



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-040- To close, to public use and travel, a portion of Logandale Avenue located southwest of East 29th Street and northwest of Maury Street, consisting of 11,550± square feet, upon certain terms and conditions. (8th District)

To: City Planning Commission
From: Land Use Administration
Date: March 7, 2022

PETITIONER

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

LOCATION

The stub portion of Logandale Avenue located southwest of E 29th Street and northwest of Maury Street, northeast of the property located at 601 E 29th Street.

PURPOSE

To close to public use and travel the stub portion of Logandale Avenue located southwest of E 29th Street and northwest of Maury Street consisting of 11,550 sq. ft. as shown on DPW Dwg. No. N-28979 dated 01/11/2022 and entitled "PROPOSED CLOSING TO PUBLIC USE AND TRAVEL OF THE STUB PORTION OF LOGANDALE AVENUE LOCATED SOUTHWEST OF E 29TH STREET AND NORTHWEST OF MAURY STREET" at the request of the applicant.

SUMMARY & RECOMMENDATION

A letter of request dated July 1, 2021 from Lory Markham with Markham Planning on behalf of their clients, Spa Development LLC and Pachino LLC, the owners of all properties adjacent to the proposed closing, requests vacation of the above detailed public alley.

The owners of the properties adjacent to this proposed vacation are proposing to develop the area as a warehouse and distribution center. The closure of this section of Logandale would make for a more practical and useable site for the design of this development. This stub section of Logandale Avenue proposed for vacation does not benefit any properties other than those owned by the requesting parties.

The value of the right of way to be vacated (11,550 sf) has been determined to be \$48,741.00 (\$4.22 per square foot) and is based on assessed values of adjacent parcels. A fee for this amount is due to the City as a condition of this ordinance.

The closing of this right of way will not negatively impact the local City transportation network. Other reviewing administrative agencies offered no objections to the closing request.

The Department of Public Works offers no objections to the proposed right-of-way closing and request that any approvals be subject to, and including without limitation, the following terms and conditions:

1. The applicant(s)/owner(s)/successor(s) shall be responsible for any and all costs associated with the proposed closing, including without limitation, realignment, relocation, or removal of

- utilities, or infrastructure, installment of new utilities or infrastructure, new or revised street name or directional signs, streetlights, etc., as required or directed by City Agencies.
2. The applicant(s)/owner(s)/successor(s) shall provide evidence that they have identified any public or private utilities that may have a vested interest in or facilities located within the subject right of way and worked out arrangements with the owners of any such utilities to protect the owner's rights.
 3. The applicant(s)/owner(s)/successor(s) shall be responsible for surface storm water overflow in the area to be closed.
 4. The applicant(s)/owner(s)/successor(s) shall be responsible for obtaining the written consent of all abutting landowners to the closing and other property owners within the block affected by the closing.
 5. A twelve (12)-month expiration clause shall be included whereby all conditions must be satisfied by the applicant(s)/owner(s)/successor(s) within twelve months of the ordinance adoption date and approved by the City before the ordinance can go into effect.
 6. A Plan of Development (POD) for the construction of the improvements on the site, or, if no POD is required, a building permit, must be submitted and approved by the City within twelve (12) months of ordinance adoption. Should approval of the Plan of Development, or building permit, be denied, this closure of the public right of way will not go into effect.
 7. The applicant(s)/owner(s)/successor(s) agrees to pay the City of Richmond for this public right-of-way, the sum of \$48,741.00.
 8. The applicant(s)/owner(s)/successor(s) is responsible for providing the Law Department with written evidence within twelve (12) months of the ordinance adoption that all conditions of the ordinance have been satisfied. Should this written evidence not be submitted to the said offices prior to the expiration date after final approval of the ordinance, the ordinance will become null and void automatically.

City Administration recommends approval of this request.

FINDINGS OF FACT

SITE DESCRIPTION

The public alley proposed for vacation is situated with the Broad Rock neighborhood to the north, an existing industrial use to the southeast, the Swansboro Playground owned by the City of Richmond Recreation and Parks to the west, and further existing industrial uses to the east.

The site is currently vacant with dense vegetation.

PROPOSED USE FOR THE PROPERTY

Private ownership, potential warehouse/distribution future use

MASTER PLAN

The Richmond 300 Master Plan designates the property as Industrial, which is defined as "Manufacturing and production areas that primarily feature processing, research and development, warehousing, and distribution." The development style includes: The arrangement of structures, parking and circulation areas, and open spaces should recognize the unique needs of industrial users. Industrial areas have a design aesthetic that buffers industrial uses from other adjacent uses.

Primary Uses: Industrial and open space.

Secondary Uses: Retail/office/personal service.

ZONING

M-1 Light Industrial

SURROUNDING AREA

The area includes primarily single-family residential to the north, industrial uses to the south and east, and public park land to the west.

Staff Contact:

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