



Staff Report
 City of Richmond, Virginia
Planning Commission



UDC 2025-01	Location, Character, and Extent Review	01/07/2025
Applicant/Petitioner	Winston Phillips, Department of Public Works	
Project Description	UDC 2025-01 FINAL Location, Character, and Extent review of proposed permanent utility easements located along Richmond Hwy between Hull Street and Maury St.	
Project Location		
Address: Write project address here.		
Property Owner: DPW ROW		
<p>High-Level Details:</p> <p>As part of a pedestrian, transit, traffic safety project, this application is a request to provide permanent utility easements on property adjacent to the ROW.</p> <p>The improvements themselves are not under review as they are traffic safety related and not affecting general character.</p>		
Staff Recommendation	Approval	
<p>STAFF RECOMMENDS THIS ITEM BE CONSIDERED BY THE PLANNING COMMISSION DUE TO ITS MINOR NATURE</p>		

Staff Contact	Ray Roakes, Planner, raymond.roakes@rva.gov
Public Outreach/ Previous Reviews	NA
Conditions for Approval	NA

Findings of Fact

Site Description	ROW along Richmond Highway between Hull Street and Maury Street.
Scope of Review	The project is subject to location, character, and extent review under section 17.07 of the Richmond City Charter
Prior Approvals	NA
Project Description	<p>As part of a pedestrian, transit, traffic safety project, this application is a request to provide permanent utility easements on property adjacent to the ROW.</p> <p>The sections of easements are minor along existing ROW.</p> <p>The improvements themselves are not under review as they are traffic safety related and not affecting general character. With that stated, the attached narrative from the Applicant details all improvements. Planning Staff strongly supports the project as investment in a historically under invested area will enhance safety and quality of life for residents where they most need it. The improvement will also contribute to economic development along the corridor, and at a major gateway to the greater downtown area.</p>

Urban Design Guidelines and Master Plan

	Text	Staff Analysis
Master Plan	NA	
Urban Design Guidelines	NA	