



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-352- To abandon and release any interest the City may have in 2300 Hermitage Road pursuant to a certain variable-width ingress and egress easement, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: December 20, 2021

PETITIONER

Matthew A. Welch, Senior Policy Advisor – Planning & Economic Development Portfolio

LOCATION

2300 Hermitage Road

PURPOSE

To vacate, release, extinguish, and quitclaim onto the fee simple owner of the parcel of real property located at 2300 Hermitage Road and identified as Tax Parcel No. N0001292002 (the “Development Parcel”) any interest the City may possess in the Development Parcel as fee simple owner of the parcel of real estate located at 2400 Hermitage Road and identified as Tax Parcel No. N0001292004 (the “City Parcel”) pursuant to that certain variable width ingress/egress easement dated November 28th, 1990, and recorded in the Office of the Clerk of the Circuit Court for the City of Richmond, Virginia in Deed Book 253 at page 1096 (the “Easement”). To authorize the Chief Administrative Officer to execute, on behalf of the City, such deed or other such documents as may be necessary to achieve such purpose; provided that such document(s) are (1) approved as to form by the Office of the City Attorney and (2) provide for the fee simple owner of the Development Parcel to correspondingly vacate, release, and quitclaim onto the City any interest such entity possesses in the City Parcel pursuant to the Easement.

SUMMARY & RECOMMENDATION

The City acquired the City Parcel for use by the Richmond Ambulance Authority in 1997. Previously, in 1990, the then-owner of the Development Parcel and the then-owner of the City Parcel recorded the Easement, granting each certain rights to ingress/egress across certain areas on the other’s parcel along the boundary line separating the two parcels. Though the City was not a party to the Easement at the time of recording, the Easement “ran with the land” upon the City’s subsequent acquisition of the City Parcel.

On Oct. 11, 2021, City Council adopted Ordinance Number 2021-267, which authorized the conveyance of a 0.176 acre portion of the City Parcel to Breeden Investment Properties, Inc., for the purpose of facilitating the construction of a mixed-use development on the Development Parcel. In order to accommodate the planned development, the parties’ also contemplated a mutual vacation of the Easement; however, the ordinance did not explicitly provide for the City’s vacating the Easement and the City Attorney’s Office has counseled that an additional ordinance will therefore be necessary in order to accomplish.

City Administration recommends approval of this request.

FINDINGS OF FACT

SITE DESCRIPTION

The property is an improved 82,764 sq. ft., 1.9 acre, parcel bounded by Hermitage Road and CSX Railroad.

PROPOSED USE FOR THE PROPERTY

Mixed-use development

MASTER PLAN

The Richmond 300 Master Plan designates the property as Destination Mixed-Use which is defined as “Key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements.” The development style includes higher density, transit-oriented development encouraged on vacant or underutilized sites. New development should be urban in form, may be of larger scale than existing context, and, where relevant, should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place. Many buildings are vertically mixed-use. Developments continue or introduce a gridded street pattern to increase connectivity. Ground floor uses engage with, and enliven, the street. Monolithic walls are discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged. Active commercial ground floor uses are required on street-oriented commercial frontages. Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. Driveway entrances are required to be of alleys whenever possible; new driveways are prohibited on priority and principal street frontages. Surface parking is prohibited as a principal use; when surface parking is provided as an accessory use, it should be located to the rear of buildings and screened. Parking requirements are reduced to allow more market-based parking strategies, including shared parking.

Intensity: Buildings typically a minimum height of five stories.

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.

Secondary Uses: Institutional and government.

ZONING

Transit Oriented Nodal District (TOD – 1)

SURROUNDING AREA

The area includes primarily light industrial, commercial, multifamily, and some municipal uses.

Staff Contact:

Matthew A. Welch, Senior Policy Advisor – Planning & Economic Development Portfolio,
646-5874

Rich Saunders, Planning Commission Secretary, Land Use Administration, 646-6304