



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

LOCATION 2021-001: Location Review of two proposed temporary construction easements, two permanent utility easements, and a permanent utility and drainage easement located on portions of the property known as 1501 Richmond Highway abutting the western right-of-way boundary of the 1500 block of Columbia Street, in order to facilitate the replacement of a culvert crossing along Columbia Street at Goodes Creek and to relocate the water main along Columbia Street out of the street with a replacement structure in order to allow for future repair and maintenance of the water main.

To: City Planning Commission
From: Land Use Administration
Date: November 15, 2021

PETITIONER

Bobby Vincent, Director of the Department of Public Works

LOCATION

The proposed easements are located on the parcel with an address of 1501 Richmond Highway along the western side of the 1500 block of the Columbia Street right-of-way.

PURPOSE

Location Review of two proposed temporary construction easements, two permanent utility easements, and a permanent utility and drainage easement located on portions of the property known as 1501 Richmond Highway abutting the western right-of-way boundary of the 1500 block of Columbia Street, in order to facilitate the replacement of a culvert crossing along Columbia Street at Goodes Creek and to relocate the water main along Columbia Street out of the street with a replacement structure in order to allow for future repair and maintenance of the water main. Proposed easements are shown on the easement plat entitled "Permanent Utility & Drainage Easement, Permanent Utility Easement, and Temporary Construction Easement Across the Lands of MCQ&J Withholdings LLC," prepared by Timmons Group, and dated June 9, 2021.

SUMMARY & RECOMMENDATION

In order to replace an existing culvert and provide for the future repair and maintenance of a water main, the proposed easements over private property are necessary.

Staff recommends approval of the location review

FINDINGS OF FACT

Background

The property on which the easements are proposed at 1501 Richmond Highway contains 3.25 acres of lot area, and is improved with an approximately 14,000 square foot brick building

currently used as a recycling facility. The rear, or eastern, portion of the property where the proposed easements are to be located are unimproved.

Site Description

An approximately 4,600 square foot portion of the 3.25 acre property with an address of 1501 Richmond Highway. The proposed easement location is currently unimproved.

Proposed Use of the Property

The easements will allow for the replacement of an existing crossing along Columbia Street and Goodes Creek, and will allow for the continued maintenance and repair of a water main.

Master Plan

Richmond 300 recommends a land use category of Corridor Mixed-Use for the property. Primary uses include retail/office/personal service, multi-family residential, cultural, and open space. Single-family houses, institutional, and government are secondary uses.

Zoning & Surrounding Area

This portion of the property and properties to east, north and south are located within the R-5 Single-Family Residential District. Properties to the west are located within the M-1 Light Industrial District. A storage yard and parking area for the recycling facility is located on the site to the west of the proposed easements. Predominantly single-family houses are located to the east, north and south of the proposed easements.

Staff Contact:

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