



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Subd. No. 2014-02: Preliminary approval for 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 (96 lots).

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

Subdivision to 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.

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, subject to the R-5 conditions of the Zoning Ordinance and the proffers attached to Ordinance No. 2012-72-2013-132.

In order to be consistent with the proffered layout of the development, which includes alleys to limit the number of curb cuts on the development's streets and support rear-loaded garages, and in order to preserve specimen trees according to the proffered conditions, the proposed development does not meet (1.) Sec. 94-71 of the Subdivision Ordinance, which would require the right-of-way of the development's roads to be no less than 50' in width, and (2.) Sec. 94-145 of the Subdivision Ordinance, which would require the terminus of the alley in Block C to have a turn-around area with a diameter of at least 50'.

A 40' right-of-way, accommodating two lanes of travel, two parking lanes, and sidewalks (located within 6' sidewalk easements) on both sides of the street is proposed in order to allow more flexibility and compactness in the development. The proposed alley configuration in Block C

accommodates vehicle turn-around movement without a 50' diameter turn-around area. Both the 40' right-of-way and proposed configuration of the alley in Block C have the support of Land Use Administration staff and the Department of Public Works Right-of-Way Management. The Department of Fire & Emergency Services has no objections to the proposed development.

As stated above, the 40' right-of-way and alley in Block C have been configured in order to comply with the proffered layout of the development and the requirements of proffered conditions particular to the subject property. In light of these exceptional circumstances, staff recommends that the waivers to Sec. 94-71 and Sec. 94-145 of the Subdivision Ordinance, requested by the applicant, be granted pursuant to Sec. 94-9.

Preliminary approval of the subdivision plat is recommended provided that:

1. The Planning Commission has approved 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.
2. All applicable provisions of the Subdivision Ordinance shall be met, with the exception of Sec. 94-71 and Sec. 94-145.
3. All applicable provisions of the Zoning Ordinance and Ord. No. 2012-72-2013-132 shall be met.
4. All applicable provisions of the Chesapeake Bay Preservation Ordinance shall be met.
5. All applicable City utility and drainage standards and specifications shall be met.
6. All applicable Building Codes shall be met.

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 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:

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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