

INTRODUCED: March 10, 2025

AN ORDINANCE No. 2025-044

To vacate, pursuant to Va. Code § 15.2-2272(2), that part of the Oxford Addition, Terrace P subdivision plat that reserved 3700 East Weyburn Road, upon certain terms and conditions. (4th District)

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAR 24 2025 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That the part of the subdivision plat entitled “Rearrangement of Lots, Oxford Addition, Terrace ‘P,’ Midlothian Dist., Chesterfield Co., VA.,” prepared by J.K. Timmons, and dated October 11, 1962, hereinafter referred to as the “Subdivision Plat,” which reserved the property known as 3700 Weyburn Road, identified as Tax Parcel No. C002-0126/034 in the 2025 records of the City Assessor, depicted on the Subdivision Plat as the area outlined in yellow and labeled as “Reserved,” which is more particularly shown on the plat entitled “Compiled Plat Showing Existing Conditions on 3700 E. Weyburn Street in the City of Richmond, VA.,” prepared

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

by Virginia Surveys, and dated April 28, 2023, is hereby vacated pursuant to section 15.2-2272(2) of the Code of Virginia (1950), as amended, effective only at such time as the owner of such property, on behalf of such owner and such owner's successors in interest, has granted to the City, by deed or deeds approved as to form by the City Attorney and recorded in the land records of the Circuit Court of the City of Richmond prior to or contemporaneously with the instrument evidencing the vacation of such part of such plat, perpetual easements across all portions of such property labeled as easements on the Subdivision Plat.

§ 2. This ordinance shall be in force and effect upon adoption.

APPROVED AS TO FORM:

CITY ATTORNEY'S OFFICE



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Master

File Number: Admin-2024-1501

File ID: Admin-2024-1501 Type: Request for Ordinance or Resolution Status: Regular Agenda

Version: 2 Reference: In Control: City Attorney
Department: File Created: 12/05/2024
Subject: Final Action:

Title:

Internal Notes:

Agenda Date: 03/10/2025

Patron(s): Enactment Date:

Attachments: Admin-2024-1501 - Weyburn – Subdivision Certificate (1963), Admin-2024-1501 - AATF Enactment Number:

Contact: Introduction Date:

Drafter: David.Watson@rva.gov Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
2	1	2/11/2025	Matthew Ebinger	Approve	2/13/2025
2	3	2/11/2025	Kevin Vonck	Approve	2/18/2025
2	5	2/11/2025	Sharon Ebert	Approve	2/13/2025
2	7	2/28/2025	Jeff Gray	Approve	2/13/2025
2	8	3/3/2025	Sabrina Joy-Hogg	Approve	3/4/2025
2	9	3/3/2025	Mayor Avula	Approve	3/5/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

Text of Legislative File Admin-2024-1501

City of Richmond
Intracity Correspondence

O&R Transmittal

DATE: February 11, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Sabrina Joy-Hogg, Interim Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO for Economic Development and Planning

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To vacate, pursuant to Va. Code § 15.2-2272(2), that part of the Oxford Addition, Terrace P subdivision plat that reserved 3700 East Weyburn Road, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To vacate, pursuant to Va. Code § 15.2-2272(2), that part of the Oxford Addition, Terrace P subdivision plat that reserved 3700 East Weyburn Road, upon certain terms and conditions.

BACKGROUND: Property owner desires removal of the “reserved” status of 3700 East Weyburn Road, as established by a 1963 subdivision plat, to allow for construction of a single-family dwelling consistent with the underlying R-2 Single-Family Residential zoning of the property. To effect such removal, it is necessary to vacate the part of the subdivision plat that “reserved” the property. Virginia Code Section 15.2-2272(2) describes one means for such vacation. The property is a 2.085-acre parcel located on East Weyburn Road east of its intersection with Chippenham Parkway in the Stratford Hills neighborhood.

The Richmond 300 land use designation for the property is Residential. Primary uses recommended for this land use designation are single-family houses, accessory dwelling units, and open space.

Under Virginia Code Section 15.2-2274, recordation of the requested ordinance “shall operate to destroy the force and effect of the recording” of the vacated part of the subdivision plat, which may have the effect of terminating City easements within the property that recordation of the original subdivision plat established. As a result, the ordinance requires property owner to grant the City easements equivalent to those that recordation of the ordinance might vacate before the vacation can take effect.

