



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

# Planning Commission



Planner Ray Roakes

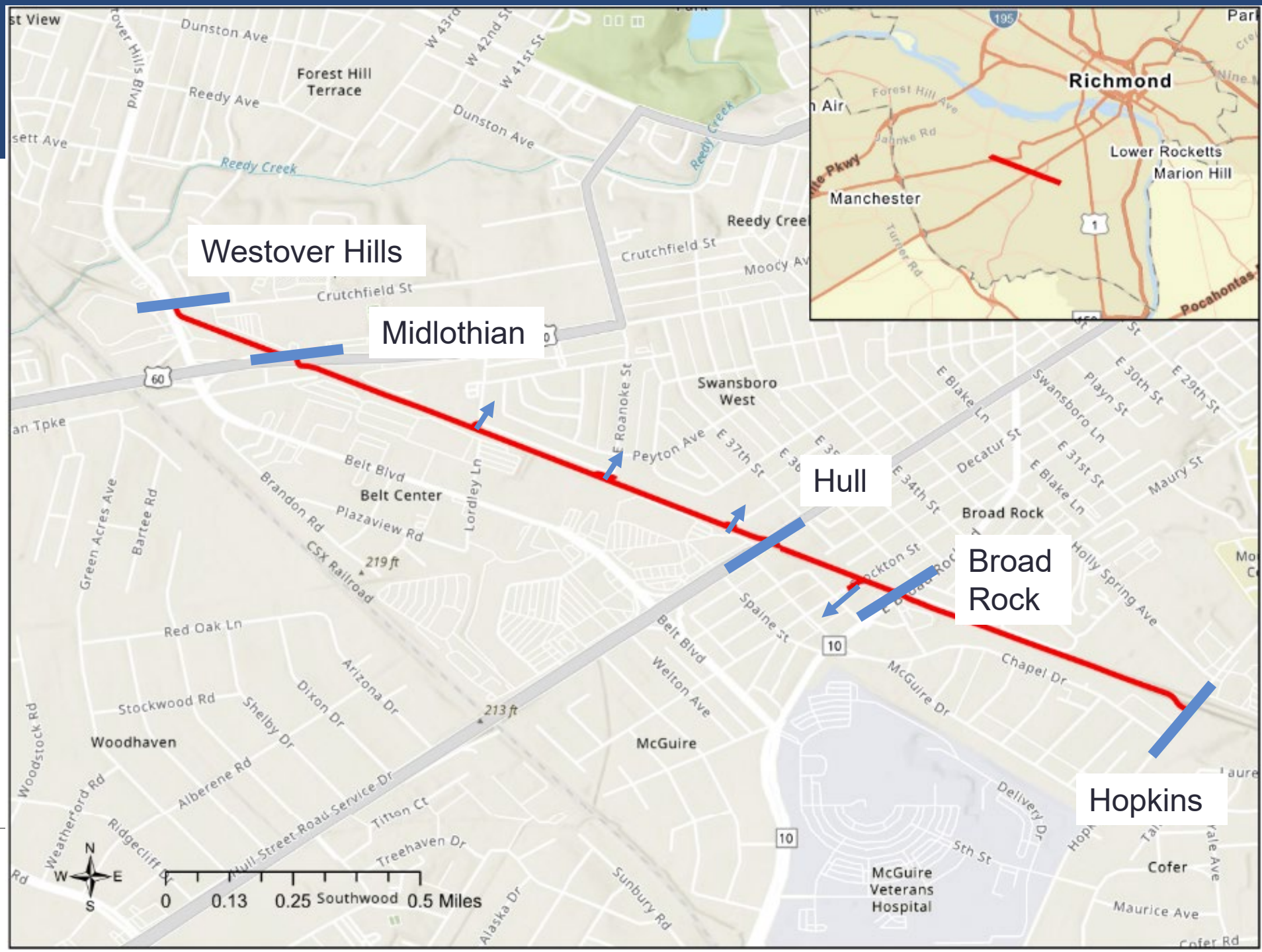
04/16/2024

# 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.

