



Legislation Text

File #: ORD. 2021-265, **Version:** 1

To provide for the vacation of a portion of a subdivision plat, pursuant to Va. Code § 15.2-2272(2), pertaining to a lot originally reserved for recreation, known as 3021 Falcon Road and described on a certain subdivision plat as Lot 12-1, Staffordshire, Section 5, Block M.
(4th District)

§ 1. That the subdivision plat (the “Plat”) entitled “Staffordshire, Section - 5, Midlothian District, Chesterfield County, Virginia,” prepared by LaPrade Brothers, and dated August 5, 1966, a copy of which is attached to, incorporated into, and made a part of this ordinance, is hereby partially vacated pursuant to section 15.2-2272(2) of the Code of Virginia (1950), as amended, such that the lot labelled on the Plat as “Reserved for Recreation,” more commonly known as 3021 Falcon Road or Lot 12-1 of Block M, Section 5, Staffordshire and identified as Tax Parcel No. C001-1089/088 in the 2021 records of the City Assessor, shall be removed from the subdivision shown on the Plat to allow its development for single-family residential purposes subject to the provisions of sections 30-404.1 through 30-404.8 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended.

§ 2. This ordinance shall be in force and effect upon adoption.

O & R Request

DATE: August 16, 2021

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (By Request)
(This in no way reflects a recommendation on behalf of the Mayor.)

THROUGH: J.E. Lincoln Saunders, Acting Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Kevin J. Vonck, Acting Director, Department of Planning and Development Review

RE: Vacation of a portion of a subdivision, pursuant to Virginia Code Section 15.2-2272(2), pertaining to a lot originally reserved for recreation, known as Lot 12-1, Staffordshire, Section 5, Block M

(3021 Falcon Road).

ORD. OR RES. No.

PURPOSE: To vacate of a portion of a subdivision, pursuant to Virginia Code Section 15.2-2272(2), pertaining to a lot originally reserved for recreation, known as Lot 12-1, Staffordshire, Section 5, Block M (3021 Falcon Road).

REASON: The owner of the subject property intends to construct a single-family dwelling consistent with the underlying R-2 Single-Family Residential zoning. In order for the development to take place, the subdivision must be partially vacated by an act of City Council, which is a power enabled by Virginia Code Section 15.2-2272(2).

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its October 4, 2021 meeting.

BACKGROUND: The property consists of approximately 1.07 acres of unimproved land located in the Huguenot neighborhood at the end of Falcon Road, off Duryea Drive, adjacent to the city's border with Chesterfield County. The 1966 subdivision plat indicates the property was reserved for recreational use.

The City's Richmond 300 Master Plan designates these parcels as Residential. Such areas are defined as neighborhoods "...consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature."

Primary Uses: Single-family houses, accessory dwelling units, and open space. Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

Single-family residential land use predominates the area.

FISCAL IMPACT / COST: None

FISCAL IMPLICATIONS: None

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: None

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: September 13, 2021

CITY COUNCIL PUBLIC HEARING DATE: October 11, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, October 4, 2021

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: None

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft Ordinance, Applicant's Letter, Plat

STAFF: Matthew J. Ebinger, AICP, Principal Planner, Land Use Administration 804-646-6308

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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