



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Location 2020-003: Location Review of a proposed permanent variable width street lighting utility easement across multiple parcels of land lying on the south side of N. 31st Street and on the east side of Kuhn Street in the vicinity of the former site of Armstrong High School.

To: City Planning Commission
From: Land Use Administration
Date: September 21, 2020

PETITIONER

Calvin Farr, Director, Department of Public Utilities

LOCATION

Various locations within the Church Hill North subdivision (vicinity of Kuhn Street, North 31st Street, Old Armstrong Way, Peterson Drive).

PURPOSE

To install City standard streetlighting in a manner that meets the operating needs of the Department of Public Utilities and provides adequate lighting to the Right-of-Way. To accept dedications of utility easements in land for the construction, reconstruction, maintenance, repair and operation of streetlight facilities within the Church Hill North subdivision development, located along Peterson Drive and Old Armstrong Way, pursuant to City Code Sections 8-33 & 28-874 and City Charter Section 17.07.

SUMMARY & RECOMMENDATION

The City of Richmond Department of Public Utilities strives to keep its streetlights and other assets in the rights-of-way. However, in this instance, siting the streetlights in the rights-of-way is not possible.

The project was intended to have all underground utilities on the original plat. However, the right-of-way only extends about a foot behind the back of the curb in the public alley. Therefore, there is not enough room to get all the necessary facilities in the ROW without an easement.

In the area of the alley that runs parallel to Peterson Drive and Old Armstrong Way, the right-of-way is narrow and is insufficient space to allow for the streetlights and additional facilities to maintain compatibility. The streetlights and the associated feed will be installed just behind the ROW on private property.

In the alley, the parking is such that to install the streetlights in the right-of-way, the streetlights would seem to be in the middle of drivable surface and would be subject to damage from vehicles, and to causing damage to vehicles.

Public Utilities staff recommends approval of this location review.

FINDINGS OF FACT

SITE DESCRIPTION

Church Hill North residential subdivision in the Church Hill North neighborhood. The property is located within the R-5 Single-Family Residential District and a Community Unit Plan permitting the development of a residential community not to exceed three hundred dwelling units on approximately 21.76 acres of land.

PROPOSED USE

Install streetlights and conductors feeding streetlights.

SURROUNDING AREA

The surrounding properties to the east and west are located in the R-5 District. The properties to the west are occupied by single-family residential uses. Oakwood Cemetery is located to the east. The properties to the north along Nine Mile Road are located in the B-2 Community Business Zoning District and are occupied by a mix of commercial uses. The properties to the south are located in the R-5 and R-53 zoning districts and are occupied by single-family residential uses.

STAFF CONTACT

Greg Wallace, Street Light Engineer, Department of Public Utilities, 804-646-8105
Leigh V. Kelley, Project Manager Senior, Affordable Housing, 804-646-6428