



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

PCR No. 2014-06: To approve the tree preservation and grading plan for the Villas at Archer Springs Subdivision at 3320 Rear Traylor Drive, 10502 Duryea Drive, 10350A Duryea Drive, 10502C Duryea Drive, 10502B Duryea Drive, 10508 Duryea Drive, 10506 Duryea Drive, 10502D Duryea Drive, 10504A Duryea Drive, 10504 Duryea Drive, 10500 Duryea Drive and 10502A Duryea Drive.

To: City Planning Commission
From: Land Use Administration
Date: July 7, 2014

PETITIONER

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LOCATION

3320 Rear Traylor Drive, 10502 Duryea Drive, 10350A Duryea Drive, 10502C Duryea Drive, 10502B Duryea Drive, 10508 Duryea Drive, 10506 Duryea Drive, 10502D Duryea Drive, 10504A Duryea Drive, 10504 Duryea Drive, 10500 Duryea Drive and 10502A Duryea Drive

PURPOSE

To approve the tree preservation and grading plan for the Villas at Archer Springs Subdivision, as required by the proffered conditions of Ordinance No. 2012-72-2013-132.

SUMMARY & RECOMMENDATION

The subject property consists of 12 parcels totaling 43.7 acres bounded by Duryea Drive, Old Gun Road, Traylor Drive, and Hobby Hill Road in the City's Huguenot Planning District. The proposed subdivision would create ninety-six (96) parcels and nineteen (19) acres of common area out of the existing parcels to allow the construction of ninety-five (95) single-family detached dwelling units and three (3) areas in common, including a neighborhood park, subject to the R-5 conditions of the Zoning Ordinance and the proffers attached to Ordinance No. 2012-72-2013-132.

Prior to approval of Ordinance No. 2012-72-2013-132, the initial concept for Villas at Archer Springs was a 102-lot subdivision without a neighborhood park. However, the concept underwent several revisions until the rezoning was approved to accommodate the 96-lot subdivision with a neighborhood park strategically located to preserve a cluster of specimen trees, in front of the historic dwelling unit located on the subject property.

The proffers impose various requirements on the proposed subdivision, covering items such as decorative streetlights, street trees, minimum home sizes, exterior building materials, and garage orientation. The proffers bind the subdivision to be developed generally according to the 96-lot

layout plan with neighborhood park. The proffers also require that, prior to preliminary subdivision plat approval, a tree preservation plan and a grading plan shall be approved by the Planning Commission. The City Attorney has reviewed the proffers and established that the role of the Planning Commission is to determine if the tree preservation plan and grading plan preserve the maximum number of trees to the extent possible while conforming with the rest of the proffered conditions, including the proffered 96-lot layout plan.

A joint tree preservation and grading plan has therefore been submitted by the applicant in order to demonstrate compliance with the proffers. According to the tree preservation and grading plan, a total of 242 specimen trees (trees exceeding thirty-six (36) inches in diameter or exceeding seventy-five (75) feet in height) are located on the subject property. 37% of the 242 specimen trees are located in developed areas (areas within the BMP, right-of-way, and lots) and 63% are located in tree save areas (common areas and ungraded portions of some lots), as shown on the plan.

The first submittal of the tree preservation and grading plan indicated the presence of 180 specimen trees on the subject property. This tree count was questioned by staff and the plans were subsequently updated to reflect the 242 specimen trees. The applicant’s site engineer has further certified that an arborist flagged all trees that meet the proffered conditions and that all specimen trees are showing on the current plans.

A total of 164 (68%) of the 242 specimen trees are to be retained. A further breakdown of the specimen tree preservation is provided in the following table:

	Developed Areas	Tree Save Areas	All of Subject Property
Total # of Specimen Trees	90	152	242
Specimen Trees to be Removed	77 (2 dead)	1 (1 dead)	78
Specimen Trees to be Retained	13	151	164

The Urban Forestry Division of the Department of Public Works has reviewed the tree preservation and grading plan and determined that the tree protection and grading guidelines are acceptable with the condition that a private consulting arborist inspect specific specimen trees to assure they are viable and the tree protection is adequate. This recommendation has been forwarded to the applicant. It should be noted, as stated above, that an arborist has participated with the applicant in the preparation and revisions of the tree preservation and grading plan.

To provide additional protection for specimen trees, the applicant has offered, as a condition for approval of the tree preservation and grading plan, to include the following statement in the Protective Covenants and Restrictions (which are required by the proffers): “Any owner of a Lot shall provide the Association established by the Declaration a certification from a certified arborist

regarding the health and/or safety reason for removal of any tree identified on the Tree Preservation and Grading Plan prior to removal of such tree”.

Upon request of staff, the applicant redesigned the proposed development to utilize a 40' right-of-way for the internal subdivision roads, rather than the 50' right-of-way originally designed for the development. The 40' right-of-way accommodates two lanes of travel, two parking lanes, and sidewalks (located within 6' sidewalk easements) on both sides of the street while allowing more flexibility and compactness in the development. The applicant also reduced the lot size of Lots 13-16 and Lots 32-35 of Block A so that more forested area is contained within the common area rather than privately held residential lots, and has adjusted the location of the sidewalk along Block C to preserve specimen trees.

As a result of these efforts, the proposed forested common areas have increased by approximately 1.5 acres and the neighborhood park has been increased by approximately 6,400 sq ft, while the area in lots has been reduced by approximately 0.55 acres and the area in right-of-way has been reduced by just under one acre. Tree No. 14 (36" diameter Maple), Tree No. 18 (40" diameter Willow Oak), Tree No. 41 (>75' high Pine), and Tree No. 42 (>75' high Pine) are now being retained, though they were slated for removal on the original submittal of the plan.

