



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD 2020-001: Subdivision exception request for 5205 Orcutt Lane

To: City Planning Commission
From: Land Use Administration
Date: February 3, 2020

PETITIONER

Keith Whipple, Cava Capital

LOCATION

5205 Orcutt Lane

PURPOSE

To approve an exception to Sec 25-255 of the Subdivision Ordinance to waive the requirement for curbs, gutter and sidewalk along Orcutt Lane.

SUMMARY & RECOMMENDATION

The subject property is located along the south side of Orcutt Lane between Richdale Road and Brinkwood Drive in the Piney Knolls neighborhood of the Broad Rock Planning District. The property consists of approximately 3 acres of land. The applicant is pursuing a lot split to sell off the newly created parcel. The newly created parcel will be provided with frontage via a 25 foot access easement onto Orcutt Lane.

The portion of Orcutt Lane on which the subject property fronts is not currently improved with sidewalks or curb/gutter. The applicant is therefore requesting, pursuant to Section 25-9 of the Subdivision Ordinance, an exception to Section 25-255 of the Subdivision Ordinance, which would require curb, gutter and sidewalk to be installed along Orcutt Lane along the frontage of the subject property.

Staff finds the lack of existing curb and gutter infrastructure to tie into could pose constraints on the subject property and adverse effects on the adjacent properties, should curb and gutter be installed solely along the subject property.

Staff finds that a lack of sidewalk infrastructure to tie into precludes the feasibility of installation of sidewalk along the Orcutt Lane frontage of the subject property.

Therefore, staff recommends approval of the exception request.

FINDINGS OF FACT

Site Description

The subject property is located along the south side of Orcutt Lane between Richdale Road and Brinkwood Drive in the Piney Knolls neighborhood of the Broad Rock Planning District. The property consists of approximately 3 acres of land improved with a dwelling constructed, per tax assessment records, in 1946.

Proposed Use of the Property

The applicant is pursuing a lot split to sell off the newly created parcel.

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 7 units per acre. Typical zoning classification that may accommodate this land use category: R-1, R-2, R-3, R-4 and R5. (City of Richmond, Master Plan).

Zoning

The property is located within an R-4 Single-Family Residential District.

Surrounding Area

All properties surrounding the subject property are located in the R-4 Single Family Residential zoning district. Single-family residential and open space land uses predominate the area.

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