



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Subd. No. 2015-006: Preliminary approval of a subdivision of Map Section A-1 of the Northern Portion of the Stony Point Community Unit Plan, at 3327 Stony Point Road and 9300 Evansway Lane (4 lots).

To: City Planning Commission
From: Land Use Administration
Date: April 6, 2015

PETITIONER

Charles S. Gittings - E.D. Lewis & Associates
2116 Spencer Road
Richmond, VA 23230

LOCATION

3327 Stony Point Road and 9300 Evansway Lane
Stony Point Community Unit Plan - Map Section A-1 of the Northern Portion of the Plan

PURPOSE

Re-subdivision of Lot 3 and a remainder lot of Chestnut Oaks (Map Section A-1 of the Northern Portion of the Stony Point Community Unit Plan) to create four new single-family detached lots.

SUMMARY & RECOMMENDATION

The subject property consists of two parcels of unimproved land (3327 Stony Point Road and 9300 Evansway Lane) comprising a total of approximately 2.9 acres, fronting on Stony Point Road in the Huguenot neighborhood of the Huguenot Planning District.

The subject property is located within the R-2 Single-Family Residential zoning district. The property is also a part of Map Section A-1 of the Northern Portion of the Stony Point Community Unit Plan. As such, it is governed by the Stony Point CUP Ordinance (Ord. No. 2015-23-40) and the Stony Point CUP Development Plan dated October 22, 2014, which were recently amended to accommodate this re-subdivision.

The applicant intends to create four new single-family detached residential lots from the existing Lot 3, Chestnut Oaks (3327 Stony Point Rd) and a remainder lot (9300 Evansway Lane), at a residential density of approximately 1.4 units per acre. Subdivision approval is therefore required.

As part of the request for preliminary subdivision approval, the applicant has also requested an exception to the following section of the Subdivision Ordinance, pursuant to Sec. 94-9 of the Subdivision Ordinance:

- Sec. 94-213, which requires that if an existing street abuts the subdivision, the subdivider shall install curbs, gutters and sidewalks on the side of the existing street that abuts the subdivision.

Staff finds that the subject property abuts an existing street that is not improved with curbing or sidewalks, but is improved with valley gutters designed to function without curbing. Moreover, the proposed lots will use the existing street for ingress and egress, and no internal streets are proposed as part of the subdivision, so there is no opportunity to establish an internal network of sidewalks. In light of these exceptional circumstances, staff is supportive of the exception to Sec 94-213 of the Subdivision Ordinance.

Preliminary approval of the subdivision plat is recommended provided that:

1. All applicable provisions of the Subdivision Ordinance shall be met, with the exception of Sec. 94-213.
2. All applicable provisions of the Zoning Ordinance shall be met.
3. All applicable provisions of the Stony Point CUP Ord. No. 2015-23-40 and the Stony Point CUP Development Plan, dated October 22, 2014, shall be met.
4. All applicable provisions of the Chesapeake Bay Preservation Ordinance shall be met.
5. All applicable City utility and drainage standards and specifications shall be met.
6. All applicable Building Codes shall be met.

FINDINGS OF FACT

Site Description

The subject property consists of two parcels of unimproved land (3327 Stony Point Road and 9300 Evansway Lane) comprising a total of approximately 2.9 acres, fronting on Stony Point Road in the Huguenot neighborhood of the Huguenot planning district.

Proposed Use of the Property

Creation of four new single-family detached residential lots from the existing Lot 3, Chestnut Oaks (3327 Stony Point Rd) and a remainder lot (9300 Evansway Lane), at a residential density of approximately 1.4 units per acre.

Master Plan

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.

In regards to the Huguenot District, the planning district in which the subject property is located, the Master Plan states "infill development of like density and use is appropriate" (pg. 196) and that "retaining the predominantly low-density single family residential environment of the District" (pg. 195) is a key objective. The proposed development would be within the density recommended by the Master Plan and would be in keeping with the density and use of the large single-family area abutting the subject property.

Zoning & Ordinance Conditions

The subject property is located within the R-2 Single-Family Residential zoning district. The property is also a part of Map Section A-1 of the Northern Portion of the Stony Point Community Unit Plan. As such, it is governed by the Stony Point CUP Ordinance (Ord. No. 2015-23-40) and the Stony Point CUP Development Plan dated October 22, 2014, which were recently amended to accommodate this re-subdivision.

The CUP ordinance requires single-family detached dwellings within Map Section A-1 to conform to the R-1 requirements of the Zoning Ordinance and requires a Maximum Density of 1.5 units per acre for Map Section A-1. A 50' buffer along the rear of the proposed lots has been established through the CUP ordinance.

Surrounding Area

All surrounding properties are located within the same R-2 zoning district as the subject property. A mix of residential (single-family and multifamily), public-open space (Lewis G. Larus Park) and institutional (Sabot at Stony Point school) land uses are present in the vicinity.

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