

City of Richmond, Virginia
Department of Planning and Development Review
Planning Commission Request

December 30, 2015

I. CONTACTS

City of Richmond Department of Public Utilities (Staff Contact: Rosemary Green, P.E.)

II. LOCATION

1000 Block of former Carlisle Avenue (Between Gilliam Street and Northampton St), Richmond, Virginia

III. PROPERTY OWNER(S)

One private property affected owned by Fulton Hills Properties, LLC.

IV. PURPOSE

The request is for approval of the general location of a proposed utility easement on the subject property, as shown in the attached plat. The intent is to allow the Department of Public Utilities to separate the combined sewer system and install separate sanitary and storm sewer mains within a new easement along Carlisle Avenue.

Chapter 17, Section 17.07 of the City Charter indicates that no public utility shall be constructed or authorized within an area with an adopted Master Plan unless its general location, but not its character and extent, has been submitted to and approved by the Planning Commission.

V. SUMMARY

The subject property was a public right-of-way closed by the City via Ordinance 2000-90-230. The property is currently a closed cobbled road.

As part of DPU's CSO Long Term Control Plan, the separation of CSO 28E outfall is required. The Department of Public Utilities has received grant funding for 50% of the cost of the project from the Department of Environmental Quality. To allow the most efficient alignment for the newly separated sewer main, a utility easement in the private portion of Carlisle Avenue was required.

The proposed new easement's location would allow for replacement of the existing combined sewer infrastructure currently in an easement on private property. The new separated sanitary and storm infrastructure would be located within the new easement, would be underground and would not be visible except for an occasional surface appurtenance such as a manhole. The infrastructure would not be visible from the adjacent street, nor would it affect the view from neighboring properties.

In summary, the proposed new utility easement would allow for separation of the existing combined sewer infrastructure, would facilitate the abandonment of the existing combined sewer main and the termination of the existing easement on private property and would improve the useful asset life of the infrastructure. In addition, approval of this proposed new easement would facilitate future planned development in Fulton Hills.

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