



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD 2016-009: Preliminary Plat for the Swansboro Commons Subdivision at 3303 Lawson Street (5 lots).

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

PETITIONER

Robert McCracken
Historic Resources Documentation, Inc.
7717 Comanche Drive
Richmond, VA 23225

LOCATION

3303 Lawson Street

PURPOSE

Subdivision to create five parcels (four residential lots and one lot in common) out of the existing parcels to allow the construction of four single-family detached dwellings, a parking area, and other common elements, pursuant to special use permit ordinance 2016-039.

SUMMARY & RECOMMENDATION

The proposed subdivision would create four single-family lots and a lot in common, thereby enabling the property to be developed as authorized by special use permit ordinance 2016-039. The depth of the residential lots as authorized by the special use permit does not meet the requirements of Sec. 25-173 of the subdivision ordinance. A waiver to that requirement is therefore required.

The special use permit ordinance was approved by City Council on March 28, 2016 after receiving a unanimous recommendation for approval from the Planning Commission on March 21, 2016 and a recommendation of approval from staff. Staff therefore recommends that the waiver requested by the applicant be granted.

Preliminary approval is recommended provided that:

1. All applicable provisions of the Subdivision Ordinance shall be met, with the exception of the lot depth requirement set forth in Sec. 94-173.
 2. All applicable provisions of the Zoning Ordinance and Ord. No. 2016-039 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 contains a total of 15,840 square feet of unimproved land. It is located at the corner of Lawson Street and East 33rd Street.

Proposed Use of the Property

The request is to take three existing lots facing Lawson Street and reorient them towards East 33rd Street through a subdivision, adding a fourth single-family lot. The resulting subdivision would share parking area along the existing alley.

The subject property is currently located within the R-5 Single-Family Residential zoning district, which permits single-family detached dwellings by-right. The minimum lot size is 6,000 square feet, which equals a density of 7.26 units per acre. The proposed development would have an average lot size of just over 2,000 square feet with a common area lot of approximately 7,800 square feet. The minimum lot width is 50 feet and the front yard setback requirement is 25 feet. The proposal has lot widths of 29 feet and lot depths of 69 feet. The subdivision ordinance requires that residential lots have a depth of not less than 100 feet.

The homes would have masonry foundations and exterior walls would be clad in masonry veneer. Roof materials would be metal. Dwelling sizes would be 1,763 square feet each.

A parking area, accessed from the alley would provide four parking spaces, one space for each dwelling. This parking area as well as a common area to the rear of each lot would be owned and maintained by a property owner's association.

Master Plan

The Richmond Master Plan designates this property as Single-Family (low density) in the Old South Planning District. "Primary uses are single-family detached dwellings at densities up to seven units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category are R-1, R-2, R-3, R-4, and R-5" (p.133).

Zoning & Ordinance Conditions

The subject property is currently located within the R-5 Single-Family Residential zoning district, which permits single-family detached dwellings by-right. The minimum lot size is 6,000 square feet, which equals a density of 7.26 units per acre. The proposed development would have an average lot size of just over 2,000 square feet with a common area lot of approximately 7,800 square feet. The minimum lot width is 50 feet and the front yard setback requirement is 25 feet. The proposal has lot widths of 29 feet and lot depths of 69 feet. The subdivision ordinance requires that residential lots have a depth of not less than 100 feet.

Parking for the four lots shall be by means of a private parking area. Appropriate easements, agreements or covenants that provide for maintenance of all areas and facilities to be held in common ownership by the property owners within the development, shall be approved by the Zoning Administrator.

Surrounding Area

The surrounding properties are zoned R-5 and are predominantly occupied by single-family dwellings.

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