

INTRODUCED: June 8, 2026

AN ORDINANCE No. 2026-152

To close, to public use and travel, an unimproved portion of Lafayette Street, located north of Sterling Street and south of Grove Avenue, consisting of approximately 5,159± square feet, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUL 27 2026 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That an unimproved portion of Lafayette Street located between Sterling Street and Grove Avenue consisting of approximately 5,159 square feet, is hereby closed to public use and travel as a right-of-way of the City of Richmond, as shown enclosed with bold lines on a drawing prepared by the Department of Public Works, designated as DPW Drawing No. N-29157, dated February 26, 2026, and entitled “Right of Way Vacation Plat for a Portion of Lafayette Street Public Right of Way Bound by Grove Avenue and Sterling Street” a copy of which drawing is attached to this ordinance.

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: JUL 27 2026 REJECTED: _____ STRICKEN: _____

§ 2 That this ordinance, as to the closing of the right-of-way identified above, shall be in force as provided in section 4.09 of the Charter of the City of Richmond (2020), as amended, and shall become effective only when, within 18 months from the day this ordinance is adopted:

(a) The applicant obtains consent to the closing from each of the owners of land, buildings or structures from whom consent is required under section 24-314 of the Code of the City of Richmond (2020), as amended, which consents shall be in writing, approved as to form by the City Attorney, and filed in the office of the City Clerk.

(b) The applicant makes arrangements satisfactory to public utility or public service corporations whose properties or facilities are in the right-of-way area to be closed either for the removal, relocation or abandonment thereof or for the construction, reconstruction, maintenance and repair thereof, evidence of which shall be in writing, approved as to form by the City Attorney, and filed in the office of the City Clerk. If the applicant submits to the Chief Administrative Officer a writing indicating the applicant's decision not to relocate the utilities in the right-of-way area to be closed, the applicant shall grant to the City an easement over the subject areas, which easement shall be defined on a plat provided by the applicant and approved by the Director of Public Works. In such case, the Chief Administrative Officer shall be authorized to accept the dedication of such easement, provided that the easement shall be approved as to form by the City Attorney.

(c) The applicant bears all costs associated with the closing, including, but not limited to, realignment, relocation or removal of utilities or infrastructure, installation of new utilities or infrastructure, new or revised street name or directional signs, streetlights, and similar infrastructure, as required by City agencies, and agrees in writing with the City that, for itself, its successors and its assigns, they shall indemnify, reimburse, and keep and hold the City free and harmless from liability on account of injury or damage to persons, firms, corporations or property,

which may result directly or indirectly from the closing of the rights-of-way to public use and travel by this ordinance and from the interference with the drainage, flow or overflow of surface or subsurface water resulting directly or indirectly therefrom; and in the event that any suit or proceeding is brought against the City at law or in equity, either independently or jointly with the owner or owners of all the property abutting the aforesaid alleys on account thereof, they shall defend the City in any such suit or proceeding at their cost; and in the event of a final judgment or decree being obtained against the City, either independently or jointly with the property owner or owners granting consent for the aforesaid rights-of-way to be closed to public use and travel, they shall pay such judgment or comply with such decree including payment of all costs and expenses or whatsoever nature and hold the City harmless therefrom.

(d) The applicant shall provide evidence that they have identified any public or private utilities that may have a vested interest in or facilities located within the subject right-of-way and worked out arrangements with the owners of any such utilities to protect the owner's rights. All affected owners of private and public infrastructure must provide written acknowledgement that they are satisfied with the resolution of their facilities within the proposed closing area for this ordinance to be valid.

(e) The applicant submits and obtains approval by the Director of Planning and Development Review of a Plan pursuant to Chapter 30, Article X, Division 4 of the Code of the City of Richmond (2020), as amended, for the construction of the improvements on the site and the proposed rights-of-way closure and vacation, or if no Plan is required, the applicant must apply for and be issued a building permit pursuant to the Virginia Uniform Statewide Building Code. Should approval of the Site Plan or building permit be denied, this closure of the public right-of-way shall not go into effect.

