



CITY OF RICHMOND

Department of Planning & Development Review ***Staff Report***

SUBD 2022.004: Subdivision Exception Request for 4508 Grove Avenue, per Sec. 25-9 of the Subdivision Ordinance.

To: City Planning Commission
From: Land Use Administration
Date: June 6, 2022

PETITIONER

Core Four RVA, LLC

LOCATION

4508 Grove Avenue

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 seven residential lots that are in conformance with Ord. No. 2021-362 authorizing the special use of the subject property for up to seven single-family attached dwellings. However, the seven residential lots are not in compliance with Sec. 25-219 of the Subdivision Ordinance, which requires an average lot depth of not less than 100 feet. The four lots are each less than 60 feet in depth. 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 is consistent with the Richmond 300 Master Plan and approved special use permit authorizing single-family attached dwellings on the property.

Therefore, staff recommends approval of the exception request.

FINDINGS OF FACT

Site Description

The property known as 4508 Grove Avenue contains 9,700 square feet of land, located in the Colonial Place neighborhood on Grove Avenue, between Westmoreland Street and Commonwealth Avenue.

Proposed Use of the Property

The property is currently vacant. The proposed subdivision will create seven fee simple lots subdivided along the proposed party walls of each unit.

Master Plan

The City's Richmond 300 Master Plan designates the property for Residential Uses. This land use category is described as 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.

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. 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 (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

Zoning

The property is located in the R-53 Multifamily Residential District. The proposed lots and uses created by this subdivision are authorized under a special use permit (Ord. No. 2021-362).

Surrounding Area

Surrounding properties on the block facing Grove Avenue are in the same R-53 Multifamily Residential District as the subject property. Apartments, condominiums and offices are the predominant land use on the block.

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