



CITY OF RICHMOND

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

SUBD 2022.011: Preliminary subdivision approval for Kinwick Subdivision – 3329, 3425, and 3511 Hopkins Road (123 lots and common area)

To: City Planning Commission
From: Land Use Administration
Date: December 5, 2022

PETITIONER

Jon Murray, P.E.

LOCATION

3329, 3425, and 3511 Hopkins Road

PURPOSE

Establishment of 123 residential lots and common area, substantially in conformance with Ordinance No. 2022-097, adopted by the City Council, April 25, 2022 and amended by Ordinance No. 2022-207 on July 25, 2022.

SUMMARY & RECOMMENDATION

Ordinance 2022-207 was adopted by City Council on July 25, 2022 to allow the conditional rezoning of 3329, 3425, and 3511 Hopkins Road to the R-6 Single-Family Attached Residential District. The subject properties comprise a total of 21.74 acres as shown on the Preliminary Plat of Kinwick Subdivision.

This preliminary subdivision plat depicts 103 townhomes, 20 single-family detached dwellings, community space, internal public roads and alleys, and a tree-lined greenway and a pedestrian path connecting to Warwick Road through an existing wetlands area.

Staff finds that the proposed subdivision of the property would enable development that is substantially in conformance with Ordinance 2022-207 including the approved proffered conditions.

Staff therefore recommends preliminary subdivision approval provided that:

1. All applicable provisions of the Subdivision Ordinance shall be met.
 2. All applicable provisions of the Zoning Ordinance and Ord. No. 2022-207 and associated proffers, 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.
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FINDINGS OF FACT

Site Description

The subject properties are a total of 21.74 acres as shown on the Preliminary Plat of Kinwick Subdivision. The properties abut Warwick Road and Hopkins Road in the Walmsley neighborhood.

Proposed Use of the Property

The proposal provides details for a development containing 103 townhomes, 20 single-family detached dwellings, community space, internal public roads and alleys, and a tree-lined greenway and a pedestrian path connecting to Warwick Road through an existing wetlands area. All townhomes will have rear-access through alleyways. Natural buffers along the northern boundaries of the property will be retained and supplemented with additional landscaping. The density of the proposed development will be approximately 5.6 units per acre.

Master Plan

The City's Richmond 300 Master Plan designates these parcels as Neighborhood Mixed Use. Such areas are intended to include "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses."

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)

Zoning

The subject property is located within the R-6 Single-Family Attached Residential zoning district and subject to the R-6 requirements, and the proffers of Ordinance No. 2022-207.

Surrounding Area

Adjacent properties are a combination of R-4 and R-3 Single-Family Residential District, with some R-43 just north across Warwick Avenue. The surrounding land uses include primarily residential with some institutional and municipal uses present in the vicinity.

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