



## CITY OF RICHMOND

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

**Ord. No. 2017-108:** To close, to public use and travel, a portion of Fergusson Road located between Henri Road and Somerset Avenue, a portion of Henri Road located between Wesley Road and Fergusson Road, and a portion of a public alley in the block bounded by Henri Road, Fergusson Road, Somerset Avenue, and Bay Street, together consisting of 27,548± square feet, upon certain terms and conditions, and to authorize the Chief Administrative Officer to accept a dedication of right-of-way improvements and property, consisting of 8,271± square feet, and a sight distance easement, consisting of 203± square feet, in connection with the relocation of Fergusson Road.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** June 19, 2017

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#### **PETITIONER**

City of Richmond, Department of Public Works

#### **LOCATION**

Fergusson Road and Henri Road

#### **PURPOSE**

To close to public use and travel portions of Fergusson Road and Henri Road, at the point of their intersection, and to close a portion of a City alley, together containing 27,548 square feet and to accept the dedication of private property containing 8,271 square feet as right-of-way for the relocation of the closed portion of Fergusson Road as shown on a plan prepared by the Department of Public Works and designated as DPW Dwg. No. N-28773 dated April 5, 2017 (Project No. W21-208, W21-282, W21-203 – AC, SC, DED, EA ) entitled "PROPOSED CLOSING TO PUBLIC USE AND TRAVEL OF PORTIONS OF FERGUSSON RD., HENRI RD. AND AN ALLEY; THE DEDICATION OF RIGHT-OF-WAY FROM THREE PARCELS AND THE DEDICATION OF A SIGHT DISTANCE EASEMENT; ALL FOR THE RELOCATION OF FERGUSSON RD. BETWEEN SOMERSET AVE. AND HENRI RD." at the request of the applicant.

#### **SUMMARY & RECOMMENDATION**

Saint Christopher's School has operated in their current location for many years and has made improvements to their properties as well as City right of way. This closing request is necessary as part of the next phase of planned improvements to be constructed on the campus, specifically, parking and traffic circulation improvements as shown on a plan of development approved by the Department of Planning and Development Review in June of this year.

Currently the intersection of Fergusson Road and Henri Road meet at an acute angle. This angle creates difficult turning movements at this intersection. As this is the designated drop-off area for the school, this creates traffic congestion and an increased potential for accidents. Additionally, the school owns a gravel parking lot on the other (south) side of Fergusson Road that is used by

students and faculty. Users of this lot must cross Fergusson or Henri roads to get to the campus. Finally, the available queue length of space on the campus currently available for dropping off and picking up students is approximately 244 feet. This creates a queueing of vehicles in the public street waiting to enter the campus proper. This creates vehicular and pedestrian safety issues as well as added congestion for the neighborhood.

The proposed closing of portions of Fergusson and Henri Roads along with a portion of a City alley will assist with mitigating these safety and congestion issues. The proposed plan, which is currently under review to ensure the design meets all applicable City and State requirements, relocates Fergusson Road to the south and expands the gravel parking lot to the north. The parking lot will be located on the St. Christopher's campus in order to prevent students and other pedestrians from crossing the public street to get to the school. The drop off road will be increased from 244 to 395 feet, significantly increasing the queue length for waiting parent's vehicles. The acute angle of the current intersection of Fergusson and Henri Roads makes the turn difficult to drive. Also, the portions of Fergusson and Henri Roads to be vacated do not curb and gutter or sidewalk. Reconstructed Fergusson Road will have curb, gutter and sidewalk and the new connection to Henri will become a 90 degree intersection thereby improving the functionality and safety of the street.

The right of way to be closed (portions of Fergusson and Henri Roads and of a City alley) total 27,548 square feet. The value for this City right of way has been calculated to be \$285,121.80 based on assessed values of the adjacent parcels. As this closed right of way will be encumbered by a variable width utility easement, the value is reduced by 40%, bringing it to \$171,073.08. It is standard operating practice to require the applicant to pay the City for right of way being requested to be vacated. St. Christopher's will be dedicating 8,271 square feet of property to the City in order to relocate and reconstruct Fergusson Road. The value of this 8,271 square feet of property is calculated to be \$85,604.85. A sight distance easement is also being dedicated to the City. The values of this easement has been calculated to be the value of the land reduced by 40%, valuing the easement at \$1260.64. The estimate of costs for the reconstruction of this new, upgraded portion of Fergusson Road is \$349,030. The combined value of right of way being received and construction costs of the new, improved street section to the City is \$435,895.49. As this net value is greater than the value of the right of way to being vacated by the City, staff recommends waiving the requirement to pay the City for this right of way. Existing street does not have curb and gutter or sidewalks and the pavement is in fair condition. New street will have curb and gutter, drainage, and sidewalks on both sides of street.

Department of Public Works staff recommends approval of the ordinance, subject to the terms and conditions specified in the attached O&R Request.

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## **FINDINGS OF FACT**

### **Site Description**

The site is located at the intersection of Fergusson Road, Henri Road and Somerset Avenue in the Three Chopt neighborhood of the Far West planning district. The total area for the right of way to be vacated is 27,548 square feet. The total area of right of way to be dedicated is 8,271 square feet.

**Master Plan & Zoning**

The City's Master Plan recommends Institutional land use for the subject property. "Primary uses include institutional uses, such as places of worship, private schools, universities, museums, hospitals and other care facilities (City of Richmond Master Plan, p. 135).

Adjacent and nearby properties are zoned in the same R-4 – Single-Family Residential District as the subject property.

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