



## CITY OF RICHMOND

### Department of Planning & Development Review

#### *Staff Report*

**Location 2025-01:** Location review of a proposed temporary construction easement and a permanent public access easement on the property of Country Club of Virginia, 6000 St. Andrews Lane.

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**To:** City Planning Commission

**From:** Land Use Administration

**Date:** March 4, 2025

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#### **PETITIONER**

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

#### **LOCATION**

6000 St. Andrews Lane (Parcel I.D. W02104020010), property owned by the Country Club of Virginia (CCV).

#### **PURPOSE**

To accept a temporary construction easement and a permanent public access easement along the west side of Three Chopt Road, between St. Andrews Land and Grove Ave, as shown on the attached plat.

#### **SUMMARY & RECOMMENDATION**

The Department of Public Works strives to maintain and broaden walkable commercial and residential neighborhoods. Public pedestrian access is an important aspect of all residential and commercial neighborhoods within the City.

The property frontage along Three Chopt Road includes a narrow existing sidewalk (approx. 3' width) and there is no available public right of way behind the existing sidewalk for the installation of a new wider sidewalk. The existing narrow sidewalk presents a safety concern for the many young pedestrians walking to/from St. Catherine's School located in close proximity (Grove Ave); as well as CCV staff who navigate this sidewalk enroute to offsite employee parking located at St. Stephens Episcopal Church. Compounding the issues, there are existing utility poles and traffic signage located within the footprint of the sidewalk further constraining the pedestrian circulation area. To facilitate the installation of a wider sidewalk (approx. 6' width), the Country Club of Virginia has offered to the City the dedication of a permanent public access easement along the Three Chopt Road frontage of the property located at 6000 St. Andrews Lane. See the attached plat entitled "Plat Showing A Proposed Temporary Construction Easement & A Proposed Permanent Pedestrian Access Easement Along the Property of the Country Club of Virginia."

Subsequent to the formal dedication and acceptance by the City of the permanent access easement, the Department of Public Works shall implement a project for the installation of the wider sidewalk. Further supporting this improvement, the Country Club of Virginia has retained

an engineering firm for the design of the wider sidewalk and has agreed to provide a temporary construction easement necessary for the new sidewalk installation.

Public Works staff recommends approval of this location review.

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## **FINDINGS OF FACT**

### **SITE DESCRIPTION**

The subject property contains a lot area of 22,000 square feet, or approx. 0.5051 acres. The property is located at the intersection of St. Andrews Lane and Three Chopt Road.

### **PROPOSED USE**

No change in use.

### **SURROUNDING AREA**

The property is currently located within the R-1 Residential District (single family).

### **STAFF CONTACT**

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