

LAND FOR SALE

DEVELOPMENTAL LAND OPPORTUNITY AT SIGNALLED INTERSECTION OF IRONBRIDGE RD

5325 Ironbridge Road, Richmond, VA 23234



SALE PRICE:	\$548,600
PROPERTY TYPE:	Land
LOT SIZE:	2.11 Acres
APN #:	776686779200000
ZONED:	R7
CROSS STREET:	Jessup Road

PROPERTY OVERVIEW

Developmental land parcel is located at the highly visible signaled intersection of Ironbridge Road and Jessup Road near Rt 150 / Chippenham Pkwy in south west Richmond, VA.

PROPERTY FEATURES

- Signaled corner Intersection
- Approx 37,689 VPD
- Developmental Land Opportunity
- Excellent Street Visibility

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PROPERTY OVERVIEW

Developmental Land Opportunity

LOCATION OVERVIEW

Parcel is located at the highly visible signaled intersection of Ironbridge Road and Jessup Road near Rt 150 / Chippenham Pkwy in southwest Richmond, VA.

HIGHEST AND BEST POSSIBLE USE

Parcel is best suited for developmental use of a variety of commercial purpose opportunities.

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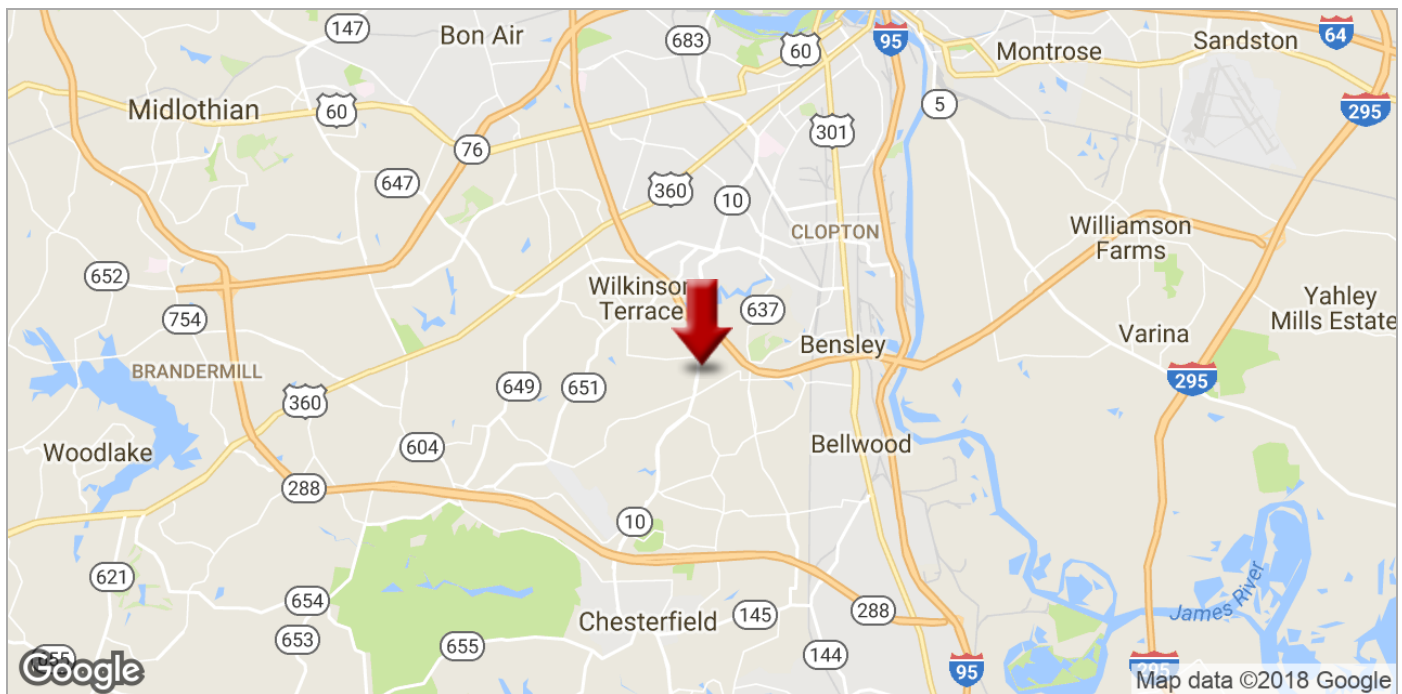
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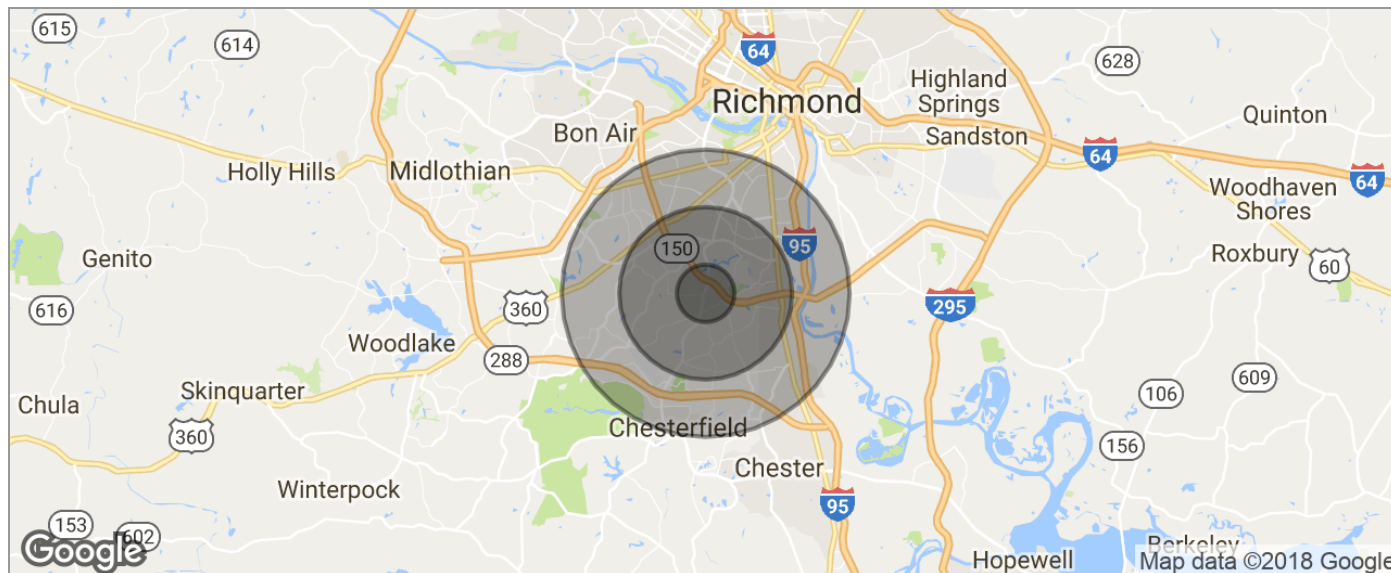
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,179	62,658	153,546
MEDIAN AGE	37.9	33.6	33.5
MEDIAN AGE (MALE)	35.0	32.4	32.2
MEDIAN AGE (FEMALE)	39.6	34.7	34.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,296	22,848	56,188
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$67,119	\$58,585	\$55,568
AVERAGE HOUSE VALUE	\$217,012	\$194,770	\$181,988
RACE	1 MILE	3 MILES	5 MILES
% WHITE	39.2%	40.2%	42.0%
% BLACK	47.3%	49.8%	48.6%
% ASIAN	5.5%	2.5%	2.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.6%
% OTHER	4.7%	4.2%	3.5%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	12.0%	15.7%	14.2%

