



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2014-140: To close to public travel a portion of right-of-way known as Platinum Road, located between its intersection with Belt Boulevard and its intersection with a CSX Transportation, Inc. right-of-way, and consisting of 25,975± square feet, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: July 7, 2014

PETITIONER

City of Richmond Department of Parks, Recreation and Community Facilities

LOCATION

Northern section of Platinum Road

PURPOSE

To close to public travel a portion of right-of-way known as Platinum Road, located between its intersection with Belt Boulevard and its intersection with a CSX Transportation, Inc. right-of-way, and consisting of 25,975± square feet. To permit the Department of Parks and Recreation plan to combine the vacated r/w area with these parcels to create an area for a lighted, multi-use athletic field.

SUMMARY & RECOMMENDATION

The City owns the parcels on both sides of the right of way to be vacated. The Department of Parks and Recreation plan to combine the vacated right of way area with these parcels to create an area for a lighted, multi-use athletic field. This proposed addition will increase the available outdoor recreation uses at this site located near the Hickory Hill Community Center.

Access to the bridge crossing the railroad tracks along Platinum Road was closed and barricaded several years ago due to safety concerns and the bridge has recently been removed by CSX. There are no plans for a new bridge by CSX or the City. Therefore this right of way between Belt Boulevard and the railroad right of way is currently not serving any purpose to the City or public. For this reason the Department of Public Works does not object to the closure and transfer of the property to the applicant.

The value of the right of way to be vacated, 25,975 square feet, has been determined by evaluating the assessed value of the adjacent properties. It has been set at \$0.525/square foot for a total of \$13,636.88. Other reviewing administrative agencies offered no objections to the closing request, and the Department of Public Works offers no objections to the proposed right of way closing with 7 conditions to be placed on the closing.

In addition, the Richmond Master Plan also states, within its *Significant Issues for the district section*, “public park space and community facilities are needed; additional public park space and community facilities are needed throughout the District. Sites that are currently inappropriate for development due to environmental constraints offer opportunities for passive recreational uses.” (Page 146)

Therefore Staff supports the road closure to meet the public parks needs of the Broad Rock Planning District.

FINDINGS OF FACT

Site Description

The northern position of Platinum Road is located in the City’s Broad Rock Planning District, at the intersection of Platinum Road and Belt Boulevard. The 25,975 square feet area is improved with a paved driving surface. Platinum Road bisects two parcels of land owned by the City of Richmond.

Proposed Use of the Property

The road currently dead ends at the CSX railroad tracks; the Department of Parks and Recreation proposes to combine the vacated r/w area with the two existing parcels that they bisect the parcels to create an area for a lighted, multi-use athletic field. This proposed addition will increase the available outdoor recreation uses at this site located near the Hickory Hill Community Center.

Master Plan

According to the Richmond Master Plan, the subject property has an Industrial land use designation. Primary uses for the Industrial designation include “a wide variety of manufacturing, processing, research and development, warehousing, distribution office-warehouse and service uses. Office, retail and other uses that complement industrial areas are often secondary support uses” (p. 135).

However, the Richmond Master Plan also states, within its Significant Issues for the district section, “public park space and community facilities are needed; additional public park space and community facilities are needed throughout the District. Sites that are currently inappropriate for development due to environmental constraints offer opportunities for passive recreational uses.” (Page 146)

Zoning & Ordinance Conditions

The subject property is located in an R-4 Single Family Residential zoning district, which does allow for public parks.

The ordinance would impose the following 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 identify and protect the rights of any public and/or private owners or utilities who may have a vested interest or facilities in subject right-of-way.
 3. A twelve-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, unless a different timeframe is explicitly noted for a particular condition, and approved by the City before the ordinance can go into effect.
 4. The applicant(s)/owner(s)/successor(s) shall be responsible for storm water runoff in the area to be closed.
 5. The applicant(s)/owner(s)/successor(s) shall be responsible for obtaining the written consent of all abutting landowners to the closing.
 6. Any City infrastructure components that may be located within the section of Platinum Road to be closed shall be carefully collected, securely stored and transported to a City facility (specific location to be determined when the move it to occur). This includes, but is not limited to, cobblestones, bricks and granite curb.
 7. The Department of Parks and Recreation will be 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, twelve months after final approval of the ordinance, the ordinance will become null and void automatically.

Surrounding Area

The northern position of Platinum Road is located in the City's Broad Rock Planning District, at the intersections of Platinum Road and Belt Boulevard, an area marked by a transition from industrial land use to a mix of industrial and residential land uses. All properties in the vicinity are within the R-4 Single Family zoning district. A mix of industrial and single family residential land uses are found in the immediate vicinity of the subject property.

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