



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2018-020: To close, to public use and travel, a portion of Perry Street, located on the north side of Perry Street between its intersection with West 24th Street and its intersection with West 22nd Street, consisting of 7,402± square feet, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 20, 2018

PETITIONER

Bobby Vincent, Director – Department of Public Works

LOCATION

Public Right of Way along the North side of Perry Street and located between West 24th Street and West 22nd Street.

PURPOSE

To close to public use and travel of a sixteen foot (16') strip of public right of way containing 7,402 square feet as shown on a plan prepared by the Department of Public Works and designated as DPW Dwg. No. N-28815 dated December 21, 2017 entitled "PROPOSED CLOSING TO PUBLIC USE AND TRAVEL OF A 16' STRIP OF PUBLIC RIGHT OF WAY ALONG THE NORTH SIDE PERRY STREET AND LOCATED BETWEEN W 24TH STREET AND W 22ND STREET" at the request of the applicant.

SUMMARY & RECOMMENDATION

A letter of request dated December 15, 2017 was received from Mary Blow, Programs Administrator for the City of Richmond Economic and Community Development. This closure is to allow for a subdivision to provide single family attached homes and townhomes on the properties fronting Perry St.

The parcel that contains this requested closing is part of a project called the "The Hollands" This project is a partnership between the City of Richmond Economic and Community Development and Southside Community Development & Housing Corporation, a nonprofit housing developer. The project included funding and overall project management from Economic and Community Development and Southside Community Development & Housing Corporation. The developer acquired several of the parcels within the block and plans to subdivide them to create consistent lots and a central alley to serve all the lots within the subdivision.

The broader picture includes a residential development that enhances the property to provide fourteen (14) townhomes and eight (8) single family attached homes. A plan of development and subdivision request for this project have been reviewed by City agencies. Approval of the plan of development and subdivision would be contingent upon approval of the proposed right-of-way closure.

The 16' strip of the right of way to be closed will not affect the existing roadway or typical section of Perry St. Additionally, the closure is along the frontage of the properties for the project, therefore, no other party will be impacted by this closure.

The 16' strip of right of way to be closed measures 7,402 square feet. The value for this City right of way has been established to be \$27,387, based on the assessed value of the adjacent parcels. Normally, the applicant is required to reimburse the City the assess value of the right of way to be closed. However, the fee has been waived because the non-profit, Southside Community Development and Housing Corporation agreed to partner with the City of Richmond to undertake and complete a HUD federal mandated revitalization project in the Swansboro neighborhood. The development when completed will benefit household at 80% AMI or less.

Other reviewing administrative agencies offered no objections to the closing request.

The Department of Public Works offers no objections to the proposed right-of-way closing and request that any approvals be subject to, and including without limitation, the following terms and conditions:

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.
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.
5. A twelve (12) month expiration clause shall be included whereby all conditions must be satisfied by the applicant(s)/owner(s)/successor(s) within twelve (12) months of the ordinance adoption date and approved by the City before the ordinance can go into effect.
6. The applicant(s)/owner(s)/successor(s) is responsible for providing the Law Department with written evidence 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

Sixteen foot (16') strip of public right of way located on the north side of Perry Street between its intersection with West 24th Street and its intersection with West 22nd Street.

PROPOSED USE FOR THE PROPERTY

The current right of way would be incorporated into a proposed residential development containing fourteen (14) townhomes and eight (8) single family attached homes.

MASTER PLAN

The Master Plan recommends Single-Family (Medium Density) land use for the area. Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses.

ZONING

The current zoning is R-53 Multi-family Residential.

SURROUNDING AREA

The surrounding area is comprised of a mix of residential, commercial, industrial and vacant land uses.

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