

October 18, 2024

Matthew Ebinger, AICP
City of Richmond Department of Planning and Development Review
900 E Broad Street, Room 511
Richmond, VA 23219

Dear Matthew,

The purpose of this letter is to request an exception to Sec. 25-102 (length and area of termini) of the Subdivision Ordinance by means of Planning Commission approval per Sec. 25-9(1) for the Highland Grove Section 2 project. Timmons Group is making this request on behalf of the project's developer, Better Housing Coalition.

As interpreted by city staff, Sec. 25-102 requires sufficient area at all dead-end streets *to permit the easy and complete turning around of vehicles, the diameter of which shall be at least 80 feet*. The italicized portion is taken directly from Sec. 25-102.

Proposed Overby Bend cannot connect to Dunn Avenue to the north due to existing topography constraints. The Highland Grove Section 2 project is seeking an exception from Sec 25-102 for the following reasons:

- An 80' diameter cul-de-sac would eat into the same existing slope that is preventing the Dunn Avenue tie-in. See inset on following page.
- The developer is dedicating the land north of the Overby Bend terminus to City of Richmond Parks & Rec. The cul-de-sac would eat into that land and constrain Parks & Rec's opportunities for the new parcel.
- There is a proposed alley connection at the end of proposed Overby Bend Road which will allow vehicles to turn around or reroute via alleys
- The proposed terminus matches the Concept Plan approved by Planning Commission with Ordinance No. 2019-120

Best,

Timmons Group
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Project Manager
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