



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2024-091: To close to public use and travel a portion of public right-of-way located on the west side of Pear Street at its intersection with East Cary Street, consisting of 842 ± square feet, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: April 2, 2024

PETITIONER

City of Richmond, Department of Public Works

LOCATION

2723 East Cary Street

PURPOSE

Location, character, and extent review of the request to close to public use and travel of a portion of Pear Street right-of-way consisting of approx. 842 sq. feet.

SUMMARY & RECOMMENDATION

This request would authorize the vacation of a portion of the Pear Street right-of-way in exchange for the granting of a public pedestrian easement to the City along the southside of East Cary Street.

The property owner is proposing to construct five (5) dwellings which would front East Cary Street. Consistent with the discussions with City staff, the property owner is proposing an approx. 8.27' wide public pedestrian easement along the southside of East Cary Street (approx. 825 sq. ft.), extending along the entire property frontage. In return, the property owner is requesting an approx. 7' wide (variable width) strip of existing Pear Street right-of-way along the eastside of the property (approx. 842 sq. ft.).

The proposed right-of-way closing will not negatively impact the local City transportation network. The approx. 7' wide strip of right-of-way to be closed is beyond the limits of the existing paved surface of Pear Street and currently unimproved. It is anticipated that at the time of the subdivision construction, the property owner will construct pedestrian improvements within the limits of the remaining Pear Street public right-of-way

Staff recommends approval of the ordinance.

FINDINGS OF FACT

Site Description

2723 East Cary Street (Parcel No. E0000443001) is generally located at the southwest corner of East Cary Street and Pear Street and is currently vacant. The current zoning for the property is B-5 Central Business.

Proposed Use of the Property

Five single-family dwellings.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Corridor Mixed-Use, which is, "found along major commercial corridors and envisioned to provide for medium- to medium high-density pedestrian- and transit-oriented development" (RVA 300, p. 60).

Intensity: Buildings generally ranging from two to ten stories, based on street widths, and depending on the historic context and stepping down in height adjacent to residential areas. New buildings that are taller than historical buildings should step back from the build-to line after matching the height of the predominant cornice line of the block.

Primary Uses: Retail/office/ personal service, multi-family residential, cultural, and open space.

Secondary Uses: Single-family houses, institutional, and government.

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