



CITY OF RICHMOND

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

SUBD. 2023-006: Subdivision Exception for 707 North 31st Street, per Sec. 25-9(2) of the Subdivision Ordinance.

To: City Planning Commission
From: Land Use Administration
Date: June 20, 2023

PETITIONER

Mark Baker

LOCATION

Southeast corner of North 31st Street and N 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 proposed subdivision is consistent with the recently adopted Special Use Permit (SUP) for this development, Ordinance No, 2023-063, which was adopted March 27, 2023. The SUP requires substantial compliance with the plans attached thereto, which reflect this same lot pattern.

The lot pattern and development of this property is consistent with the Richmond 300 Master Plan and historic pattern of development in the area. The applicant is therefore requesting, pursuant to Section 25-9(2) 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 vacant property is .162 acres and located in the Church Hill North neighborhood.

Proposed Use of the Property

The applicant is proposing subdividing the existing parcel of land into four parcels in order to facilitate the construction single-family attached dwellings.

Richmond 300 Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use, which is defined as Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.

Zoning & Ordinance

The current zoning for this property is R-6 Single Family Attached Residential District. Ordinance No. 2023-063 authorized the special use of the property known as 707 North 31st Street for the purpose of four single-family attached dwellings, upon certain terms and conditions.

Surrounding Area

The surrounding land uses include primarily residential with some institutional and commercial uses nearby.

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