



# CITY OF RICHMOND

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

**SUBD 2019-008:** Subdivision exception request for Governor's Retreat Subdivision (5817 Walmsley Blvd)

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** October 21, 2019

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### **PETITIONER**

Coalson Enterprises Corporation

### **LOCATION**

5817 Walmsley Boulevard

### **PURPOSE**

To approve an exception to Sec 25-255 of the Subdivision Ordinance to waive the requirement for curbs, gutter and sidewalk along Walmsley Boulevard.

### **SUMMARY & RECOMMENDATION**

The subject property is located along the south side of Walmsley Boulevard between Chippenham Parkway and Hey Road in the Belmont Woods neighborhood of the Broad Rock Planning District. The property consists of approximately 19 acres of land. The applicant is pursuing a new residential development containing 37 single-family detached residential lots, served by internal roads with one access point to Walmsley Boulevard.

The portion of Walmsley Boulevard on which the subject property fronts is not currently improved with sidewalks or curb and gutter. An embankment is located along the Walmsley Boulevard frontage of the property leading to a bridge that does not contain additional width for a sidewalk. 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 to be installed along Walmsley Boulevard along the frontage of the subject 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 finds that the topography of the site, and lack of sidewalk infrastructure to tie into, precludes the feasibility of installation of sidewalk along the Walmsley Boulevard frontage of the subject property.

Therefore, staff recommends approval of the exception request.

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## **FINDINGS OF FACT**

### **Site Description**

The subject property is located along the south side of Walmsley Boulevard between Chippenham Parkway and Hey Road in the Belmont Woods neighborhood of the Broad Rock Planning District. The property consists of approximately 19 acres of land.

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

The applicant is pursuing a new residential development containing 37 single-family detached residential lots, served by internal roads with one access point to Walmsley Boulevard.

### **Master Plan**

The City of Richmond's Master Plan designates the subject property for Single-Family (Low-Density) land use. Primary uses in this category are single-family detached dwellings at densities up to 7 units per acre.

In addition, it's also designated this particular site as a Housing Opportunity Area, which is described as, "a site that is appropriate for residential development consistent with the underlying land use plan designation." (Page 149)

Typical zoning classification that may accommodate this land use category: R-1, R-2, R-3, R-4 and R5. (City of Richmond, Master Plan).

### **Zoning**

The property is located within an R-3 Single-Family Residential District.

### **Surrounding Area**

All properties surrounding the subject property are located in the R-3 Single Family Residential zoning district. Single-family residential and open space land uses predominate the area.

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