



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Planning Commission



Planner Ray Roakes

04/16/2024

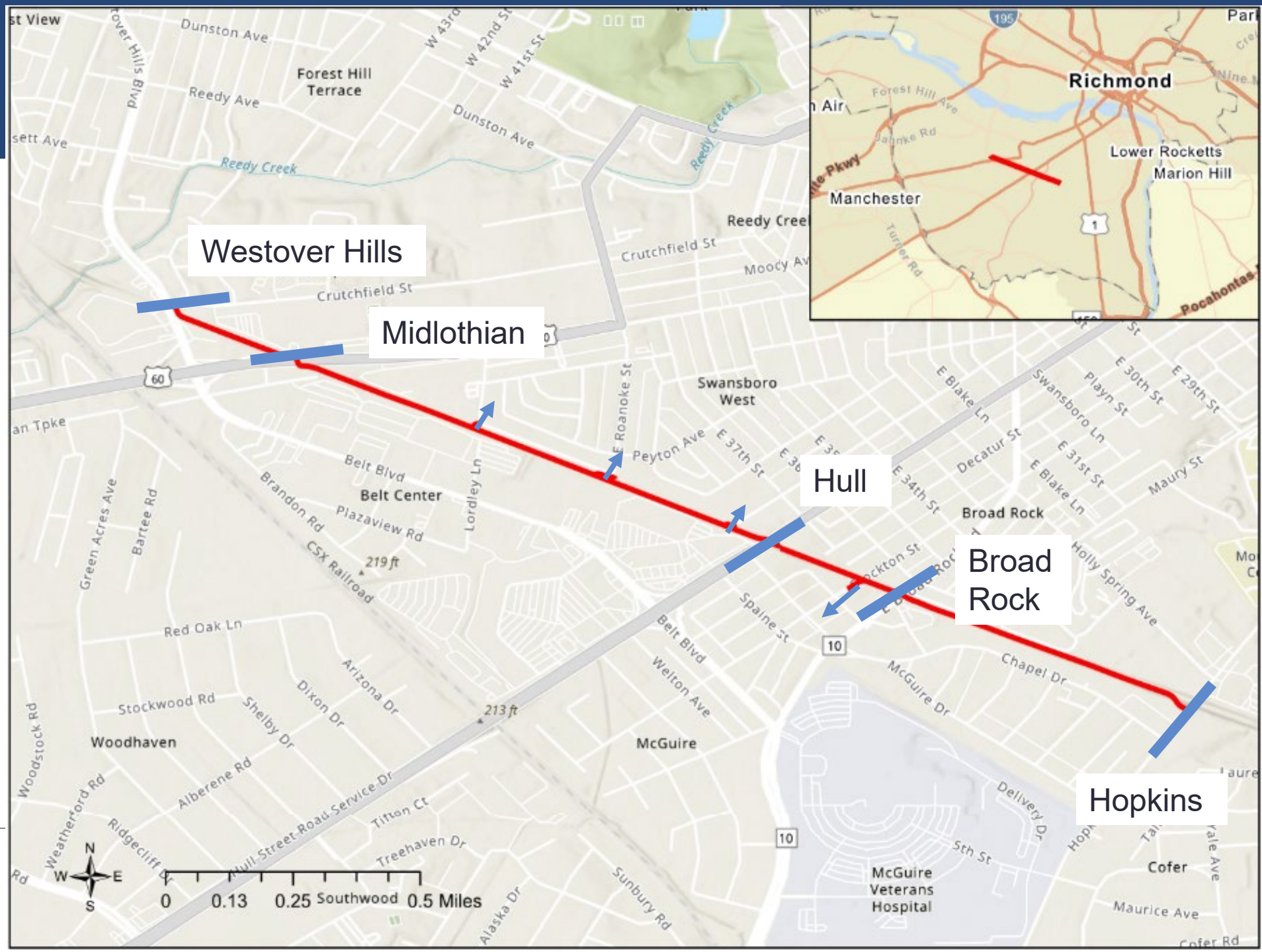
UDC 2024-17

CONCEPT / FINAL Review

James River Branch Trail

Between: Westover Hills Blvd / Hopkins Road

Location



Staff Recommendation

Project Highlights

- Project shown in Master Plan
- New pedestrian connection in underserved area
- Project in historically underinvested area
- Replanting for tree cover
- Safety Considerations for Crossings

Thus, Staff recommends – *Approval*

Report from Urban Design Committee

UDC reviewed and approved the CONCEPT with the following conditions:

- Outdoor lighting be sensitive to light pollution or dark-skies compliant.
- The Applicant show in the FINAL Plan, a minimum 5ft width for sidewalks crossing the proposed path at street crossings.
- The Applicant show in the FINAL Plan, locations for future signage that labels for drivers the trail crossing, and for trail users the upcoming cross street.
- The Applicant show in the FINAL Plan, space for future small scale landscaping, such as flower and shrubs, at intersections.
- The Applicant provide in the FINAL application, a letter from the Department of Public Works stating an intent to repave and otherwise provide necessary minimum improvements to sections of the street where the path branches off.

Report from Urban Design Committee

At the request of the Applicant-

UDC approved a subcommittee of UDC members to approve the FINAL. They voiced concern over removal of existing trees, among other things.

Today, One of the members reported back approval with a comment that further landscaping should be provided, especially to stabilize slopes that are disturbed.

FINAL APPLICATION

Staff suggests that the conditions requested by the UDC in the CONCEPT review are met with the FINAL plans provided by the applicant.

