



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2017-012: To close, to public use and travel, a portion of Northumberland Avenue running from the south line of West Roberts Street to such portion's southern terminus, consisting of 16,355± square feet, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: September 18, 2017

PETITIONER

City of Richmond, Department of Public Works

LOCATION

Northumberland Avenue from the South Line of West Roberts Street to its Southern Terminus

PURPOSE

To close to public use and travel a portion of Northumberland Avenue containing 16,355 square feet as shown enclosed with bold lines on a plan prepared by the Department of Public Works and designated as DPW Dwg. No. N-28744 dated November 9, 2016 (Project No. N-530/586/627-SC) entitled "PROPOSED CLOSING TO PUBLIC USE AND TRAVEL OF NORTHUMBERLAND AVENUE FROM THE SOUTH LINE OF W. ROBERTS STREET TO ITS SOUTHERN TERMINUS" at the request of the applicant.

SUMMARY & RECOMMENDATION

The Reason for this request is to address a letter of request dated September 6, 2016 from Kimberly R. Kidd with W Brook Road, LLC. Two of the three adjacent parcels to this proposed closure are owned by W Brook Road LLC and the owner of the third parcel plans to convey or release their rights to any portion of this right-of-way which is proposed for closing to W Brook Road, LLC. They wish to use this area to provide secure limited access to their property.

The requested closure is for a stub street which provides secondary frontage and access for three parcels. The applicant, W Brook Road, LLC, purchased the area encompassing the three parcels from the United States Postal Service in 2011 and has sold one parcel to Lombardy VU Realty, LLC in 2013. The purchaser constructed apartments on the parcel and has indicated that they have no need for this street and have provided documentation to the applicant that they would grant or convey any rights which they would have to a closed Northumberland Avenue to W Brook Road, LLC.

The closing of this right of way will not negatively impact the local City transportation network. Other reviewing administrative agencies offered no objections to the closing request.

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

FINDINGS OF FACT

Site Description

This stub section of Northumberland Avenue was used as a property entrance by the postal service for many years and no longer serves purpose to the general public. The applicant wishes to use this r/w for a limited access to their property from Roberts Street. Their property contains an office building and two warehouse buildings which they lease to small businesses that require a central City location. Maintaining and improving their access from Roberts Street will allow for improved access to the warehouse buildings and loading dock.

The value of the right of way to be vacated (16,355 sf) has been determined to be \$100,583.25 (\$6.15 per square foot) and is based on the assessed values of the adjacent parcels. This cost is customarily paid to the City by the owners of the properties that will 'receive' the closed right of way. In this case the fee which will actually be paid to the City has been reduced by \$7,817.27 due to a utility easement being retained over a portion of the vacated r/w (4,237 sf). The actual fee to be paid is \$92,765.98.

Master Plan & Zoning

Located in the North Planning District, the proposed land use associated with the property in question is currently "Multi-Family Medium Density" as designated within the City's current Master Plan.

The current zoning for the property is R-5 – Residential Single-Family. Zoning designations adjacent to and near the property include both R-5 and M-1 Light Industrial.

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