



## CITY OF RICHMOND

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

**SUBD 2016-008:** Preliminary Plat for the Maplewood Subdivision at 501 and 503 Maple Avenue (4 lots).

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** July 5, 2016

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#### **PETITIONER**

John Vinis, Tri American Properties, LLC

#### **LOCATION**

501 & 503 Maple Avenue

#### **PURPOSE**

Subdivision to create four parcels to allow the construction of four single-family detached dwelling units.

#### **SUMMARY & RECOMMENDATION**

The proposal is to subdivide two existing lots into four lots for the purposes of developing four single-family detached dwellings with accessory garages. The lots would be served by a private access easement off of Maple Avenue. The proposed development would have an average lot size of approximately 5,000 square feet with a common access easement to serve the lots. The side yard setbacks are 5 feet and the front yard setback along Maple Avenue is 25 feet. The proposal has lot widths of approximately 49 feet and lot depths between 114 feet and 84 feet. This configuration was authorized by a special use permit (Ord. 2016-042) adopted by City Council on March 28, 2016.

#### Preliminary approval is recommended provided that:

1. All applicable provisions of the Subdivision Ordinance shall be met with the exception of section 25-219.
  2. All applicable provisions of the Zoning Ordinance and Ordinance 2016-042 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.
  5. All applicable Building Codes shall be met.
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#### **FINDINGS OF FACT**

##### **Site Description**

The subject property is located on two existing parcels totaling .453 acre in size. Prior to a recent demolition, single-family detached homes occupied the property. The property is

located on the east side of Maple Avenue between the intersections at Lowry Street and Ferguson Road.

### **Proposed Use of the Property**

The proposal is to subdivide two existing lots into four lots for the purposes of developing four single-family detached dwellings with accessory garages. The lots would be served by a private road accessed off of Maple Avenue. The average size of the dwellings is 2,778 square feet and the detached garages/with second floor bonus rooms would be 800 square feet. Each primary home would also be two stories tall. Each dwelling would be provided with two parking spaces located in the garages.

### **Master Plan**

The Master Plan recommends Single-Family “Low Density” for the subject properties. Single-family is defined as, “Primary use is single-family detached dwellings at densities up to seven units per acre (p. 133).”

### **Zoning**

The subject property is currently located within the R-4 Single-Family Residential zoning district, which permits single-family detached dwellings by-right with a minimum lot size of 7,500 square feet. The minimum lot width is 60 feet, the front yard setback requirement is 25 feet and the side yard setback is 6 feet. The zoning ordinance does not permit more than two single-family detached dwellings to be located on a private street and the subdivision ordinance requires that residential lots have a depth of not less than 100 feet.

The proposed development would have an average lot size of approximately 5,000 square feet with a common access easement to serve the lots. The side yard setbacks are 5 feet and the front yard setback along Maple Avenue is 25 feet. The proposal has lot widths of approximately 49 feet and lot depths between 114 feet and 84 feet. This configuration was authorized by a special use permit (Ord. 2016-042) adopted by City Council on March 28, 2016.

### **Surrounding Area**

The properties to the north, south, and west are also located in the R-4 Single-Family Residential zoning district and are generally improved with single family dwellings. The properties to the east are located in the RO-1 Residential Office district and are improved with commercial uses.

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