



## CITY OF RICHMOND

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

**Subd. No. 2015-01:** Preliminary approval of the Adams Park Subdivision, Sections 3 & 4, at 5107 Kenmare Loop (81 lots).

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** January 20, 2015

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#### **PETITIONER**

Clement "Kim" Tingley  
Avon Associates, LLC  
525 Grove Avenue  
Charlottesville, VA 22902

#### **LOCATION**

5107 Kenmare Loop

#### **PURPOSE**

Subdivision to create eighty (80) residential lots, one (1) lot for common use, and 17.5 acres of open space.

#### **SUMMARY & RECOMMENDATION**

Adams Park, Sections 3 & 4, consists of 25 acres of unimproved property in Chesterfield County and 34.4 acres of unimproved property in the City of Richmond, bound by Falling Creek, a tributary of the James River, to the south and west, Adams Park, Section 1 to the east and Adams Park, Section 2 to the north. The portion of the property within the City is located within the Broad Rock planning district.

The proposed subdivision would create eighty (80) residential lots, one (1) lot for common use containing a community building and tot lot, and 17.5 acres of open space within City limits, subject to the R-5 requirements of the Zoning Ordinance and the proffers attached to Ordinance No. 2014-74-69.

The Master Plan places the subject property within a Housing Opportunity Area which recommends preserving significant portions of the site in its natural state. As stated in the staff report for the 2014 rezoning of the property, the proposed 2014 lot configuration lessens the effect of development of the subject property, particularly when compared to the lot configuration previously approved for the subject property.

The lot configuration shown on the preliminary plat is generally consistent with the lot configuration proffered as part of the 2014 rezoning. The configuration includes a 44' right-of-way which can accommodate two lanes of traffic, parking on one side of the street, and a grass planting strip and sidewalk on both sides of the street (though the applicant's intention is to only

install sidewalk along one side of the street). The street network serving the lots includes cul-de-sac streets that exceed 400' in length and generally follow the ridgelines of the property.

As part of the request for preliminary subdivision approval, the applicant has also requested exceptions to the following sections of the Subdivision Ordinance, pursuant to Sec. 94-9 of the Subdivision Ordinance:

- Sec. 94-71, which requires the right-of-way of the development's roads to be no less than 50' in width
- Sec. 94-101, which requires cul-de-sac streets within the development to be limited to 400' in length
- Sec. 94-213, which requires sidewalks to be installed on both sides of the streets within the development

Staff finds that the 44' right-of-way and cul-de-sac streets have been configured in order to comply with the proffered layout of the development, to meet the recommendations of the master plan that apply specifically to this property, and in response to the topography of the site. In light of these exceptional circumstances, staff is supportive of the exceptions to Sec 94-71 (Width of Streets) and Sec 94-101 (Length of Termini) of the Subdivision Ordinance.

Staff does not find that the proffered layout of the development, the recommendations of the Master Plan regarding preservation of natural areas, or the topography of the site, justify installing sidewalk on only one side of the streets. Sidewalks would be placed within the 44' right-of-way or in easements along the right-of-way, if necessary. In either scenario, sidewalk can be installed on both sides of the streets without adjusting the lot configuration and without disturbing additional open space outside of the development area.

While the grade changes on the subject property are significant, the topography does not preclude the installation of sidewalks on both sides of the streets. Moreover, sidewalks on both sides of the streets will not cause a significant increase to storm water runoff, all of which would be treated on-site under the requirements of the Chesapeake Bay Preservation Ordinance. Installing sidewalks on both sides of the street may increase development costs, but will not inhibit or unreasonably restrict the use of the property. Therefore, staff is not supportive of the variance to Sec 94-213 (Sidewalks) of the Subdivision Ordinance.

Preliminary approval of the subdivision plat is recommended, provided that:

1. All applicable provisions of the Subdivision Ordinance shall be met, with the exception of Sec. 94-71 and Sec. 94-101.
2. All applicable provisions of the Zoning Ordinance and Ord. No. 2014-74-69 shall be met.
3. All applicable provisions of the Chesapeake Bay Preservation Ordinance shall be met.
4. All applicable City utility and drainage standards and specifications shall be met.
5. All applicable Building Codes shall be met.

## **FINDINGS OF FACT**

### **Site Description**

The property is an unimproved parcel of 34.4 acres known as Adams Park, Sections 3 & 4, located within the Broad Rock planning district. The remainder of the property, a 25 acre parcel, is located in Chesterfield County and is not designated for development as part of the current application.

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

A subdivision containing eighty (80) residential lots, one (1) lot for common use containing a community building and tot lot, and 17.5 acres of open space. The proposed density of the development would be 2.4 units per acre and 50% of the property within City limits will be maintained as common open space.

Before being rezoned to the R-5C zoning district in 2014, Adams Park, Sections 3 & 4, was located in the R-2 zoning district and a total of 67 lots were approved for development at a density of 1.9 units per acre with no provision for open space within City limits.

### **Master Plan**

According to the Richmond Master Plan, the subject property is designated for Single Family (Low-Density) land use, which consists primarily of single-family detached dwellings at densities up to seven units per acre and can be accommodated through R-5 zoning.

The subject property is also located within a Housing Opportunity Area which recommends accessing the site via Ironbridge Road and preserving significant portions of the site in its natural state by means of higher single-family residential densities.

### **Zoning & Ordinance Conditions**

The subject property was rezoned to the R-5C (Single-Family Residential Conditional) zoning district in 2014 pursuant to Ordinance No. 2014-74-69 and is therefore subject to the R-5 requirements of the Zoning Ordinance and the proffers attached to Ordinance No. 2014-74-69.

### **Surrounding Area**

The property is bound by the Falling Creek, a tributary of the James River, to the south. Adams Park, Section 1 is to the east and Adams Park, Section 2 is to the north, both of which are zoned R-2 and contain single-family land uses.

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