



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-086: To close, to public use and travel, an alley in the block bounded by T Street, North 26th Street, Nine Mile Road, and North 27th Street consisting of 3,034+- square feet, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: April 15, 2019

PETITIONER

Bon Secours-Richmond Community Hospital, Incorporated (to be henceforth referred to as BSRCH)

LOCATION

The site is public alleyway that connects Nine Mile Road and T Street.

PURPOSE

To close, to public use and travel, an alley in the block bounded by T Street, North 26th Street, Nine Mile Road, and North 27th Street consisting of 3,034+- square feet, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

BSRCH wishes to expand its Richmond Community Hospital campus by constructing a new medical office building. The development will encompass the entire block that is bounded by N.27th Street, Nine Mile Road, N.26th Street and T Street. This block is transected by the subject public alleyway. The vacation of the right of way will permit a medical office building to be developed as an integrated project that will allow on-site parking requirements to be met while also mitigating pedestrian safety and traffic control concerns within the property.

The Department of Public Works staff recommends approval of the request subject to the following conditions:

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1. The applicant(s)/owner(s)/successor(s) shall be responsible for any and all costs associated with the proposed closing, including without limitation, realignment, relocation, or removal of utilities, or infrastructures, installment of new utilities or infrastructures, new or revised street name or directional signs, streetlights, etc., as required or directed by City Agencies.
 2. The applicant(s)/owner(s)/successor(s) shall provide evidence that they have identified any public or private utilities that may have a vested interest in or facilities located within the subject right of way and worked out arrangements with the owners of any such utilities to protect the owner's rights. For this project that would include DPU streetlight and waterline facilities.

3. The applicant(s)/owner(s)/successor(s) shall be responsible for surface storm water overflow in the area to be closed.
4. The applicant(s)/owner(s)/successor(s) shall be responsible for obtaining the written consent of all abutting landowners to the closing and other property owners within the block affected by the closing.
5. A twelve-month expiration clause shall be included whereby all conditions must be satisfied by the applicant(s)/owner(s)/successor(s) within twelve months of the ordinance adoption date and approved by the City before the ordinance can go into effect.
6. A Plan of Development for the construction of the improvements on the site must be submitted and approved by the City. Should approval of the Plan of Development not be approved, this closure of the public right of way will not go into effect.
7. The applicant(s)/owner(s)/successor(s) agrees to pay the City of Richmond for this public right-of-way, the sum of \$ 3,762.00
8. The applicant(s)/owner(s)/successor(s) is responsible for providing the Law Department with written evidence within twelve (12) months of the ordinance adoption that all conditions of the ordinance have been satisfied. Should this written evidence not be submitted to the said offices prior to the expiration date after final approval of the ordinance, the ordinance will become null and void automatically.

FINDINGS OF FACT

SITE DESCRIPTION

The .069 acre property consists of an alley that connects Nine Mile Road and T Street. The alleyway is approximately 210 feet long and 22 feet wide and runs between properties located at 1401 N. 26th Street and 1400 N. 27th Street.

PROPOSED USE FOR THE PROPERTY

The property will accommodate a medical office building and off-street parking.

MASTER PLAN & ZONING

The property is within the city's East Planning District and has a future land use designation of Transitional Office. Primary uses are low-to-medium intensity professional, business and administrative offices, and medical and dental clinics that are compatible with adjacent residential uses and serve as separation between residential areas and nearby commercial or other higher intensity land uses or features. The proposed medical office building conforms to this future land use designation.

The property is located within the UB-2 Urban Business District.

SURROUNDING AREA

BSRCH owns the properties located across Nine Mile Road and N. 27th Street. The properties located across T Street are vacant and located in the R-6 Single-Family Attached Residential District.

STAFF CONTACT:

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