



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD. 2024.002: Subdivision Exception for 2723 East Cary Street, per Sec. 25-219 of the Subdivision Ordinance.

To: City Planning Commission
From: Land Use Administration
Date: June 18, 2024

PETITIONER

Baker Development Resources

LOCATION

2723 East Cary 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 proposed subdivision is consistent with the B-5 Central Business District and the surrounding area.

The lot pattern and development of this property is consistent with the Richmond 300 Master Plan and historic pattern of development in the area. The applicant is therefore requesting, pursuant to Section 25-9(2) of the Subdivision Ordinance, an exception to Section 25-219 of the Subdivision Ordinance.

Staff recommends approval of the exception request.

FINDINGS OF FACT

Site Description

The property is located in the Shockoe Bottom neighborhood on the southwest corner of East Cary Street and Pear Street. The property is a 12,676 square foot (.291 acre) parcel of land.

Proposed Use of the Property

Five Single-Family Attached dwellings. The proposed density is 6 units per .29 acres, or 21 units per acre.

Richmond 300 Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Corridor Mixed Use, which is "found along major commercial corridors and envisioned to provide for medium to medium high-density pedestrian and transit oriented development."

Zoning & Ordinance

Ordinary zoning requirements are met for the proposed six (6) residential dwelling lots within the B-5 District.

Surrounding Area

The property to the north, across East Cary Street, and a portion of the property to the east, across Pear Street, is in the same B-5 Central Business District zoning category as the subject property. The property abutting to the west and south are in the M-2 Heavy Industrial District. A portion of the property to the east, across Pear Street, is in the M-1 Light Industrial District.

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