



CITY OF WILLIAMSBURG
MEMORANDUM

DATE: January 3, 2023

SUBJECT: PCR#22-

APPLICANT'S REQUEST

This is a request by Riverside Health System for a special use permit to encroach on slopes in excess of 30 percent for property located on Lot B-7, also identified as Parcel ID# 2025.253.579. The applicant anticipates the encroachment will be up to .55 acres of slopes in excess of 30 percent. These include .24 acres of natural slopes and .31 acres of manmade slopes. If approved, the applicant plans to move forward with a site plan to develop townhomes. Below is a map of the 86 units proposed townhouse development showing the areas of slope impact. A larger map is also attached to this report.



PROJECT SPECIFICS

The Kirbor Townhomes at Quarterpath project is seeking to disturb 0.55 acres of steep slopes to the north of Battery Boulevard, to the east of Quarterpath Road and the west of Redoubt Road.

The ridge line located near Battery Boulevard created 0.31 acres of the 0.55 acres of the steep slopes. It is to be impacted by the proposed development of townhomes #1, #49, #50-62, and #84 (15 units). The remaining 0.24 acres of the steep slope impacts are primarily for storm and sanitary sewer pipes and from natural occurrences.

The proposed road network provides ease of access to the residential units along with accessibility for fire and life safety equipment. The remaining runoff from the site will be conveyed to discharge points at the base of the slopes. Additional design techniques have been employed to further reduce the impacts of steep slopes. These measures include type "B" townhome basement units where a potential retaining wall or exposed foundation would be required, and a basement unit has been placed to avoid necessity for retaining walls on-site and to ensure that all slopes remain under a 3:1 slope threshold.

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend to City Council approval of Special Use Permit PCR#22-019 request of Riverside Health System for a special use permit to encroach on slopes in excess of 30 percent for property located on Lot B-7, also identified as Parcel ID# 2025.253.579 in the Quarterpath masterplan development.

A handwritten signature in black ink, appearing to read 'Tevya W. Griffin', with a stylized, overlapping structure.

Tevya W. Griffin, AICP
Director
Planning and Codes Compliance