories in height with a distinct orientation to the street, and situated on small lots with narrow yards, minimal setbacks from the streets and minimal interruption of the street frontages by open spaces, driveways, parking areas or accessory buildings visible from the streets. The district regulations are also intended to encourage traditional neighborhood development, as well as improvement and efficient use of older commercial-style buildings by enabling, through the conditional use permit process, commercial uses that are limited in location, type and scale and are intended to provide for the convenience of neighborhood residents within walking distance, to respect the primary residential character of the neighborhood.

Surrounding Area

All properties surrounding the subject property are located in the R-8 Single and Two Family Residential district. In addition, all the surrounding adjacent properties to the subject property are all single family attached and detached dwellings located in the R-8 Single and Two-Family Residential District and the R-63 Multi-Family Urban Residential District.

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