



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2017-011: To close to public travel and retain for public use as park property a portion of Spottswood Road, running from the south line of Shirley Lane to such portion's southern terminus and consisting of 5,732± square feet; to close to public use and travel a public alley, running from the south line of Shirley Lane to such alley's southern terminus and consisting of 3,070± square feet; and to accept the dedication for public use as park property of a portion of 1001 Spottswood Road, consisting of 11,025± square feet, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 21, 2017

PETITIONER

City of Richmond, Department of Public Works

LOCATION

A portion of Spottswood Road and an alley south of Shirley Lane

PURPOSE

To close to public use and travel an alley containing 3,070 square feet, to close to public use and travel as a public street Spottswood Road containing 5,732 square feet and to accept the dedication of private property for park use containing 11,025 as shown on a plan prepared by the Department of Public Works and designated as DPW Dwg. No. N-28669 dated November 7, 2016 (Project No. W-1101-AC) entitled "PROPOSED CLOSING TO PUBLIC USE AND TRAVEL OF SPOTTSWOOD ROAD AND AN ALLEY FROM THE SOUTH LINE OF SHIRLEY LANE TO THEIR SOUTHERN TERMINUS AND THE DEDICATION OF A PORTION OF PARCEL W0001101002 TO THE CITY OF RICHMOND FOR PARKS USE" at the request of the applicant.

SUMMARY & RECOMMENDATION

Letter of request dated December 14, 2016 from Parke Richeson, Executive Director of the Maymont Foundation. This closure is to allow for the expansion and reconfiguration of the Foundation office, the creation of an event space and the construction of an improved, relocated entrance to the park.

The Maymont Foundation is undertaking improvements to the Children's Farm, the Farm parking area and their headquarters building outside the park. This request addresses changes needed to implement the planned improvements. These include the renovation and expansion of the existing foundation offices and the creation of an event space and the construction of a new improved entrance into the park. The alley closing facilitates the Foundation headquarters renovations. The road closing and property dedication facilitates the entrance improvements.

The Foundation's overall plan includes the demolition of the existing house adjacent to the current park entrance (currently owned by the Foundation), the closing of the portion of Spottswood Road that provides access to the park and the dedication of Foundation property to the City and

construction of a new entrance that will be further from Park Drive. This will improve the access by creating more stacking area for cars and buses on Shirley Lane; ultimately becoming a significant safety improvement. A Special Use Permit has been introduced related to the Foundation Headquarters part of this project; the alley closing component of this request is a companion to that special Use Permit application (Ordinance No. 2017-013).

The Foundation has agreed to relocate any DPU facilities within the alley to be closed to the satisfaction of DPU. As the alley is between two parcels currently owned by the Foundation, no other party will be impacted by this closure.

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

The alley to be closed measures 3,070 square feet. The value for this City right of way has been calculated to be \$29,146.83, based on assessed values of the adjacent parcels. It is standard practice to require the applicant to pay the City for right of way requested to be vacated. The Foundation will be dedicating approximately 11,025 square feet of land to the City (more than 3 times the area being vacated), the value of which is calculated to be \$104,672.25 and the Foundation will construct the new park entrance for the City; therefore, Staff recommends waiving the requirement to pay the City for this right of way. Spottswood Road is being closed as a public street but is being retained by the City as Park Property so is not factored into the value calculation

Master Plan & Zoning

The City's Master Plan calls for the future land use of the property in question to be Single-Family (low density) which may include "...uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses." (City of Richmond Master Plan p. 133)

The subject property, as well as all adjacent properties, is zoned R-2 – Single-Family Residential.

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