



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD 2016-010: Preliminary Plat for The Meridian Subdivision at 3410 Cutshaw Avenue (9 lots).

To: City Planning Commission
From: Land Use Administration
Date: July 18, 2016

PETITIONER

Mark R. Baker, Baker Development Resources, LLC

LOCATION

3410 Cutshaw Avenue

PURPOSE

Subdivision to create nine parcels (eight residential lots and one lot in common) out of the existing parcel to allow the construction of single-family attached and two-family attached dwellings and a parking area, pursuant to special use permit ordinance 2016-035.

SUMMARY & RECOMMENDATION

The proposed subdivision would create eight residential lots and a lot in common, thereby enabling the property to be developed as authorized by special use permit ordinance 2016-035. The depth of several of the residential lots, as authorized by the special use permit, does not meet the requirements of Sec. 25-219 of the subdivision ordinance. A waiver to that requirement is therefore required.

The special use permit ordinance was approved by City Council on March 14, 2016 after receiving a recommendation for approval from the Planning Commission on March 7, 2016 and a recommendation of approval from staff. Staff therefore recommends that the waiver requested by the applicant be granted.

Preliminary approval is recommended provided that:

1. All applicable provisions of the Subdivision Ordinance shall be met, with the exception of the lot depth requirement set forth in Sec. 25-219.
 2. All applicable provisions of the Zoning Ordinance and Ord. No. 2016-035 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.
 5. All applicable Building Codes shall be met.
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FINDINGS OF FACT

Site Description

The subject property consists of a 0.34 acre (14,810 SF) parcel improved with an office use and surface parking area. The building containing the office use was originally constructed as two separate dwelling units that were subsequently combined through an addition. The office use and expansion were authorized by special use permits (Ord. Nos. 76-208-184 and 79-118-111). The property is located in the northeast quadrant of the intersection of North Thompson Street and Cutshaw Avenue, in the Museum District neighborhood of the Near West planning district.

Proposed Use of the Property

The proposed use of the property is single-family attached and two-family attached dwellings, containing a total of up to 11 dwelling units, served by no fewer than one on-site parking space per dwelling unit. The two-family dwellings on Lots 7 through 9 may be constructed as single-family dwellings with residential accessory structures customary to such uses.

Master Plan

The City of Richmond's Master Plan recommends Single family (Medium Density) land uses for the property. The Master Plan defines the primary uses for this category as single-family and two-family detached and attached dwellings at densities of 8 to 20 units per acre, and includes residential support uses such as schools, places of worship, and neighborhood parks, among others (p. 133). The Master Plan also states "infill development of like density, scale, and use is appropriate" (p. 230) as a guiding land use principle for the Near West planning district. The density of the proposed development is approximately 32 units per acre. The density of existing residential uses in the vicinity ranges from 21 to 75 units per acre.

Zoning & Ordinance Conditions

The subject property lies within the R-48 Multi-Family Residential District and, as stated above, is subject to a 2016 special use permit authorizing single-family attached and two-family attached dwellings, containing a total of up to 11 dwelling units, served by no fewer than one on-site parking space per dwelling unit. The two-family dwellings on Lots 7 through 9 may be constructed as single-family dwellings with residential accessory structures customary to such uses.

Appropriate agreements and covenants that provide for the perpetuation and maintenance of all areas to be held in common ownership by unit owners within the Property, approved by the City Attorney, must be executed prior to the issuance of any certificate of occupancy for the Special Use

The Owner shall grant an access easement to all unit owners so that all units have access to the parking area.

Surrounding Area

Properties to the east of the subject property are located within the same R-48 district. Properties to the south are also located in the R-48 district, in addition to the West of the

Boulevard Overlay District. Properties to the north and west are located within the RO-2 - Residential Office Zoning District.

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