



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD 2018.001: Preliminary subdivision of 1641 Commerce Avenue (2 lots) and exception request.

To: City Planning Commission
From: Land Use Administration
Date: April 2, 2018

PETITIONER

Jim Lohr, Edwards, Kretz, Lohr & Associates LLC

LOCATION

1641 Commerce Road

PURPOSE

Preliminary subdivision of 1641 Commerce Road (2 lots) and exception request.

SUMMARY & RECOMMENDATION

The subject property fronts on the western edge of Commerce Road, between Bruce Street and Carter Creek Road, in the Hillside Court neighborhood. The subject property consists of 2.927 acres (127,500 SF) parcel of land which is improved with three structures, all one-story ranging from circa 1900, 1980, and 2003, per tax assessment records. The property is currently used for commercial purposes, with a grocery store fronting Commerce Road and a workshop to the rear.

One of the proposed parcels will have direct frontage on Commerce Road, the second parcel will be provided an access easement to Commerce Road. The portion of Commerce Road on which the subject property fronts, as well as Commerce Road within the vicinity of the subject property, is not currently improved with sidewalks or curb and gutter. The applicant is therefore requesting, pursuant to Section 25-9 of the Subdivision Ordinance, an exception to Section 25-255 of the Subdivision Ordinance, which would require curb, gutter and sidewalk be installed along the street.

Staff finds that the subject property is located in an active industrial area with sites along Commerce Road designed to accommodate heavy truck traffic, which is not conducive to pedestrian activity. A pedestrian access easement is shown on the preliminary plat linking the commercial use of the subject property with multifamily residential use abutting to the rear of the property.

Staff finds the lack of existing curb and gutter infrastructure to tie into could pose constraints on the subject property and adverse effects on the adjacent properties, should curb and gutter be installed solely along the subject property.

Staff recommends preliminary subdivision approval provided that:

1. All applicable provisions of the Subdivision Ordinance shall be met, with an exception to the requirement for the installation of curb, gutter and sidewalks of Section 25-255 of the Subdivision Ordinance, provided a pedestrian easement is shown on the record plat, substantially as shown on the preliminary plat.
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.
5. All applicable Building Codes shall be met.

FINDINGS OF FACT

Site Description

The subject property fronts on the western edge of Commerce Road, between Bruce Street and Carter Creek Road, in the Hillside Court neighborhood. The subject property consists of 2.927 acres (127,500 SF) parcel of land which is improved with three structures, all one-story ranging from circa 1900, 1980, and 2003, per tax assessment records. The property is currently used for commercial purposes, with a grocery store fronting Commerce Road and a workshop to the rear.

Proposed Use of the Property

The applicant is proposing to subdivide the existing parcel of land into two parcels.

Master Plan

The subject property falls within the industrial land use designation of the City of Richmond Master Plan. "Primary uses include a wide variety of manufacturing, processing, research and development, warehousing, distribution, office-warehouse and service uses. Office, retail and other uses that complement industrial areas are often secondary support uses" (p. 135).

Zoning

The property is zoned M-1 Light Industrial.

Surrounding Area

Properties to the north and south are zoned M-1, properties to the east are zoned M-2 Heavy Industrial, and the property to the west of the subject property is zoned R-48 Multifamily Residential.

Industrial land use predominates the Commerce Road corridor, with commercial land use present as well. Multifamily land use abuts the subject property to the west.

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