



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2018-180:** To close, to public use and travel, a portion of Railroad Avenue located between West 13th Street and West 14th Street, a portion of the west side of West 13th Street located between Riverview Parkway and Railroad Avenue, and a portion of the south side of Riverview Parkway near West 14th Street Extended, together consisting of 13,198± square feet, upon certain terms and conditions, and to authorize the Chief Administrative Officer to accept a dedication of right-of-way improvements and property, consisting of 11,510± square feet, in connection with the closing of such portion of Railroad Avenue.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** July 2, 2018

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#### **PETITIONER**

City of Richmond, Department of Public Works

#### **LOCATION**

Public Right of Way along Railroad Avenue between West 13<sup>th</sup> Street and West 14<sup>th</sup> Street, A strip of Right of Way along the West side of West 13<sup>th</sup> Street between Riverview Parkway and Railroad Avenue, and a stub portion of Right of Way on the South side of Riverview Parkway near West 14<sup>th</sup> Street extended.

#### **PURPOSE**

To close to public use and travel 13,198 SF of public right of way and receive 11,510 SF of public right as shown on a plat prepared by the Department of Public Works designated as DPW Dwg. No. N-28783 dated April 16, 2018 entitled "PROPOSED CLOSING TO PUBLIC USE AND TRAVEL OF RAILROAD AVENUE BETWEEN W 13TH ST. & W 14TH ST., A STRIP OF R/W ALONG THE WEST SIDE OF W 13TH ST. BETWEEN RIVERVIEW PKWY & RAILROAD AVE., AND A STUB PORTION OF R/W ON THE SOUTH SIDE OF RIVERVIEW PARKWAY NEAR W 14TH ST. EXTENDED" at the request of the applicant.

#### **SUMMARY & RECOMMENDATION**

A letter of request dated March 30, 2017 from Chris Blake, Urban Development Associates, LLC was received. This closure is to allow for a Plan of Development for a large parcel north of Railroad Avenue encompassing just over 4.5 acres. The proposed development is to consist of residential or mixed-use development with parking.

A portion of City right-of-way at the intersection of Riverview Parkway and 14th Street (2,720 SF) is being closed to provide a consistent 50' public right-of-way for 14th Street. As part of the vacation, the Developer will dedicate 11,234 SF of 14th Street to the City. Right-of-way along 13th Street is being closed (1,511SF) and 276 SF of right-of-way is being dedicated by the Developer in order to provide a consistent 50' public right-of-way for 13th Street. This will allow for 13th and 14th Streets to serve as future public connectors between Semmes Avenue and Riverview Parkway.

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The total amount of right-of-way to be closed is 13,198 SF. The value of this right-of-way to be closed is \$315,960 based upon assess values of the adjacent parcels (\$23.94/SF) The total amount of public right-of-way being received by the City and added to existing right-of-way for W 13th and W 14th Street is 11,510 SF. The value of the right-of-way being dedicated to the City is \$275,549. The net amount to be received by the City is \$40,411.

Department of Public Works staff recommends approval of the request.

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## **FINDINGS OF FACT**

### **SITE DESCRIPTION**

Public Right of Way along Railroad Avenue between West 13<sup>th</sup> Street and West 14<sup>th</sup> Street, A strip of Right of Way along the West side of West 13<sup>th</sup> Street between Riverview Parkway and Railroad Avenue, and a stub portion of Right of Way on the South side of Riverview Parkway near West 14<sup>th</sup> Street extended.

### **PROPOSED USE FOR THE PROPERTY**

Urban Development Associates has been acquiring several lots bounded by Riverview Parkway, Semmes Avenue, and 13th Street and Cowardin Avenue. A portion of Railroad Avenue between 14th Street and Cowardin has been previously closed. This remaining portion of Railroad Avenue (8,967 SF) is necessary to be closed in order to promote the development of the parcels.

### **MASTER PLAN & ZONING**

The proposed land use within the city's Downtown Plan for this area is Urban Center Area, which "...is characterized by higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks (City of Richmond, Downtown Plan). The current zoning is RF-2 Riverfront District.

### **SURROUNDING AREA**

The surrounding area is comprised of a mixture of residential, vacant, commercial, and industrial land uses.

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