



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD 2019.009: Subdivision exception request for the subdivision known as North Church Hill Corner (3205 P Street)

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

PETITIONER

Mark Baker, Baker Development Resources

LOCATION

3205 P 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 eight residential lots, which are substantially in conformance with Special Use Permit Ord. No. 2019-177, 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 80.5-85'. 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 referenced as 3205 P Street consists of a vacant 13,282 SF (.305 acre) corner parcel of land with 80 feet of street frontage along P Street and 165 feet of frontage along 33rd Street, and no alley access. The property is located in the Church Hill North neighborhood of the East Planning District.

Proposed Use of the Property

The intended use of the properties is up to 8 single-family attached dwellings, substantially in conformance with Special Use Permit Ord. No. 2019-177. Four of the units would front N. 33rd Street and four would front P Street.

Master Plan

The City of Richmond's Master Plan designates the subject property for Single Family Medium Density land use. "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."

Specifically for the Near West Planning District, the Master Plan states "infill development of like density, scale and use is appropriate" and "residential areas should be protected from further commercial encroachment" (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. 2019-177, adopted July 22, 2019, which authorizes up to eight single-family attached dwellings.

Surrounding Area

All properties in the vicinity are also within the R-6 Single-Family Attached Residential District. Within the area of the subject property are a number of vacant properties. Improved properties contain a mixture of single-family and multi-family structures.

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