COMMUNITY ENGAGEMENT: Civic associations, adjacent property owners and residents will

be notified of this request by staff. The applicant is also notifying adjacent residents.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: March 10, 2025

CITY COUNCIL PUBLIC HEARING DATE: April 14, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, April 1, 2025

AFFECTED AGENCIES: Law Department (for review of ordinance and preparation of utility easements); Department of Public Utilities (for preparation of utility easements)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Weyburn - Subdivision Certificate (1963)

STAFF: Matthew J. Ebinger, Planning Supervisor - Land Use Administration 804-646-6308

SUBDIVISION CERTIFICATE

The subdivision of land shown on this plat designated as "Rearrangement of Lots, Oxford Addition, Terrace P" is with the free consent and in accordance with the desires of the undersigned owners. The dedication of the easements is of the width and extent shown on this plan. All easements are for surface and underground drainage and underground and overhead utilities. All alley easements are subject to the right of the county of Chesterfield and/or the City of Richmond, Va. to establish alleys on said easements at any future time with out cost for property involved. There is no mortgage on this property.

Given under our hands and seals this 17th day of OCT 1962
F.G. Pruitt, Inc., owner; J.K. Timmons, owner; Marian F. Timmons, owner.
by J.K. Timmons, Pres. J.K. Timmons
F.G. Pruitt, by J.K. Timmons, Asst. Secy. Marian F. Timmons
by F.L. Gordon, Asst. Secy. F.L. Gordon

Vacation Certificate: The 16' easement for drainage & utilities that crossed the rear of lots 10, 11, 12 & 13 Terrace P, Oxford Addition was vacated by Instrument dated Aug 7, 1961 and duly recorded August 7, 1961 in Deed Book 658, p 2 in the Clerks Office of the Circuit Court of Chesterfield County

J.K. Timmons
J.K. Timmons
Civil Engineer

ENGINEERS CERTIFICATE

To the best of my knowledge and belief all of the requirements as set forth in the ordinance for approving plats of subdivisions for recordation in Chesterfield County Virginia have been complied with. All stones have been set.

J.K. Timmons
J.K. Timmons
Civil Engineer

SOURCE OF TITLE - The property embraced within the limits of this subdivision was conveyed to F.G. Pruitt, Inc. by Schmidt Investment Corp. by deed dated Dec. 21, 1959 and recorded Dec 31, 1959 in D.B. 608, p 329 in Chesterfield County Circuit Court Clerks Office. One half undivided interest in the property embraced within the limits of this subdivision was conveyed to J.K. Timmons by F.G. Pruitt, Inc. by deed dated Oct. 31, 1960 and recorded Nov. 7 1960 in D.B. 636, page 455, in the Clerks Office of Chesterfield County Circuit Court.

J.K. Timmons
J.K. Timmons
Civil Engineer

STATE OF VIRGINIA } To wit
CITY OF RICHMOND }

I, A.J. Bridges, a notary public in and for the City aforesaid in the State of Virginia, do hereby certify that F.G. PRUITT JR. PRES.

F.L. GORDON ASST. SECY.

J.K. TIMMONS OWNER

MARIAN F. TIMMONS OWNER

whose names are signed to the subdivision certificate at the left have acknowledged the same before me in my city and state aforesaid.

Given under my hand and seal this 18th day of OCT 1962.

A.J. Bridges Notary Public
My commission expires MAR 9, 1963

APPROVED BY THE
CHESTERFIELD PLANNING COMMISSION
FEB 6 1963 M. Pruitt
DATE SECRETARY

Notes

- Proposed Use: Residential
- Water: County Water System
- Sewerage: Individual Septic Tanks
- Building Lines: To conform to Chesterfield County Zoning Ordinance (REAR BUILDING LINE TO BE NO MORE THAN 150' FROM E OF ROAD)
- Percolation: To be approved by County Health Dept.