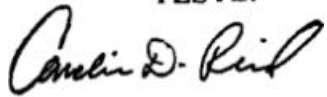
(f) The applicant provides written evidence satisfactory to and approved as to form by the City Attorney that all facilities of the Department of Public Utilities in the right-of-way area to be closed have been removed, relocated or otherwise accommodated within the right-of-way area to be closed in such a manner satisfactory to the Director of Public Utilities.

(g) The applicant pays the City the sum of \$41,153.71 for the right-of-way area to be closed. This condition is satisfied when all abutting property owners execute an agreement to purchase the right-of-way area to be closed, with such agreement being in accordance with section 15.2-2008 of the Code of Virginia (1950), as amended, and approved as to form and legality by the City Attorney. If any property owner fails to make the payment for such owner's fractional portion within 18 months of the date of adoption of this ordinance, then the closing shall be null and void.

(h) The applicant satisfies all terms and conditions requisite for the closing of the rights- of-way areas to be closed by this ordinance and provides the Department of Public Works, the Office of the City Attorney, and the Office of the City Clerk with written evidence that all terms and conditions of this ordinance have been satisfied.

§ 3. That, at such time as this ordinance becomes effective, the City shall have no further right, title or interest in the closed rights-of-way areas other than that expressly retained under provisions of this ordinance or granted to satisfy the terms and conditions set out in this ordinance.

§ 4. This ordinance shall be in force and effect only upon the satisfaction of the terms and conditions set out above.

A TRUE COPY:
TESTE:

City Clerk

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: March 2, 2026

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor

THROUGH: Odie Donald II, Chief Administrative Officer

THROUGH: Alfred Wiggins, Deputy Chief Administrative Officer

THROUGH: Bobby Vincent Jr., Director, Department of Public Works

FROM: M.S. Khara, P.E., City Engineer, Department of Public Works

RE: **TO CLOSE TO PUBLIC USE AND TRAVEL AN UNIMPROVED PORTION OF LAFAYETTE STREET, LOCATED NORTH OF STERLING STREET AND SOUTH GROVE AVENUE, CONSISTING OF APPROXIMATELY 5,159+/- SQUARE FEET UPON CERTAIN TERMS AND CONDITIONS**

ORD. OR RES. No. _____

PURPOSE: To close, to public use and travel, an unimproved portion of Lafayette Street, located north of Sterling St and south of Grove Avenue, consisting of approximately 5,159± square feet upon certain terms and conditions as shown on DPW Dwg. No. N-29157 dated 7/24/2025 and entitled “PROPOSED CLOSING TO PUBLIC USE AND TRAVEL OF AN UNIMPROVED PORTION OF LAFAYETTE STREET LOCATED NORTH OF STERLING STREET AND SOUTH OF GROVE AVENUE” at the request of the applicant.

BACKGROUND: A letter of request dated February 25, 2025, has been received from Baker Development on behalf of their client, CCROF2 Holdings LLC, the owner of the property (3923 Grove Avenue) adjacent to the proposed right-of-way closing.

The Property owner has received a Special Use Permit (Ord. No. 2025-150; adopted Feb 9, 2026) for the property in order to authorize the construction of five (5) single-family detached dwellings and six (6) single-family attached dwellings. The proposed site layout contemplates the proposed right-of-way closure in order to allow for off-street visitor parking and vehicular access for the new development. The unimproved right-of-way in its current configuration precludes the efficient utilization of the site for the proposed development. Therefore, the owner is requesting the City to close the unimproved portion of Lafayette Street to public use and travel.

The value of the right of way to be vacated (5,159 sq. ft.) has been determined to be \$82,307.42 (\$15.9541 per sq. ft.) and is based upon the assessed values of the adjacent parcels. This value may be reduced based upon the full-width utility easement to be dedicated to the City by the applicant.

The utility easement value (\$41,153.71) is determined based upon the total easement area (5,159 sq. ft.) and applying a reduced assessed value (50% of the full assessed value; $50\% \times \$15.9541$ per sq. ft. = \$7.9771 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 **\$41,153.71**.

