

AN ORDINANCE No. 86-316-286

ADOPTED DEC 22 1986

To vacate a portion of the plat of the subdivision of land known as Lockgreen, Section B, Lots 1, 2, 3, 4, 5, and 6, inclusive, fronting on John Christopher Court (private), as shown on the plat duly recorded in the Clerk's Office of the Circuit Court of the City of Richmond, John Marshall Courts Building, in Plat Book 37 at page 101, said property lying wholly within the City of Richmond, being located south of Cary Street near the Kanawha Canal, upon certain terms and conditions, and to authorize the City Manager, Robert C. Bobb, for and on behalf of the City of Richmond, to execute a declaration of vacation for said Section B, Lockgreen.

Patron - City Manager (By Request)

Approved as to form and legality
by City Attorney

1. THE CITY OF RICHMOND HEREBY ORDAINS:
2. § 1. That the vacation of a portion of the plat of the
3. subdivision of land known as Lockgreen, Section B, Lots 1,
4. 2, 3, 4, 5, and 6, inclusive, as shown on the plat duly
5. recorded in the Clerk's Office of the Circuit Court of the
6. City of Richmond, John Marshall Courts Building, in Plat
7. Book 37, at page 101, said property lying wholly within the
8. City of Richmond, being located south of the south right of
9. way line of Cary Street near the Kanawha Canal, and a copy
10. of said plat being attached to the draft of this ordinance
11. marked "Exhibit A", in accordance with the provisions of

1. paragraph (a) of § 15.1-482 of the Code of Virginia, is
2. approved.

3. § 2. That Robert C. Bobb, City Manager, for and on
4. behalf of the City of Richmond, be and is hereby authorized
5. and directed to execute a document entitled: "Declaration of
6. Vacation" for Section B (consisting of Lots 1 through 6,
7. inclusive) of Lockgreen.

8. § 3. This ordinance shall be in force and effect upon
9. adoption.

City of Richmond
City Planning Commission



900 East Broad Street, Richmond, Virginia 23219
804 • 780-4347

December 16, 1986

To the Honorable Council of the
City of Richmond, Virginia

At its meeting of December 15, 1986, the City Planning Commission voted
(9-0) to recommend APPROVAL of:

Ordinance No. 86-316

To vacate a portion of the plat of the subdivision of land
known as Lockgreen, Section B, *** fronting on John
Christopher Court, *** in Plat Book 37 at page 101, said
property lying, *** south of Cary Street near the Kanawha
Canal, etc.

This paper would vacate a 6-lot "townhouse" subdivision known as Lockgreen, Section B. It is a phase of the Lockgreen Community Unit Plan which was approved by the Commission and adopted by City Council in June, 1985. The site is located south of Cary Street Road and west of Locke Lane. The subdivision was approved by the Commission last fall and was recorded in November. As more detailed plans for the dwelling units were prepared, the developer found that some of the attached dwellings intended for the lots cannot be constructed in accordance with the recorded plat and meet all of the applicable yard requirements. Attempts to maximize views and make best advantage of the topography, together with building design refinements, resulted in minor yard conflicts. To resolve the problem, it is proposed to shift the lot lines slightly and deepen the lots. This necessitates vacation of the recorded plat and resubdivision of the parcel. The Commission has given tentative approval for the proposed resubdivision. It conforms with the original intent and all requirements of the adopted C.U.P.

Very truly yours,

Jon P. Weersing
Secretary

JFW:lk

cc: Mr. H. W. Owens - Applicant
Director, Department of Public Works

ORDINANCE OR RESOLUTION SUMMARY
CITY OF RICHMOND, VIRGINIA

Resolution Ordinance No.	86-316	Subject	
Requested by	City Manager, By Request		To Vacate a Portion of the Plat of a Subdivision Known as Lockgreen - Section B
Received City Manager's Office	--		
Summarized	12/15/86		

SUMMARY

This Ordinance would vacate a 6-lot "townhouse" subdivision known as Lockgreen, Section B. The site is located south of Cary Street Road and West of Locke Lane. The subdivision was approved last Fall and was recorded on November 7, 1986.

Reason: The developer has found that some of the dwellings cannot be constructed in accordance with the recorded plat and meet all of the applicable yard requirements. Attempts to maximize views, make best use of the topography, together with building design requirements has resulted in minor yard conflicts.

To resolve the problem, it is proposed to shift the lot lines, this necessitates vacation of the recorded plat and resubdivision of the parcel.

Planning Commission granted approval (9-0) December 15, 1986.

COUNCIL ACTION

On Docket	12/22/86
Amended	
Adopted	
Rejected	