* Demographic data derived from 2010 US Census

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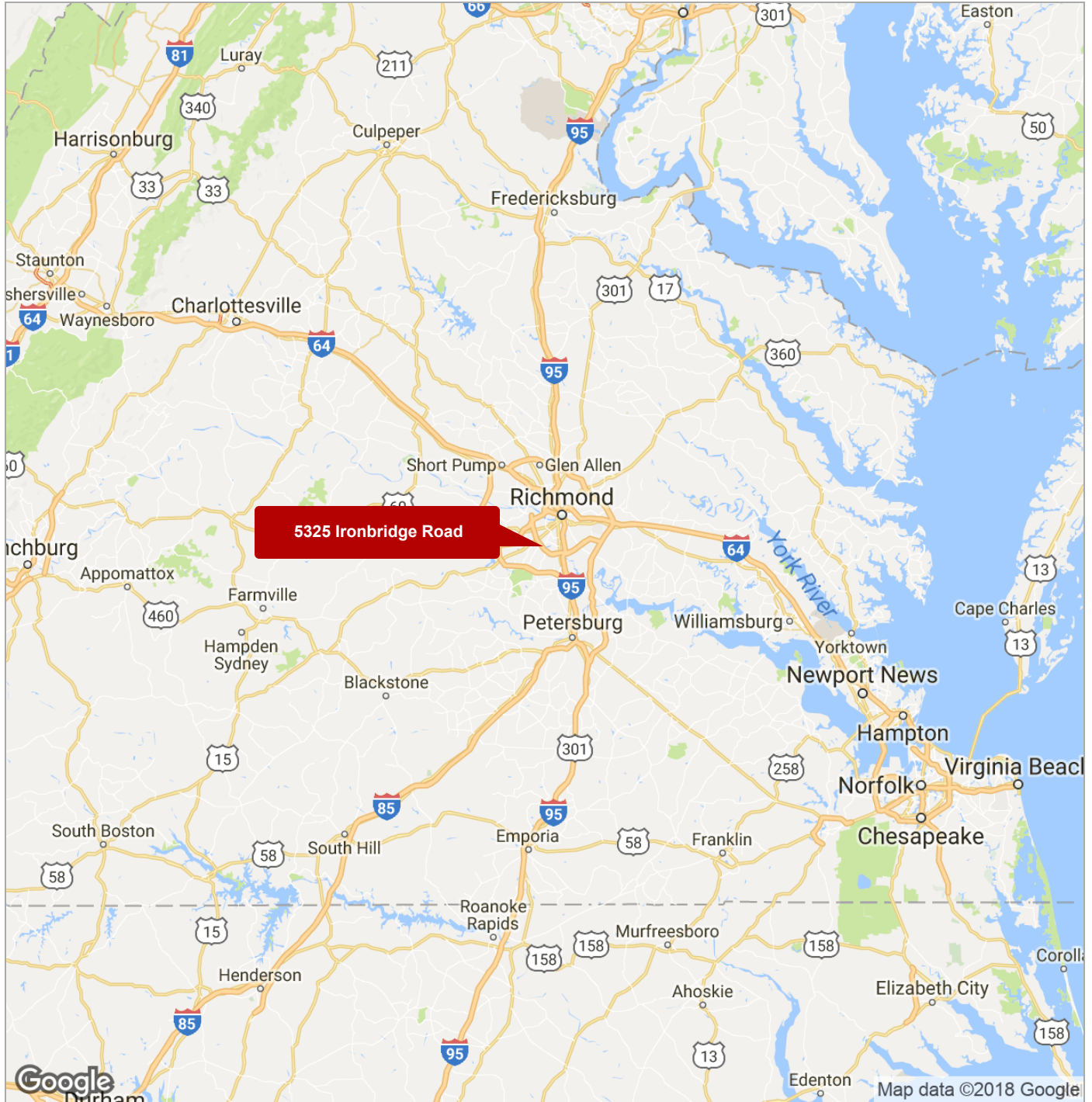
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DIVISION 10. R-7 RESIDENTIAL DISTRICT

Sec. 19.1-95. Purpose and Intent of R-7 District. Reserved.

Sec. 19.1-96. Limitation on the Granting of R-7 Zoning.

After August 27, 1997, R-7 zoning shall no longer be granted. Property zoned R-7 on or before August 27, 1997, shall continue to be subject to the provisions of this division.

Sec. 19.1-97. Required Conditions R-7 District.

In addition to the other requirements of this chapter, the conditions specified in this section shall be met in an R-7 District.

A. Lot and Building Standards.

Table 19.1-97.A. Required Conditions R-7 District	
A. Lot Standards	
1. Lot area and width for lots recorded prior to 1/1/1989 which received tentative plat approval prior to 11/13/1985 and such plat has been properly renewed.	
a. Area (square feet)	7,000 ^[1]
b. Width (feet)	50
2. Lot area and width for lots where tentative approval is received on or after 11/13/1985	
a. Area (square feet)	9,000 ^{[1][2]}
b. Width (feet)	75
3. Lot coverage (maximum %)	30
B. Road Frontage for lots intended for dwelling purposes (feet)^[3]	
1. Family subdivision lot	15
2. Other lots	
a. Permanent cul-de-sac	30
b. Radius of a loop street	30
c. Other roads ^[4]	50
C. Principal Building Setbacks (feet)^[5]	
1. Front yard except for Ettrick Special Design District ^{[6][7]}	
a. Non cul-de-sac	30
b. Permanent cul-de-sac	25
2. Interior side yard	
a. Lots recorded after 12/11/1945	7.5
b. Lots recorded on, or prior to, 12/11/1945	5
3. Corner side yard	
a. Lots recorded on, or after, 4/1/1974	
1) Through lot, lot back to back with another corner lot, or lot backing to open space or common area ^[8]	15
2) Other lot	25
b. Lots recorded prior to 4/1/1974	15
4. Rear yard	
a. Non through lot	25
b. Through lot ^[9]	30
D. Principal Building Heights (maximum)^[10]	
1. Midlothian Core and Chester Corridor East Special Design Districts	Lesser of 2.5 stories or 30 feet
2. Other	Lesser of 3 stories or 40 feet
E. Accessory Building Requirements	Subject to Section 19.1-304

