



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2023-303: To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Deed of Quitclaim of Utility Easement between the City of Richmond and Deepwater I, LLC and Matan Deepwater, LLC, for the purpose of vacating by quitclaim deed certain easements on the properties known as 3001 Commerce Road and 3205 Commerce Road, for nominal consideration, to Deepwater I, LLC and Matan Deepwater, LLC. (8th District).

To: City Planning Commission
From: Land Use Administration
Date: October 16, 2023

PETITIONER

April N. Bingham, Director, Public Utilities

LOCATION

3001 Commerce Road and 3205 Commerce Road

PURPOSE

To authorize the Chief Administrative Officer to execute two (2) quitclaim deeds (the “Quitclaim Deeds”) to vacate the following existing sewer easements (collectively referred to as the “Existing Easements”):

- 1) twenty (20) foot sewer easement located on the plat attached to the instrument recorded in the Clerk’s Office, Circuit Court in the City of Richmond, Virginia in Book 565, page 1075;
- 2) twenty (20) foot sewer easement located on the plat attached to the instrument recorded in the Clerk’s Office, Circuit Court in the City of Richmond, Virginia in Book 302, page 1;
- 3) twenty (20) foot sewer easement located on the plat attached to the instrument recorded in the Clerk’s Office, Circuit Court in the City of Richmond, Virginia in Book 372, page 61;
- 4) twenty (20) foot sewer easement located on the plat attached to the instrument recorded in the Clerk’s Office, Circuit Court in the City of Richmond, Virginia in Book 372, page 508; and
- 5) twenty (20) foot sewer easement located on the plat attached to the instrument recorded in the Clerk’s Office, Circuit Court in the City of Richmond, Virginia in Book 379, page 108.

Execution of the Quitclaim Deeds is contingent upon the execution of two (2) Deeds of Utility Easements (the “Replacement Deeds”) by the property owner and the City. The Replacement Deeds shall grant the City easements to operate and maintain utility facilities, both existing and future, upon specified areas of the property owner’s property.

SUMMARY & RECOMMENDATION

The Property owner proposed development on the Property that is in conflict with the Existing Easements. Vacation of the Existing Easements will release the City’s property interest(s). The sanitary sewer has been re-routed and will be set within a separate easement making these existing easements unnecessary.

Staff recommends the adoption to vacate these easements.

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