

INTRODUCED: December 13, 2021

AN ORDINANCE No. 2021-358

To vacate, pursuant to Va. Code § 15.2-2272(2), that part of the Staffordshire Section-5 subdivision plat that reserved 3021 Falcon Road for recreation, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: JAN 10 2022 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That the part of the subdivision plat entitled “Staffordshire, Section-5, Midlothian District, Chesterfield County, Virginia,” prepared by LaPrade Brothers, and dated August 5, 1966, which reserved for recreation the property known as 3021 Falcon Road, identified as Tax Parcel No. C001-1089/088 in the 2021 records of the City Assessor, and depicted on such plat as Lot 12-1 of Block M in Section 5 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

AYES:            9            NOES:            0            ABSTAIN: \_\_\_\_\_

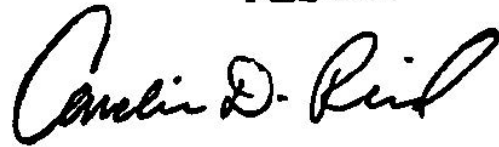
ADOPTED:    FEB 14 2022    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_

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 such plat.

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

**A TRUE COPY:**

**TESTE:**

A handwritten signature in black ink, appearing to read "Carolin D. Reed". The signature is written in a cursive style with a large initial 'C'.

**City Clerk**

# City of Richmond

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

## Item Request File Number: PRE.2021.790

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### O & R Request

**DATE:** August 16, 2021

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (By Request)  
(This in no way reflects a recommendation on behalf of the Mayor.)



**THROUGH:** J.E. Lincoln Saunders, Acting Chief Administrative Officer



**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

**FROM:** Kevin J. Vonck, Acting Director, Department of Planning and Development Review



**RE:** Vacation of a portion of a subdivision, pursuant to Virginia Code Section 15.2-2272(2), pertaining to a lot originally reserved for recreation, known as Lot 12-1, Staffordshire, Section 5, Block M (3021 Falcon Road).

**ORD. OR RES. No.** \_\_\_\_

**PURPOSE:** To vacate of a portion of a subdivision, pursuant to Virginia Code Section 15.2-2272(2), pertaining to a lot originally reserved for recreation, known as Lot 12-1, Staffordshire, Section 5, Block M (3021 Falcon Road).

**REASON:** The owner of the subject property intends to construct a single-family dwelling consistent with the underlying R-2 Single-Family Residential zoning. In order for the development to take place, the subdivision must be partially vacated by an act of City Council, which is a power enabled by Virginia Code Section 15.2-2272(2).

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its October 4, 2021 meeting.

**BACKGROUND:** The property consists of approximately 1.07 acres of unimproved land located in the Huguenot neighborhood at the end of Falcon Road, off Duryea Drive, adjacent to the city's border with Chesterfield County. The 1966 subdivision plat indicates the property was reserved for recreational use.

The City's Richmond 300 Master Plan designates these parcels as Residential. Such areas are defined as neighborhoods "...consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature."

Primary Uses: Single-family houses, accessory dwelling units, and open space. Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

Single-family residential land use predominates the area.

**FISCAL IMPACT / COST:** None

**FISCAL IMPLICATIONS:** None

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** None

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** September 13, 2021

**CITY COUNCIL PUBLIC HEARING DATE:** October 11, 2021

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** Planning Commission, October 4, 2021

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** None

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Draft Ordinance, Applicant's Letter, Plat

**STAFF:** Matthew J. Ebinger, AICP, Principal Planner, Land Use Administration 804-646-6308

**SOURCE OF TITLE**

The property embraced within the limits of this subdivision was conveyed to Monument Hills Corporation from Anne Bolling Ingram Patton by deed dated June 15, 1966 and recorded in the Clerk's Office of the Circuit Court of Chesterfield County, Virginia on July 1, 1966 in D.B. 845, p. 241.