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

COMMUNITY ENGAGEMENT: After introduction, the proposed Ordinance will be referred to a future Planning Commission meeting for discussion, public encouraged to attend and provide comment; subsequent to Planning Commission recommendation to City Council, Council to hold a public hearing regarding the proposed Ordinance.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan (Goal 14: Housing); City Council Resolution No. 2023-R019 (Declare a housing crisis).

FISCAL IMPACT: \$41,153.71 (revenue to be received by the City).

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: April 27, 2026

CITY COUNCIL PUBLIC HEARING DATE: May 26, 2026

REQUESTED AGENDA: Consent Agenda

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: Planning Commission

AFFECTED AGENCIES: Public Works; Law Department; Planning & Development Review; Public Utilities; Assessor; Finance; Budget and Strategic Planning; Fire Department; Police Department, Mayor's Office, and CAO's Office

RELATIONSHIP TO EXISTING ORD. OR RES.: Ord. No. 2025-150 (Special Use Permit)

ATTACHMENTS: DPW Dwg. No. N-29157
Applicant's request letter (Baker Development, on behalf of applicant)

STAFF: Prepared for Bobby Vincent, Jr., Director, DPW (646-6444)
Prepared by M.S. Khara, City Engineer, DPW (646-5413)
Research and Drawing Coordinated By: DPW/Right-of-Way Management



February 25, 2024

Bobby Vincent, Jr.,
Director of Public Works
Department of Public Works, City Hall, Room 701
900 East Broad Street
Richmond, Virginia 23219

RE: Right-of-Way Vacation Request: 3923 Grove Ave (W000-1772/020)

Dear Mr. Vincent,

I represent the Property owner in their application for a Right-of-Way (ROW) Vacation Request for the property known as 3923 Grove Avenue (the "Property"), identified as Tax Parcel W000-1772/020. The Property is currently occupied with a single-family detached dwelling. The Property is generally located on the southern line of Grove Avenue between Reveille Street and Malvern Avenue. This request would authorize the vacation of a portion of the Lafayette Street right-of-way (ROW) in order to contribute to a high-quality development consistent with the proposed special use permit (SUP) application for the Property.

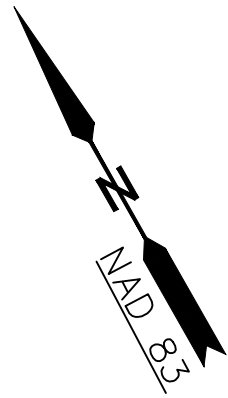
The Property owner has requested a SUP for the Property in order to authorize the construction of seventeen (17) new single-family attached dwellings. The SUP, tracking under SUP-151604-2024, has passed City-agency review, including by the Department of Public Works, and is currently in the O&R stage awaiting introduction by City Council. The proposed site layout contemplates the proposed vacation in order to allow for off-street visitor parking and vehicular access for the new development. That portion of ROW is currently unimproved and does not provide through access for pedestrians or vehicles. As such, this portion of ROW is not critical to the operations and services of Richmond City. Furthermore, without the inclusion of the portion of ROW, the current configuration of the Property, given the location of the existing curb cut on Grove Avenue precludes the efficient utilization of the site for the proposed development in a manner that can accommodate off-street visitor parking. Therefore, the owner is requesting to close, to public use and travel, that portion of ROW consisting of approximately 5,157.66 square feet and depicted on a drawing entitled "PLAT SHOWING A PORTION OF LAFAYETTE STREET TO BE VACATED IN THE CITY OF RICHMOND, VIRGINIA," and prepared by McKnight and Associates, P.C., dated February 19, 2025.

Thank you in advance for your assistance. Should you have any questions after reviewing this request, please feel free to contact me at 432-7892.

Sincerely,

A handwritten signature in black ink, consisting of a series of loops and a final vertical stroke, representing the name Alessandro U. Ragazzi.

