



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2024-258:** To close, to public use and travel, an alley in the block bounded by Hull Street, East 20th Street, Decatur Street and East 21st Street, consisting of 1,320± square feet, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** November 4, 2024

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#### **PETITIONER**

M.S. Khara, P.E. - City Engineer

#### **LOCATION**

Alley in the block bounded by Hull Street, East 20th Street, Decatur Street and East 21st Street.

#### **SUMMARY & RECOMMENDATION**

A letter of request dated July 31, 2024, from Andrew Campbell, with Timmons Group, on behalf of Swansboro Place, LLC.

This proposed vacation is for an approximate 10-foot-wide unimproved public alley; the alley length being approximately 132 feet. The alley is located between the properties at 2008 Hull Street and 2021 Decatur Street, both owned by Swansboro Place, LLC. The vacation is proposed to allow the development of the two (2) parcels into a four-story 90-unit affordable apartment building with outdoor greenspace and adjacent parking lot.

The proposed right-of-way closing will not negatively impact the local City transportation network other reviewing administrative agencies were contacted regarding this closure and offered no objections to the right-of-way closing.

Therefore, staff recommends approval of this request.

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#### **FINDINGS OF FACT**

##### **Site Description**

The subject property is a 10' Public Alley located along 21st Street South of Hull Street, State Route 360 and North of Decatur Street, as shown on city of Richmond Baseline sheet 29NE. Currently the alley is not paved and there is nothing existing on site to define the alley nor is there an existing curb cut or driveway entrance to allow entry to the alley from the street. It does not appear that this alley is the primary means of access to any of the adjacent properties.

##### **Richmond 300 Master Plan**

The subject property is designated the Industrial Mixed-Use in the Richmond 300 Master Plan.

##### **Staff Contact:**

M.S. Khara, City Engineer, DPW, 646-5413