



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD. 2022-009: Subdivision Exception for 6900-6904 Patterson Avenue, per Sec. 25-9 of the Subdivision Ordinance.

To: City Planning Commission
From: Land Use Administration
Date: August 15, 2022

PETITIONER

Lory Markham – Markham Planning

LOCATION

6900 – 6904 Patterson 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 .504 acre subject property is located in the R-4 Single-Family Residential zoning district. The proposed uses are permitted in this district. However, not all of the lot feature requirements of the zoning district could be met and a special use permit (ORD. 2021-278) was adopted on November 8, 2021 authorizing the development plan.

The lot pattern and redevelopment of this property is consistent with the Richmond 300 Master Plan and lot layout approved by the special use permit. However, 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 lot depth ranges from 59 feet to 76 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 recommends approval of the exception request.

FINDINGS OF FACT

Site Description

6900 – 6904 Patterson Avenue is located in the Three Chopt neighborhood at the corner of Patterson Avenue and Charles Street. The properties are currently a 9,132 sq. ft (.21 acre) and a 12,009 sq. ft. (.27 acre) parcel of land, with a 2,042 sq. ft. single-family detached dwelling constructed.

Proposed Use of the Property

The applicant is proposing subdividing the existing parcels of land into nine parcels in order to facilitate the construction of up to seven single-family attached dwellings, one single-family detached dwelling, and common area.

Richmond 300 Master Plan

The subject property falls within the Community Mixed-Use designation of the Richmond 300 Master Plan. Primary Uses are Retail/office/personal service, multi-family residential, cultural, and open space.

Zoning & Ordinance

The property is located within the R-4 Single-Family Residential zoning district and is subject to Ord. 2021-278 which authorized the special use of the properties known as 6900 Patterson Avenue and 6904 Patterson Avenue for the purpose of (i) up to seven single-family attached dwellings; (ii) either one single family detached dwelling or offices, including business, professional and administrative offices, medical and dental offices and clinics, and studios of writers, designers and artists engaged in the graphic arts; and (iii) one common area, upon certain terms and conditions.

Surrounding Area

The majority of the properties in the vicinity are located within the same R-4 Residential Zone with some R-O1 properties along Patterson Avenue. The area is primarily single-family residential.

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