Notes for Table 19.1-97.A.

- [1] Lot area requirements may be impacted by the availability of public utilities. Refer to Chapter 12.
- [2] The area of a lot which shares a common boundary with a buffer or bikeway may be reduced in accordance with Sec. 19.1-306.
- [3] For flag lots, road frontage may be reduced to 30 feet.
- [4] Frontage on the terminus of a stub street does not meet the requirements for road frontage unless through the preliminary plat review process it is determined that extension of the stub street is not needed to serve future development.
- [5] Setbacks may be impacted by Buffer, Setbacks--Generally, Permitted Yard Encroachments for Principal Buildings, Floodplain, Chesapeake Bay or Upper Swift Creek Watershed regulations.
- [6] For lots located in Etrick Special Design District:
 - Between contiguous developed lots, front yard setback may be reduced to the least front yard setback of any principal building on any adjacent lot; or
 - For other developed lots, front yard setback may be reduced to the front yard setback of any principal building on the same side of the street and within 200 feet of the lot.
- [7] Minimum setbacks shall be increased where necessary to obtain the required lot width at the front building line.
- [8] Open space or common area shall be a minimum of 15 feet wide for the entire length of the rear property line.
- [9] For lots located in Etrick Special Design District:
 - Between contiguous developed lots, through yard setback may be reduced to the least through yard setback of any principal building on any adjacent lot; or
 - For other developed lots, through yard setback may be reduced to the through yard setback of any principal building on the same side of the street and within 200 feet of the lot.
- [10] Height limits are subject to Article IV, Division 2.

Editor's Note: For uses permitted by right, with restrictions, as accessory, by conditional use, by special exception, or by manufactured home permit refer to Article III, Division 2, Uses.

(Ordinance of 10-26-16)

Sec. 19.1-98. through 19.1-109. Reserved.

History of Amendments			
<u>Date</u>	<u>Version</u>	<u>Description</u>	<u>Ordinance Doc. #</u>
6/24/2015	1	Date of Adoption	94267.1
10/26/2016	2	Bikeways	96806.3

DIVISION 11. R-TH RESIDENTIAL TOWNHOUSE DISTRICT

Sec. 19.1-110. Purpose and Intent of R-TH District. Reserved.

Sec. 19.1-111. Required Conditions R-TH District for Subdivision Recorded on or after 11/13/1985 and Which Did Not Have Valid Preliminary Plat Originally Approved Prior to 11/13/1985.

In addition to the other requirements of this chapter, the conditions specified in this section shall be met in the R-TH District for a subdivision recorded on or after 11/13/1985 and which does not have a valid preliminary plat originally approved prior to 11/13/1985.

A. Subdivision Standards.

Table 19.1-111. A. Required Conditions R-TH District-Subdivision Standards	
A. Subdivision Size	10 acres ^[1]
B. Density	8 units per acre
C. Private Pavement Setbacks	
1. Major arterial	50 feet
2. Other road	15 feet
D. Common Area ^{[2][3]}	30% of subdivision acreage
E. Maximum Number of Attached Lots in Each Group ^[4]	10

Notes for Table 19.1-111. A.

- [1] Minimum acreage requirements do not apply to the Enon and Chester Special Design Districts.
- [2] Within required common area, except where lots abut a public street, a 5 foot wide common area shall be provided around the perimeter of each group of attached lots.
- [3] Within required common area, a minimum of 10% of the subdivision acreage, but in no case less than 1.5 acres, shall be provided for recreational facilities, including active recreation, passive recreation, and community buildings, as deemed appropriate during plan review. Unless a phasing plan is approved through preliminary plat review, construction shall be completed prior to issuance of building permits for individual townhouse units. An approved phasing plan may include limitations on the issuance of building permits for individual townhouse units.
- [4] The number of lots in each group of attached lots shall be varied throughout the subdivision.