



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-357- To close, to public travel, an unimproved portion of Hanover Avenue in the block bounded by Three Chopt Road and the City's corporate boundary with Henrico County, consisting of 6,219± square feet, and to designate and incorporate such portion of Hanover Avenue into Bandy Field Park. (1st District)

To: City Planning Commission
From: Land Use Administration
Date: January 18, 2022

PETITIONER

Joseph Davenport, P.E., Right of Way Manager, Department of Public Works

LOCATION

Public Right of Way on Hanover Avenue between Three Chopt Road and the City of Richmond Corporate Limits with Henrico County.

PURPOSE

To close to public use and travel the unimproved public right of way known as Hanover Avenue located between Three Chopt Road and the City of Richmond Corporate Limits with Henrico County consisting of 6219 sq. ft. as shown on DPW Dwg. No. N-28975 dated 10/08/2021 and entitled "PROPOSED CLOSING TO PUBLIC USE AND TRAVEL OF HANOVER AVENUE BETWEEN THREE CHOPT ROAD AND CITY'S CORPORATE LIMITS WITH HENRICO COUNTY" at the request of the Richmond City Council by Resolution No. 2020-R067.

SUMMARY & RECOMMENDATION

The Richmond City Council adopted Resolution No. 2020-R067 on January 11, 2021 in which Council requested that the Chief Administrative Officer cause the planned, but not constructed, streets within Bandy Field Park to be extinguished, and incorporate these vacated rights-of-way into Bandy Field Park.

An unimproved 25'+/- wide right of way runs westerly 250'+/- from Three Chopt Road approximately midway between the parks northern and southern boundaries. This right-of-way is designated as Hanover Avenue within the City of Richmond and continues as Franklin Road within Henrico County.

The City, as owner of the property known as Bandy Field Park, granted by Ordinance No. 2014-028-35, adopted March 24, 2014, a conservation and open-space easement over the property to the Friends of Bandy Field, Inc. The previously mentioned unimproved rights-of-way for Hanover Avenue (City of Richmond) and Franklin Road (County of Henrico) were excluded from the conservation easement.

By Resolution No. 2020-R067 the Richmond City Council requested that the Chief Administrative Officer cause the planned, but not constructed streets running through Bandy Field Park that were excluded from the conservation easement to be extinguished, and incorporate these vacated right-of way into Bandy Field Park.

The Friends of Bandy Field have been in contact with the County of Henrico and are coordinating with them regarding the vacation of the portion of unimproved County right-of-way (Franklin Road) within Bandy Field Park; however, this paper is focused upon and is limited to the request that City Council authorize the vacation of the portion of unimproved City right-of-way known as Hanover Avenue.

Other reviewing administrative agencies offered no objections to this closing request.

The Department of Public Works offers no objections to the proposed right-of-way closing and requests that upon adoption by City Council, the closings to public and travel will be in effect and the vacated right-of-way revert to and become a portion of the adjacent parcels.

City Administration recommends approval of this request.

FINDINGS OF FACT

SITE DESCRIPTION

Bandy Field Park lies on the west side of Three Chopt Road and north side of Bandy Road. The City's Corporate Limits Line with adjacent Henrico County is approximately 250' west of the western right-of-way line of Three Chopt Road. Bandy Field Park straddles the City Corporate Limits line, with significant portions of the park in both jurisdictions.

PROPOSED USE FOR THE PROPERTY

Public Open Space

MASTER PLAN

The Richmond 300 Master Plan designates the property as Open Space which is defined as "Public and quasi-public parks, recreation areas, open spaces, and cemeteries." The development style includes passive and active recreation, natural habitats, cemeteries, and large plazas. Designed in a manner to allow access by all modes of transportation, while emphasizing connections to bicycle and pedestrian amenities, such as sidewalks, bike lanes, and shared-use paths. Bike parking and other such amenities are provided as well.

Primary Uses: Open space.

Secondary Uses: Cultural, institutional, and governmental.

ZONING

R-4 Single-Family Residential

SURROUNDING AREA

The area includes primarily single-family residential with some institutional uses present in the vicinity.

Staff Contact:

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