



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2016-188: To close, to public travel, portions of public rights-of-way known as Fulton Street and Old Williamsburg Avenue between Goddin Street and Williamsburg Avenue, consisting of 27,176± square feet, upon certain terms and conditions, in connection with the development of Fulton Memorial Park.

To: City Planning Commission
From: Land Use Administration
Date: July 5, 2016

PETITIONER

City of Richmond, Department of Public Works

LOCATION

Portions of Fulton Street and Old Williamsburg Avenue, between Goddin Street and Williamsburg Avenue

PURPOSE

To close, to public travel, portions of public rights-of-way known as Fulton Street and Old Williamsburg Avenue between Goddin Street and Williamsburg Avenue, consisting of 27,176± square feet, upon certain terms and conditions, in connection with the development of Fulton Memorial Park.

SUMMARY & RECOMMENDATION

A letter of request dated May 16, 2016 from Dr. Norman C. Merrifield, Ed. D. Director of Parks Recreation and Community Facilities requested the closure of the noted right of way. This closure will serve to combine these two rights of way with existing City property in order to develop the Fulton Memorial Park.

The right of way area to be vacated consists of segments of two streets that were in use in the old Fulton neighborhood. These streets terminate at the north line of Williamsburg Avenue, but do not provide connectivity to that street. The streets no longer serve a purpose within the City's transportation network.

Additionally, the City owned parcels on either side of these segments has been slated to become the "Fulton Memorial Park". The closing of these two segments will allow more flexibility for the design and construction of the park.

No fee is to be charged as this property will remain in the ownership of the City of Richmond. Other reviewing administrative agencies offered no objections to the closing request.

The Department of Public Works offers no objections to the proposed rights of way closures, and requests that any approvals be subject to, and including without limitation, the following terms and conditions:

1. No permanent structures or improvements within eight feet [8'] in any direction of any City Department of Public Utility facilities located within the closed area shall be constructed or authorized without the prior written permission of the Director of the Department of Public Utilities or the designee thereof.
2. This closure shall be in force upon adoption.

FINDINGS OF FACT

Site Description

27,176± square feet of rights-of-way known as Fulton Street and Old Williamsburg Avenue between Goddin Street and Williamsburg Avenue.

Proposed Use of the Property

The closing of right of way will allow more flexibility for the design and construction of Fulton Memorial Park.

Master Plan

The Master Plan recommends Public and Open Space for the subject properties. Primary uses in this designation include publicly owned and operated parks, recreation areas, open spaces, schools, libraries, cemeteries and other government and public service facilities.

Zoning

The subject right-of-way is located in the B-2 Community Business zoning district, which permits parks and noncommercial recreational facilities, when such uses are owned or operated by a governmental agency.

Surrounding Area

The properties to the east are occupied Powhatan Park; properties to the north are occupied by single-family development; properties to the south and west are occupied by industrial uses.

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