



CITY OF RICHMOND

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

SUBD. 2022-010: Subdivision Exception for 2516 East Leigh Street, per Sec. 25-9 of the Subdivision Ordinance.

To: City Planning Commission
From: Land Use Administration
Date: October 17, 2022

PETITIONER

Mark Baker – Baker Development Resources

LOCATION

2516 East Leigh Street

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 .489 acre subject property is located in the R-63 Multi-Family Urban 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. 2022-147) was adopted on June 13, 2022 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 44 feet to 89 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

The subject property consists of a single parcel of land that has a lot area of approximately 54,000 square feet (1.2 acres) and is improved with a two-story senior apartment building that was originally constructed as a school. The property is located in the Church Hill neighborhood, and is bound by East Leigh Street to the south, North 26th Street to the east, M Street to the north, and single-family dwellings are located to the west that front onto North 25th Street.

Proposed Use of the Property

The applicant is proposing subdividing the existing parcels of land into 10 parcels in order to facilitate the construction of up to 62 multi-family dwellings.

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-63 Multi-Family Urban Residential zoning district and is subject to Ord. 2022-147 which authorized the special use of the property known as 2516 East Leigh Street for the purpose of (i) an age-restricted multifamily dwelling containing up to 62 dwelling units and an accessory parking area and (ii) up to nine single-family attached dwellings, upon certain terms and conditions, and to repeal Ord. No. 95-151-153, adopted Jun. 26, 1995.

Surrounding Area

Single-family uses are located to the west and east of the subject property. A mix of religious, single-family, and multifamily uses are located to the south, and a government building is located to the north. Properties to the south and east are also located within the R-63 Multifamily Urban Residential District. Properties to the north are located within the RO2-PE2 Residential Office-Parking Exempt District and properties to the west are located in both the R-63 District and the UB-PE4 Urban Business-Parking Exempt District.

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