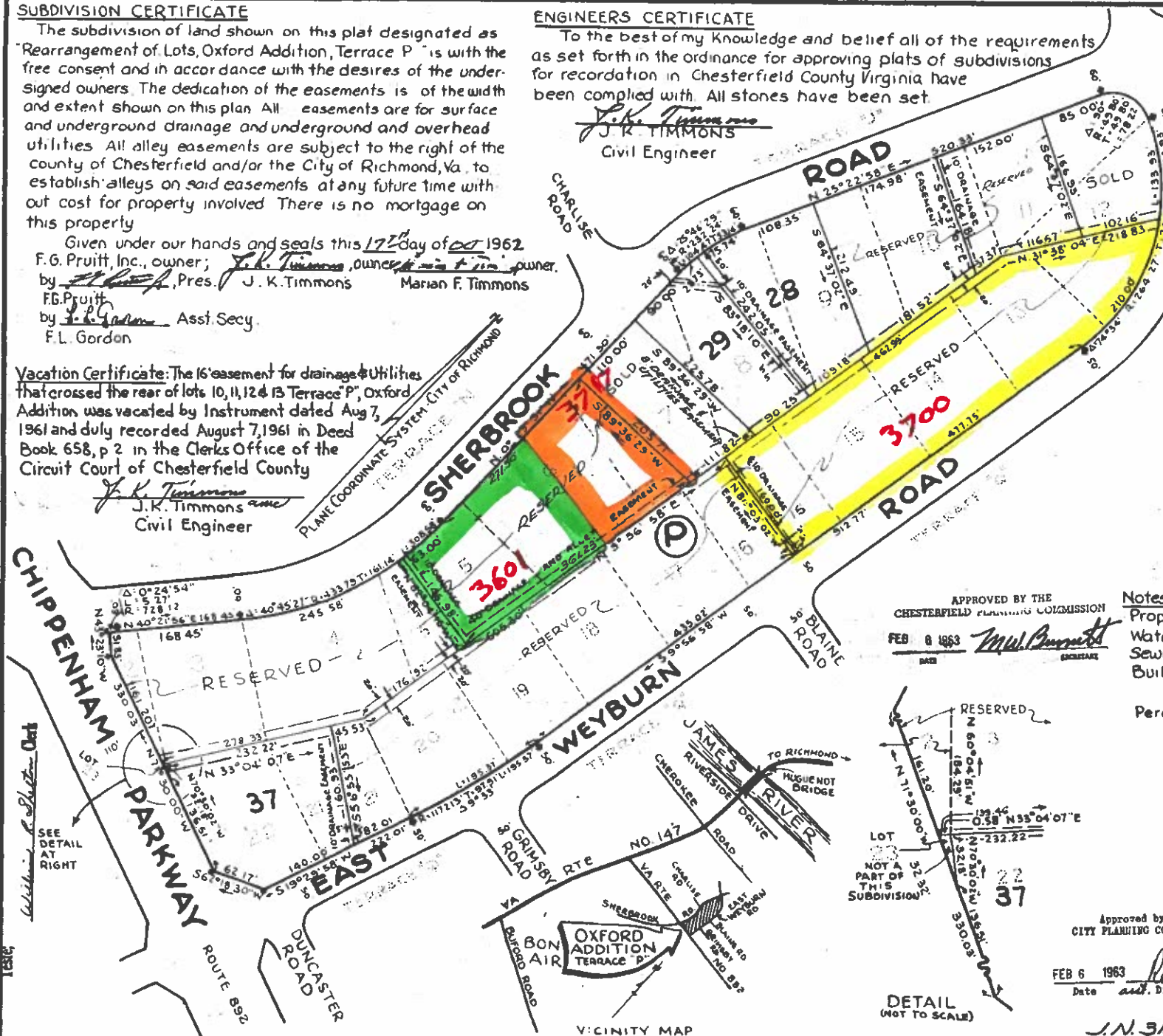
REARRANGEMENT OF LOTS OXFORD ADDITION

TERRACE "P"
MIDLOTHIAN DIST.
CHESTERFIELD CO., VA.
OCT. 11, 1962 SCALE 1"=100'
J. K. TIMMONS
CIVIL ENGINEER
RICHMOND, VA.

Approved by the
CITY PLANNING COMMISSION
FEB 6 1963 M. Pruitt
Date and Director

DETAIL
(NOT TO SCALE)

J.N. 3158



19
In the Clerk's Office of the Circuit Court of Chesterfield County, the 22nd day of February 1963 this plat was presented and with the Certificate, admitted to record at 3:40 o'clock P.M.