In addition to the retained specimen trees, the applicant intends to provide approximately 122 street trees and 12 trees within the 15' landscape buffer between Lots 1-12, Block A. The street trees are required by the proffers (a minimum of one 2-inch caliper street tree per lot; two per corner lot) and the 15' landscape buffer is shown on the proffered 96-lot layout plan. The street trees fronting lots and buffer trees are shown as shade trees, not ornamental trees, on the preliminary construction plans. The installation of approximately 134 new trees will serve to offset the 77 specimen trees slated for removal from the developed area. Per the proffers, individual improved lots will also be landscaped.

Grading of lots is limited to within the lot boundaries and does not extend into forested common areas or tree save areas, with the exception of Lots 45 & 46, Block A where grading beyond the lot boundaries is associated with grading for the proposed BMP. The applicant's engineer has stated that the BMP has been designed and sized to perform both the erosion & sediment control functions and stormwater management functions for the subject property, according to the standards required by state regulations. The BMP is currently under review by the Department of Public Utility's Water Resources Division and final design of the BMP will be approved as part of the construction plan review process.

Though phasing of development is not required by Ordinance No. 2012-72-2013-132, it is the intent of the applicant to develop the subject property in two phases. The preliminary construction plans which have been submitted are for Section 1 of the development, which comprises Blocks B and C; Lots 1-10 and Lots 52-57 of Block A; and Lots 1-7 of Block D, adjacent right-of-way, and the BMP.

Staff recommends that, pursuant to Ordinance No. 2012-72-2013-132, the Planning Commission approve the plan entitled “Villas at Archer Springs Tree Preservation and Grading Plan”, prepared by Bay Richmond, The Bay Companies, dated April 29, 2014 and revised May 19, 2014, subject to the following conditions:

1. The Protective Covenants and Restrictions, as required by the proffers, shall contain the following statement: “Any owner of a Lot shall provide the Association established by the Declaration a certification from a certified arborist regarding the health and/or safety reason for removal of any tree identified on the abovementioned Tree Preservation and Grading Plan prior to removal of such tree”.
2. The street trees fronting lots shall be shade trees, not ornamental trees, and shown on the construction plans.
3. No fewer than 12 shade trees shall be installed in the 15’ landscape buffer and shown on the construction plans. The caliper of the trees at installation shall be no less than 2”.

FINDINGS OF FACT

Site Description

The subject property consists of 12 parcels totaling 43.7 acres bounded by Duryea Drive, Old Gun Road, Traylor Drive, and Hobby Hill Road in the City’s Huguenot Planning District. Two dwellings are currently located on the subject property. One of the dwellings is a single-family residence constructed in 1957. This dwelling would be demolished as part of the development. The other existing dwelling is a historic farmhouse constructed in 1780 that would be preserved and incorporated into the new subdivision.

Proposed Use of the Property

The proposed subdivision would create ninety-six (96) parcels and nineteen (19) acres of common area out of the existing parcels to allow the construction of ninety-five (95) single-family detached dwelling units and three (3) areas in common. Two of the areas in common encompass forested areas and Chesapeake Bay Resource Protection Areas at the periphery of the subject property. The third common area is in the form of a neighborhood park at the center of the development.

Master Plan

The subject properties are located in the Huguenot Planning District. The Master Plan recommends Single-Family Low Density land use for the properties. The primary use in this category is single-family detached dwellings at densities up to seven units per acre. The proposed subdivision would have a residential density of approximately 2 units per acre. Typical zoning classifications of R-1, R-2, R-3, R-4, and R-5 are recommended for the properties by the Master Plan (p. 133).

Zoning

The subject property was rezoned to the R-5C (Single-Family Residential Conditional) zoning district in 2013 pursuant to Ordinance No. 2012-72-2013-132 and is therefore subject to the R-5 conditions of the Zoning Ordinance and the proffers attached to Ordinance No. 2012-72-2013-132.

The proffers impose numerous development restrictions, including adherence to a specific layout plan, and the requirement that a tree preservation plan and a grading plan be submitted to and approved by the Planning Commission prior to approval of the preliminary subdivision plat:

Site Plan: The property shall be developed generally as shown on a plan entitled "Archer Springs" prepared by The Bay Companies, dated March 30, 2011, and revised February 28, 2012, and December 7, 2012, and June 18, 2013, except to the extent that modifications to the plan are approved at the time of subdivision approval.

Tree Preservation: A tree preservation plan shall be submitted to the City Planning Commission for review and approval prior to the approval of the preliminary subdivision plat. All specimen trees exceeding thirty-six (36) inches in diameter or exceeding seventy-five (75) feet in height shall be located on the tree preservation plan and preserved to the extent possible.

Grading Plan: A grading plan shall be submitted to the City Planning Commission for review and approval prior to the approval of the preliminary subdivision plat. The grading plan of the site shall be designed to preserve the maximum number of trees possible.

Surrounding Area

The surrounding properties to the north and west are located in the R-1 Single Family Residential district. Properties to the east across Duryea Drive are located in the R-2 Single Family Residential district. Adjacent properties to the south include properties in the R-1 district and the Martin's Grant Community Unit Plan approved by Council in 2007 for 42 single family detached dwellings on lots with a minimum area of 5,500 square feet. Further south are properties located in Chesterfield County.

Neighborhood Participation

A letter of opposition has been received from an adjacent property owner.

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