Alessandro U. Ragazzi
Baker Development Resources, LLC



MALVERN AVE.
80' R/W

GROVE AVENUE
80'± R/W

S 59°35'17" E

N: 3729563.16
E: 11775214.60

FULL WIDTH UTILITY
EASEMENT TO BE RETAINED

PARCEL W000-1830-010
(41 1/2 MALVERN AVENUE)
MALVERN MANOR APARTMENTS LLC
ID 2008-1602

PARCEL W000-1772-020
(3923 GROVE AVENUE ROAD)
CCROF2 HOLDINGS LLC
ID 2024-8114

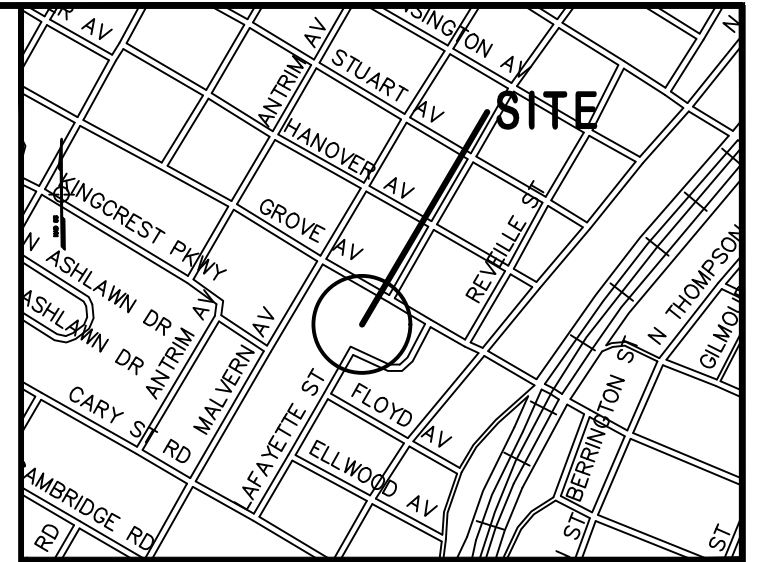
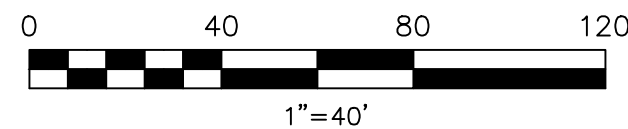
S 29°33'43" W
258.00' AREA OF LAFAYETTE STREET TO BE CLOSED
5159 SQ. FT.
N 29°33'43" E

N: 3729328.62
E: 11775104.56

N 59°35'17" W

STERLING STREET
50'± R/W

LAFAYETTE STREET
50'± R/W



VICINITY SKETCH
(SCALE 1"=1000')

- NOTES:
1. AREA OF LAFAYETTE ST. PROPOSED TO BE CLOSED SHOWN IN BOLD **5159 SQ. FT.** FULL WIDTH UTILITY EASEMENT TO BE RETAINED
 2. THIS DRAWING IS BASED ON A COMPILATION OF DATA FROM RECORD SOURCES.

Council District 1

Block No. W-1772, W-1830

NOTES

1. Property owners correct as of Feb. 26, 2026
2. Ordinance No: _____
3. Adopted: _____
4. Accepted: _____

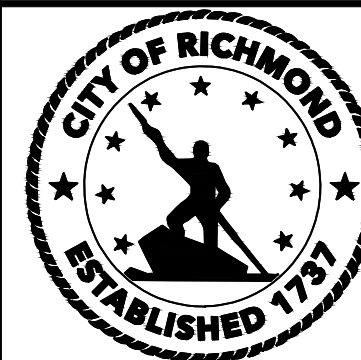
Engineering Specialist:

Survey Superintendent:

Right Of Way Manager:

Surveys Division, Room 600 City Hall
900 E. Broad Street, Richmond, Va. 23219

DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA



DRAWN BY: J.F.
CHECKED BY: M.W.A.

RIGHT OF WAY VACATION PLAT FOR A PORTION OF
LAFAYETTE STREET PUBLIC RIGHT OF WAY BOUND BY
GROVE AVENUE AND STERLING STREET

Requested By: Alessandro U. Ragazzi

FIELD NOTE

SCALE
1"=40'

DATE
2/26/2026

PROJECT
W-1772-SC
W-1830-SC

DRAWING NO.
N-29157

REFERENCES: BL 35NE, 36SE

REVISIONS