



## CITY OF RICHMOND

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

**SUBD. 2024.004:** Subdivision Exception for Highland Grove, Sec 2, future Overby Bend Road, per Sec. 25-9(1) of the Subdivision Ordinance.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** October 22, 2024

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#### **PETITIONER**

Sam Castonguay - Timmons Group

#### **LOCATION**

Highland Grove, Sec 2, future Overby Bend Road

#### **PURPOSE**

To approve an exception to Sec 25-102 of the Subdivision Ordinance to waive the requirement for the provision of a turnaround at the terminus of the future Overby Bend.

#### **SUMMARY & RECOMMENDATION**

The applicant is proposing to record a subdivision plat establishing 31 lots (28 residential lots and three common areas) that are in conformance with the Highland Grove Community Unit Plan authorized by Ord. 2019-120. However, the future Overby Bend Road is not in compliance with Sec. 25-102 of the Subdivision Ordinance which requires sufficient area to be provided at its terminus to permit the easy and complete turning around of vehicles, the diameter of which shall be at least 80 feet.

Staff finds that the future Overby Bend Road cannot be feasibly connected to Dunn Avenue due to steep grade changes between the roads. A turnaround at the terminus of future Overby Bend Road is not feasible for the same reason. Vehicles, including EMS and trash collection vehicles, will be able to use Scholar Alley as a means of egress rather than a turnaround at the terminus of future Overby Bend Road. An apron with 28-foot radii is proposed for Scholar Alley so that this area meets the International Fire Code Appendix D requirements for an alternative Hammerhead Turnaround.

Staff finds that the proposed street layout is generally consistent with the layout authorized by the Highland Grove Community Unit Plan (Ord. 2019-120).

Therefore, staff recommends approval of the exception request.

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#### **FINDINGS OF FACT**

##### **Site Description**

The subject property is located on the eastern edge of Richmond Henrico Turnpike, north of Dove Street, in the Highland Park Southern Tip neighborhood. It contains 10.0034 acres and comprises Section 2 of the Highland Grove Community Unit Plan.

## **Proposed Use of the Property**

A subdivision of the subject property into 31 lots (28 residential lots and three common areas), pending approval of the requested subdivision exception.

## **Richmond 300 Master Plan**

The City's Richmond 300 Master Plan designates the property Residential Use. This land use category is described as neighborhoods consisting primarily of single-family houses on large or medium sized lots more homogenous in nature.

**Development Style:** Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.

**Mobility:** Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.

**Intensity:** Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

**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.

## **Zoning**

The property is in the R-6 Single-Family Attached Residential District and the R-48 Multifamily Residential District. However, development of the land shall be as authorized by the Highland Grove Community Unit Plan as authorized by ordinance 2019-120.

## **Surrounding Area**

Surrounding city properties to the east and south are within the same Community Unit Plan as the subject property. Properties to the north are in the R-5 Single-Family Residential District and contain single-family dwellings. Properties to the west, across Richmond Henrico Turnpike, are in the R-6 Single-Family Attached District and contain vacant parcels.

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