



## CITY OF RICHMOND

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

**Location 2019-01:** Location Review of a proposed utility easement in the Matthews at Chestnut Hill subdivision development.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** October 7, 2019

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#### **PETITIONER**

Calvin Farr, Director, Department of Public Utilities

#### **LOCATION**

Various locations within the Matthews at Chestnut Hill subdivision (Matthews Street & Chestnut Park Lane).

#### **PURPOSE**

To install City standard streetlighting in a manner that meets the operating needs of the Department of Public Utilities and provides adequate lighting to the Right-of-Way. To accept dedications of utility easements in land for the construction, reconstruction, maintenance, repair and operation of streetlight facilities within the Matthews at Chestnut Hill subdivision development, located along Matthews Street, pursuant to City Code Sections 8-33 & 28-874 and City Charter Section 17.07.

#### **SUMMARY & RECOMMENDATION**

The City of Richmond Department of Public Utilities strives to keep its streetlights and other assets in the rights-of-way. However, in this instance, siting the streetlights in the rights-of-way is not possible.

In the area fronting Matthews Street, the right-of-way is narrow and insufficient space exists to allow for the streetlights and to maintain ADA compatibility. The streetlights and the associated feed will be installed just behind the ROW on private property.

In the alley, the parking is such that to install the streetlights in the right-of-way, the streetlights would seem to be in the middle of drivable surface and would be subject to damage from vehicles, and to causing damage to vehicles.

Department of Public Utilities staff is reaching out directly and indirectly to the individual property owners to discuss the proposed easements, and, to date, all of the contacted property owners support acquisition of the easements and installation of the streetlight facilities.

Public Utilities staff recommends approval of this location review.

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## **FINDINGS OF FACT**

### **SITE DESCRIPTION**

Matthews at Chestnut Hill residential subdivision in the Highland Park Southern Tip neighborhood. The property is located within the R-73 Multi-family Residential District.

### **PROPOSED USE**

Install streetlights and conductors feeding streetlights.

### **SURROUNDING AREA**

The surrounding area is comprised of a mix of vacant, residential, and industrial land uses.

### **STAFF CONTACT**

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