CITY OF RICHMOND

Department of Planning & Development Review
Staff Report

CPCR 2016-43: To approve the tree replanting plan for the Villas at Archer Springs Subdivision, Sections 1 and 2, located at Duryea Drive and Corley Home Drive, et als.

To: City Planning Commission
From: Land Use Administration
Date: June 6, 2016

PETITIONER
Mitchell Bode – StyleCraft Homes

LOCATION
Villas at Archer Springs Subdivision, Sections 1 and 2

PURPOSE
To approve the tree replanting plan pursuant to the proffered conditions of Ordinance No. 2012-72-2013-132.

SUMMARY & RECOMMENDATION
The subject property consists of 43.7 acres fronting on Duryea Drive, within the area bound by Old Gun Road, Traylor Drive, and Hobby Hill Road in the City's Huguenot Planning District. The subdivision was approved for ninety-six (96) lots and nineteen (19) acres of common area to allow the construction of ninety-five (95) single-family detached dwelling units and three (3) areas in common, including a neighborhood park, subject to the R-5 conditions of the Zoning Ordinance and the proffers attached to Ordinance No. 2012-72-2013-132. To date, the final plat for Section 1 of the subdivision has been approved and recorded. Section 2 of the subdivision has not been granted final approval.

Ordinance No. 2012-72-2013-132 contains proffered conditions that state 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.

The Ordinance also states that state 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.

On July 7, 2014, the applicant submitted to the Planning Commission a joint tree preservation and grading 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, which was approved by the Planning Commission.

The subdivision is currently under development and through the course of such development, specimen trees throughout the property have been removed, including specimen trees in the common area (neighborhood park at Corley Home Drive and Corley Home Place) and within Block D. A tree save area within Block D containing specimen trees has also been cleared.

The applicant has submitted a tree replanting plan, entitled "Villas at Archer Springs Revised Tree Preservation Plan," prepared by Bay Richmond, The Bay Companies, dated May 31, 2016, in order to remedy the removal of the specimen trees and tree save area. The replanting plan shows new tree and shrub plantings in reforestation areas within Block D and the cul-de-sac of Archer Springs Terrace. New plantings are also shown in the common area (neighborhood park).

Staff recommends that, pursuant to Ordinance No. 2012-72-2013-132, the Planning Commission approve the plan entitled "Villas at Archer Springs Revised Tree Preservation Plan," prepared by Bay Richmond, The Bay Companies, dated May 31, 2016, subject to the following conditions:

1. Signage shall be posted along the perimeter of the reforestation areas indicating they are natural areas that are not to be disturbed.
2. A management plan shall be filed with the Director of the Department of Planning & Development Review regarding future replacement of trees in the reforestation areas.

FINDINGS OF FACT

Site Description
43.7 acres fronting on Duryea Drive, within the area bound by Old Gun Road, Traylor Drive, and Hobby Hill Road in the City's Huguenot Planning District.

Use of the Property
The subdivision is approved for ninety-six (96) lots and nineteen (19) acres of common area 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.

To date, the final plat for Section 1 of the subdivision has been approved and recorded. Section 2 of the subdivision has not been granted final approval.

Master Plan
The subject property is 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 adherence to a specific layout plan, and 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:

Site Plan: The property shall be developed generally as shown on a plan entitled "Archer Springs" prepared by The Bay Companies, dated March 30, 2011, and revised February 28, 2012, and December 7, 2012, and June 18, 2013, except to the extent that modifications to the plan are approved at the time of subdivision approval.

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.

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