



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD 2021.011: Subdivision Exception Request for 3204 Old Gun Road.

To: City Planning Commission
From: Land Use Administration
Date: December 20, 2021

PETITIONER

Aaron Revere on behalf of Dorothy C.J. Clark

LOCATION

3204 Old Gun Road

PURPOSE

To approve an exception to Sec 25-255 of the Subdivision Ordinance to waive the requirement for curbs, gutters and sidewalks along a portion of Old Gun Road.

SUMMARY & RECOMMENDATION

The applicant is proposing to record a 2-lot subdivision plat establishing a residential lot that is in conformance with Sec. 620.5 of the zoning ordinance. The subdivision is necessary because the existing lot has been split since it was annexed into the City of Richmond from Chesterfield County in 1970. Whereas the city's Department of Public Works has requested a twenty-five (25) foot wide easement in lieu of site improvements, the residential lot is not in compliance with Sec. 25-255 of the Subdivision Ordinance which requires the installation of curb, gutter and sidewalk along the street that abuts the subdivision. The lot is situated on a windy portion of Old Gun Road where there is no curb, gutter or sidewalk. The proposed lots will have a small portion of their lot areas in the City of Richmond, with the vast majority being in Chesterfield County. The applicant is therefore requesting, pursuant to Section 25-9 of the Subdivision Ordinance, an exception to Section 25-255 of the Subdivision Ordinance.

Staff finds the dedication of right-of-way is an appropriate alternative to building isolated improvements in a sparsely developed section of the city.

Therefore, staff recommends approval of the exception request.

FINDINGS OF FACT

Site Description

The property known as 3204 Old Gun Road zoned R-1 Single-Family Residential. The property is a portion of 60.56 acre property primarily that extends into Chesterfield County. The subject area consists of a 4.18 acre portion that is located within the City of Richmond. The Richmond portion has frontage along Old Gun Road.

Proposed Use of the Property

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Master Plan

The City's Richmond 300 Master Plan designates the property as Residential. This land use category is described as a neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature.

Development Style: Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.

Mobility: Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.

Intensity: Buildings are generally one to three stories. Lot sizes generally range from one to three stories. Lot sizes generally range up to 5,000 to 20,000+ square feet. General residential density of 2 to 10 housing units per acre.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings, institutional, and cultural. Secondary uses may be found along major streets.

Zoning

The property is located in the R-1 Single-Family Residential District. Permitted principal uses in this district include single-family detached dwellings, churches, and other places of worship, and private elementary and secondary schools, and wireless telecommunications facilities.

Surrounding Area

Surrounding city properties to the north, south and east are located in the same R-1 Single-Family Residential District as the subject property. Single-family detached dwellings are the predominant land-use in these city properties.

The land abutting to the west is located in Chesterfield County in their R-40 Residential District. The lot standards in this district call for minimum lot sizes of 40,000 square feet that are at least 150 feet in width.

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