



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD 2016-002: Preliminary approval for 7 West Subdivision at 501, 517 and 523 West 7th Street (12 lots).

To: City Planning Commission
From: Land Use Administration
Date: February 16, 2016

PETITIONER

Ms. Claire Shirley

LOCATION

501, 517, and 523 West 7th Street

PURPOSE

To subdivide 12 lots.

SUMMARY & RECOMMENDATION

The subject property is located in the City's Old South Planning District and the Manchester District of the Downtown Plan and is on the block bounded by a 7th Street to the south, a paper street known as 6th Street to the north and west, and a paper street known as Semmes Avenue to the east. The property consists of three parcels totaling 0.45 acre of land area. The parcels are improved by three vacant buildings.

The applicant is proposing to subdivide the parcel into twelve individual lots to sell. Off street parking spaces will be provided accessible by a 19 foot alley held in common. The property is located in the RF-2 Riverfront zoning district which does permit single-family attached residential uses.

The City of Richmond's Master Plan designation for these parcels is Downtown Nature Area. Primary uses for this designation includes "wilderness landscape that is untouched by development, and whose ecological features are preserved." (Page 3.20) Buildings are typically not located in Natural Areas, except in special cases. The Downtown Plan also states within the Create Appropriate Neighborhood Infill section, "Manchester will benefit greatly from new constructions and the infill of its many vacant properties. Such in fill will introduce new energy to the district by increasing the residential population, repairing the streetscape, and enhancing safety by providing "eyes on the street". It is essential that while Manchester grows and fills in its vacant lots with new buildings, that these buildings respect the existing historic architecture of the district." (Page 4.33)

Preliminary approval is recommended provided that:

1. All applicable provisions of the Subdivision Ordinance shall be met except for the lot depth requirement of 100 feet.
2. All applicable provisions of the Zoning Ordinance shall be met.
3. All applicable provisions of the Chesapeake Bay Preservation Ordinance shall be met.
4. All applicable City utility and drainage standards and specifications shall be met. All applicable Building Codes shall be met.

FINDINGS OF FACT

Site Description

The subject property is located near the corner of 7th Street and Semmes Avenue. The property is bound by a 45' unimproved 6th Street to the north and west, an unimproved 35' Semmes Avenue to the east, and 7th Street to the south and consists of three parcels with approximately 19,761 square feet of land area. The property is currently improved with three, one-story storage buildings.

Proposed Use of the Property

The applicant is proposing to subdivide the parcel into twelve individual lots. Off-street parking spaces will be provided via an access easement. The property is located in the RF-2 Riverfront zoning district, which does permit single family attached residential uses.

Master Plan

The City of Richmond's Master Plan designation for these parcels as Downtown Nature Area. Primary uses for this designation includes "wilderness landscape that is untouched by development, and whose ecological features are preserved." (Page 3.20) Buildings are typically not located in Natural Areas, except in special cases.

The Downtown Plan also states within the Create Appropriate Neighborhood Infill section, "Manchester will benefit greatly from new constructions and the infill of its many vacant properties. Such in fill will introduce new energy to the district by increasing the residential population, repairing the streetscape, and enhancing safety by providing "eyes on the street". It is essential that while Manchester grows and fills in its vacant lots with new buildings, that these buildings respect the existing historic architecture of the district." (Page 4.33)

Zoning & Ordinance Conditions

The property is located within an RF-2 Riverfront zoning district. As per Section 30-447.11 of the Zoning Ordinance, permits, "Dwelling units, provided that when such units are located within buildings fronting on streets designated as street oriented commercial frontage as shown below, a minimum of one third or 1,000 square feet, whichever is greater, of the floor area of the ground floor of the building shall be devoted to other uses principal permitted in this district, and such uses shall have a depth of not less than 20 feet

along the entire street oriented commercial frontage, except for ingress and egress. A plan of development shall be required as set forth in article X of this chapter for construction of any new building containing more than ten dwelling units.” The proposed subdivision does not front any of the designated commercial streets.

Surrounding Area

All properties surrounding the subject property are located in the RF-2 Riverfront zoning district and B-7 Mixed Use Business zoning District. In addition, all the surrounding adjacent properties to the subject property are all open space, office space, or multi-family dwellings located in the RF-2 or B-7 districts.

Staff Contact: Leigh V. Kelley, Planner II, 804-646-6384