



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

ORD. 2026-109: To close, to public use and travel, a portion of public right-of-way located south of Brookland Park Boulevard and east of Robin Hood Road, consisting of approximately 11,105± square feet upon certain terms and conditions

To: City Planning Commission
From: Land Use Administration
Date: May 19, 2026

PETITIONER

City of Richmond

LOCATION

Broad Rock Creek

SUMMARY

On July 18, 2025, a letter was received from Markham Planning, on behalf of the Richmond Waldorf School, the owner of 1301 Robin Hood Road, regarding the closure of a portion of the right-of-way adjacent to their property. Should the closure be granted, the Richmond Waldorf School is proposing to construct a parking area to serve the school with 34 on-site parking spaces, landscaping, and sidewalks.

City staff has determined that the proposed right-of-way closing will not negatively impact the local City transportation network. A list of reviewing administrative agencies were contacted regarding this request and no objections to the right-of-way closing were received.

FINDINGS OF FACT

Site Description

The portion of right-of-way proposed to be closed is located along the eastern r/w line of Robin Hood Road and the southern r/w line of Brookland Park Boulevard, adjacent to the Richmond Waldorf School (1301 Robin Hood Road/Parcel ID N0001019002). This portion of right-of-way formerly served as an eastbound slip lane from Robin Hood Road to Brookland Park Boulevard, however, it has been closed to vehicular traffic for approximately the past three (3) years. The Department closed the slip lane from Robin Hood Road to Brookland Park Boulevard as part of the bike lane redesign, and to eliminate vehicles utilizing the slip lane as they often failed to observe the stop sign located in front of the Richmond Waldorf School.

Fiscal Impact

The value of the right of way to be vacated (11,105 sq. ft.) has been determined to be \$123,379.83 (\$11.1104 per sq. ft.) and is based the on assessed values of neighboring parcels. This value may be reduced based upon the utility easement to be dedicated to the City by the applicant.

The utility easement value (\$22,587.35) is determined based upon the total easement area (4,066 sq. ft.) and applying a reduced assessed value (50% of the full assessed value; 50% x \$11.1104 per sq. ft. = \$5.5552 per sq. ft.).

The acquisition value of the right-of-way to be vacated, should the applicant dedicate a utility easement to the City, has been determined to be \$100,792.48 (revenue to be received by the City).

Master Plan

Richmond 300 Master Plan (Goal 8: Non-Car Network - Objective 8.1, Improve pedestrian experience; Goal 9: Streets, Bridges & Connections - Objective 9.6, Implement parking strategies that effectively manage supply and demand of parking).

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