LaPrade Bros.  
By: *Edmund S. Willis*

**SUBDIVISION CERTIFICATE**

The subdivision of land shown on this plat, designated as Staffordshire, Section-5 is with the free consent and in accordance with the desires of the undersigned owner. There is no mortgage on this property. The dedication of the roads and easements is of the width and extent shown on this plat. The easements for drainage and utilities are subject to the right of the County of Chesterfield and/or the City of Richmond, Virginia to establish alleys on said easements, at any future time, without cost for property involved.

Given under our hands and seals this 6<sup>th</sup> day of Dec 1966.

Monument Hills Corporation, Owner

*B.O. Williams*, President  
B.O. Williams  
*Buren O. Williams, Jr.*, Secretary  
Buren O. Williams, Jr.

State of Virginia  
City of Richmond to wit:

I, *Shirley M. Amos*, a Notary Public in and for the City of Richmond, State of Virginia do hereby certify that B.O. Williams, President and Buren O. Williams, Jr., Secretary of Monument Hills Corporation, Owner whose names are signed to the above writing have acknowledged the same before me in my city and state aforesaid. Given under my hand and seal this 6<sup>th</sup> day of Dec, 1966. My Commission expires August 31, 1970.

*Shirley M. Amos*  
Notary Public

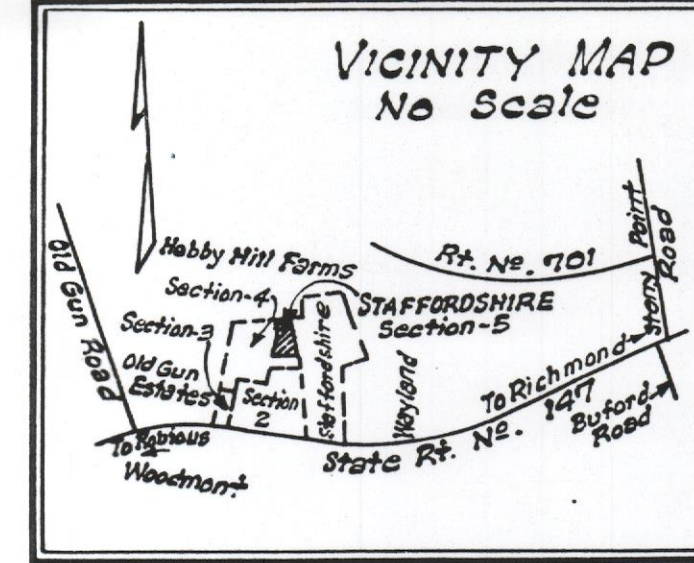
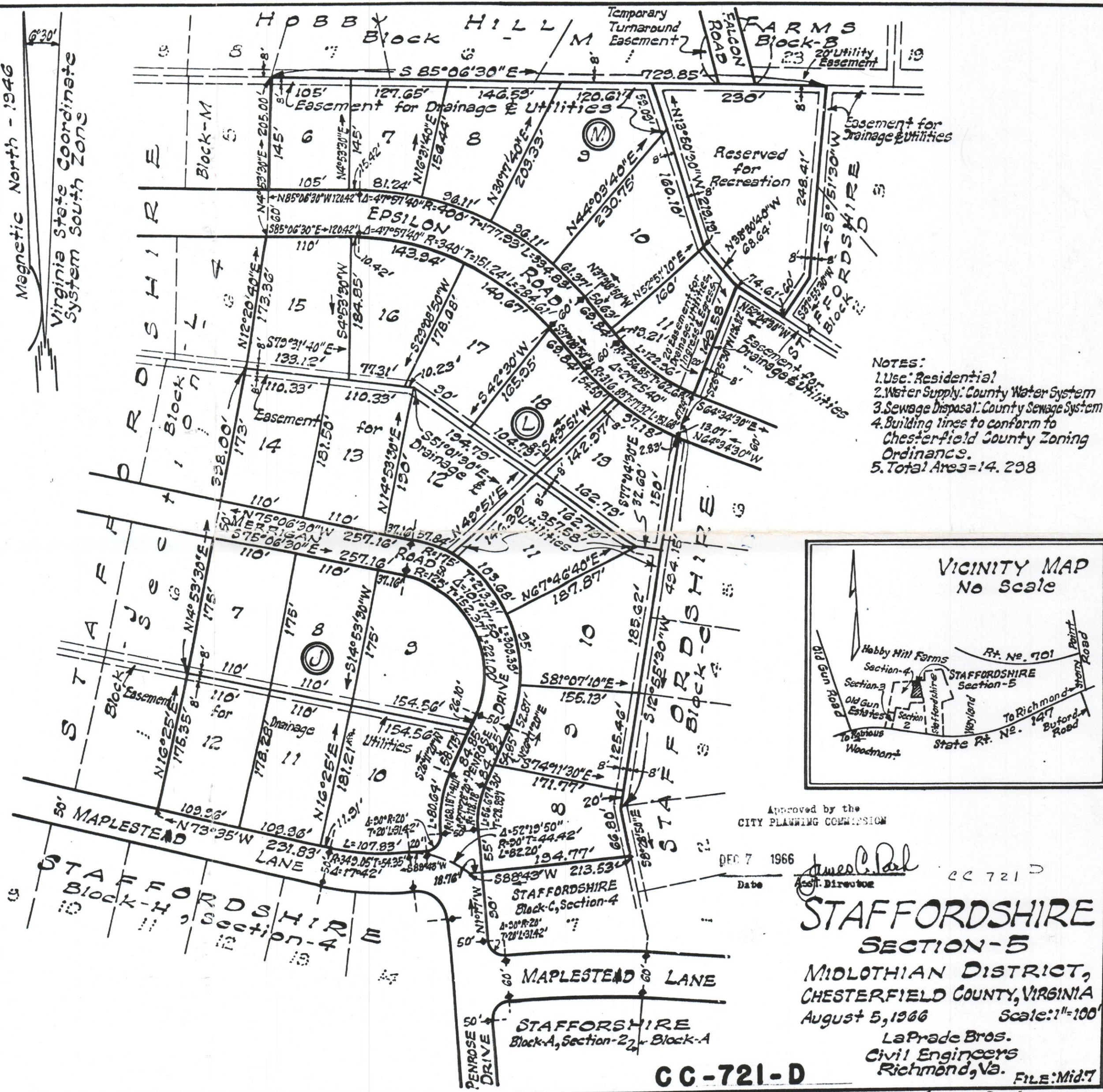
**ENGINEER'S CERTIFICATE**

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. Stones will be set by August, 1967.

CC-721-D

LaPrade Bros.  
By: *Edmund S. Willis*

CCC. PB 15-74. RECORDED 12-8-66



Approved by the  
CITY PLANNING COMMISSION  
DEC 7 1966  
Date  
*Edmund S. Willis*  
Asst. Director

**STAFFORDSHIRE SECTION-5**  
MIDLOTHIAN DISTRICT,  
CHESTERFIELD COUNTY, VIRGINIA  
August 5, 1966 Scale: 1"=100'  
LaPrade Bros.  
Civil Engineers  
Richmond, Va.  
FILE: Mid.7

CC-721-D

RECORDED ON SINGLE LINE  
MAR - 2-13-71 R.C.D.

Wilson Caton  
11567 Charles Towne Rd  
Midlothian va 23112

Petition to vacate a portion of a plat, Staffordshire Section 5 CC-721-D, in accordance with §15.2-2272 Virginia Code.

I, Wilson Caton, am seeking to vacate 3021 Falcon Rd from the Staffordshire plat and remove Reserved for Recreation in order to build my home.

Thank you

A handwritten signature in black ink, appearing to read 'Wilson Caton', written in a cursive style.

Wilson Caton

09/07/2021

804-300-3400