



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD 2023.008: Subdivision Exception for 901 Norton Street, per Sec. 25-219 of the Subdivision Ordinance.

To: City Planning Commission
From: Land Use Administration
Date: September 18, 2023

PETITIONER

Mark Baker

LOCATION

Northeast corner of Norton Street and West Catherine 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, which was adopted September 11, 2023 (Ordinance No. 2023-230). The SUP requires substantial compliance with the plans attached thereto, which reflect this same lot pattern that is being requested by this subdivision exception.

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 an exception to Section 25-219 of the Subdivision Ordinance, pursuant to Section 25-9(2) of the Subdivision Ordinance.

Staff recommends approval of the exception request.

FINDINGS OF FACT

Site Description

The property is located in the Carver neighborhood on northeast corner of Norton and Catherine Streets. The property contains 4,752 sq. ft. (.109 acre) of land. The property is currently improved with a 1,571 square foot single-family dwelling, circa 1910. This structure will be removed.

Proposed Use of the Property

The applicant is proposing subdividing the existing parcel of land into four parcels to facilitate

the construction of three single-family attached dwellings and one single-family detached dwelling.

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-8 Urban Residential District. Ordinance No. 2023-230 authorized the special use of the property known as 901 Norton Street for the purpose of three single-family attached dwellings and a single-family detached dwelling, upon certain terms and conditions.

Surrounding Area

All adjacent properties are located within the same R-8 Residential Zone. The area is primarily single family residential, with some multi-family residential and small, neighborhood commercial uses present in the vicinity.

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