



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-117 To close, to public use and travel, a portion of West Marshall Street located between the west line of Hermitage Road and the eastern boundary of the property known as 2220 West Broad Street consisting of 41,468± square feet, but retaining portions as utility easements and access easements, upon certain terms and conditions, and to authorize the Chief Administrative Officer to accept the dedication of a public access easement, consisting of 60,011± square feet, over certain parcels adjacent to the closed portion of West Marshall Street, in connection with vehicular and pedestrian access to a proposed mixed-use development in the area.

To: City Planning Commission
From: Land Use Administration
Date: May 6, 2019

PETITIONER

Bobby Vincent, Director, Department of Public Works

LOCATION

Marshall Street between the west line of Hermitage Road and the eastern boundary of the parcel known as 2220 West Broad Street

PURPOSE

To close a portion of public right of way (consisting of 41,468 sq. ft.) shown enclosed with bold lines and hatched on a plan prepared by the Department of Public Works designated as DPW Dwg. No. N-28775 (Sheet 1 of 3) dated November 13, 2017 and entitled "PROPOSED CLOSING TO PUBLIC USE AND TRAVEL OF W. MARSHALL STREET BETWEEN THE WEST LINE OF HERMITAGE ROAD AND PARCEL #N000-1396-014 AND RETAINAGE AND CONVEYANCES OF UTILITY AND PUBLIC ACCESS EASEMENTS" at such time that the City issues Work in Street Permits for the proposed construction of the Whole Foods Grocery Store development.

SUMMARY & RECOMMENDATION

A letter of request dated February 21, 2017, was received from Bradford Sauer, to close the portion of W. Marshall Street between Hermitage Road and Sauer Properties. Sauer Properties has submitted and received approval for a Plan of Development for the Whole Foods Grocery Store. Improvements (in addition to the approximately 40,000 sq. ft. building) will include bicycle and pedestrian access pathways, new pavement, lighting and landscaping.

This ordinance is to supersede Ordinance 2017-244. The previous ordinance was to close, to public use and travel, a portion of West Marshall Street located between the west line of Hermitage Road and the eastern boundary of the property known as 2220 West Broad Street, consisting of 41,468 square feet, upon certain terms and conditions, and to authorize the Chief Administrative Officer to accept a dedication of a public access easement, consisting of 60,074 square feet, over certain parcels adjacent to the closed portion of West Marshall Street, in

connection with vehicular and pedestrian access to a proposed mixed-use development in the area.

Public Works staff recommends approval of the ordinance, subject to the conditions of the March 22, 2019 O&R Request.

FINDINGS OF FACT

SITE DESCRIPTION

Marshall Street right-of-way between the west line of Hermitage Road and the eastern boundary of the parcel known as 2220 West Broad Street.

PROPOSED USE

Closure of the right-of-way to public use and travel will accommodate a proposed mixed-use development, including a Whole Foods grocery store, on the surrounding property.

MASTER PLAN & ZONING

The right-of-way is located within a Nodal Mixed-Use area, as designated by the Pulse Corridor Plan. The Nodal Mixed-Use designation is described as a transit-oriented district located immediately adjacent to the Pulse BRT or other frequent transit service at key gateways and prominent places in the city in order to provide for significant, urban-form development in appropriate locations. Higher-density pedestrian- and transit-oriented development encouraged on vacant and underutilized sites; new development should be urban in form and may be of larger scale than existing context. It should directly engage with the prominence of Nodal Mixed-Use places and the public realm. Highly active street frontages and urban design features that encourage pedestrian activity required. Driveway entrances required to be off alleys whenever possible; new driveways prohibited on street-oriented commercial and priority street frontages. Little to no setback of new development unless to create pedestrian-oriented amenities like plazas and outdoor dining.

The right-of-way is located within the M-1 Light Industrial and B-3 General Business Districts. A plan of development has been approved for construction of a mixed-use development on this right-of-way and surrounding properties.

SURROUNDING AREA

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

STAFF CONTACT

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