



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

File No. SUBD 2016-005:

To: City Planning Commission
From: Land Use Administration
Date: April 4, 2016

PETITIONER

Scott Yates
Operations Manager
Department of Public Utilities

LOCATION

5600 and 5606 Riverside Drive

PURPOSE

To authorize the DPU to establish a Deed of Easement with **DALE A. STEWART and SALLIE P. STEWART** to acquire of a thirty (30)-foot wide access easement for ingress and egress located across Tax Parcel Nos. C0050099004 and C0050099005.

SUMMARY & RECOMMENDATION

The easement is being established to supplant an existing access easement currently located in such a way that it inhibits the optimal development of these parcels; the owners are simultaneously, under separate action, seeking a Deed of Release for the existing access easement. Accepting this new easement will contribute to the orderly development of the surrounding property into two single family residential units and allow the Department of Public Utilities to maintain its desired access.

In 1979, by Ordinance No. 79-11-17, adopted by the Council of the City of Richmond on February 12, 1979, it was authorized and directed to close to public use and travel a portion of Breckenridge Road from Riverside Drive to the Southern Railroad tracks with one condition being that an access easement for ingress and egress be conveyed to the City of Richmond.

There is no actual City owned utility within this easement and accepting this relocated easement will not adversely affect the DPU's ability to maintain the access needed that currently exists.

Approval is recommended by the Department of Public Utilities.

FINDINGS OF FACT

Site Description

The subject property is located at 5600 and 5606 Riverside Drive. The property is zoned R-3 and is currently vacant.

Proposed Use of the Property

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Master Plan

The Richmond Master Plan designates this property as a Single-Family (Low Density).

Zoning & Ordinance Conditions

The property is zoned R-3, Single-Family Residential District.

Surrounding Area

The surrounding properties are zoned R-3 and are occupied by single-family detached dwellings.

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