



## CITY OF RICHMOND

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

**Location 2023-01:** Location review of a proposed public access easement on the property of CC Scotts Addition LP, 2902 North Arthur Ashe Blvd (Novel Scotts Addition)

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** June 5, 2023

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#### **PETITIONER**

Joseph Davenport, Right of Way Manager, Department of Public Works

#### **LOCATION**

2902 North Arthur Ashe Blvd (Novel Scotts Addition), property owned by CC Scotts Addition LP.

#### **PURPOSE**

To accept a public access easement along the Boulevard West frontage of 2902 North Arthur Ashe Blvd as shown on the attached plat.

#### **SUMMARY & RECOMMENDATION**

The City of Richmond Department of Public Works strives to maintain and broaden walkable commercial and residential neighborhoods. Public pedestrian access is important to any residential or commercial development within the City.

The property (2902 North Arthur Ashe Boulevard) was rezoned in March 2021 (Ordinance No. 2021-031) from the M-2 Heavy Industrial District to the TOD-1 Transit-Oriented Nodal District.

The Plan of Development (POD-099123-2021) for a seven (7) story multi-family residential building was approved on March 16, 2022.

The property frontage along Boulevard West does not include an existing sidewalk and there is limited available public right of way behind the existing curb line for the installation of a new sidewalk. There are also existing utility poles and traffic signage located in the right of way behind the curb line further constraining the area. The Department of Public Works has negotiated a Deed of Easement with the property owner (CC Scotts Addition LP) for the installation and maintenance of a public sidewalk along the Boulevard West frontage.

CC Scotts Addition LP shall be responsible for the construction, repair, operation, maintenance and replacement of an eight (8) foot wide sidewalk within the easement area ("9.63' SIDEWALK EASEMENT & PUBLIC ACCESS EASEMENT, 2297 SQ. FT.") depicted on the attached plat. CC Scotts Addition LP shall construct the sidewalk of concrete and shall provide plans and/or specifications for the sidewalk to the Department of Public Works for review and approval.

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CC Scotts Addition LP will maintain the easement area such that, at all times a pathway for public pedestrian use exists, either entirely within the easement area or in combination with the adjacent public right of way, along Boulevard West between North Arthur Ashe Boulevard and the southern boundary of the parcel designated as Tax Parcel I.D. No. N0001605020. CC Scotts Addition LP shall at all times maintain the easement area in reasonably good and safe condition for the purpose of public access, and shall ensure that the pedestrian passageway is at least eight (8) feet wide for its entire length and compliant with all applicable requirements of the ADA. This access easement will not authorize CC Scotts Addition to obstruct or otherwise encroach upon the public right-of-way, nor shall it be construed to obligate them to maintain the public right-of-way.

Staff recommends approval of this location review.

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## **FINDINGS OF FACT**

### **SITE DESCRIPTION**

The subject property contains a lot area of 137,936 square feet, or approx. 3.2 acres. The property is located in the Greater Scott's Addition neighborhood, at the corner of Arthur Ashe Boulevard and Boulevard West.

### **PROPOSED USE**

Novel Scott's Addition Project, 7 floor multi-family residential building with associated parking, and approx. 270 dwelling units.

### **SURROUNDING AREA**

The property is currently located within the TOD-1 Transit Oriented Nodal District and adjacent to the B-7 Mixed-Use Business District, both of which allow a mix of uses.

### **STAFF CONTACT**

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