



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-141 - To declare a public necessity for the acquisition of and to authorize the Chief Administrative Officer to accept from a certain property owner a 20± foot wide limited access easement located at 3B Manchester Road and the dedication as public right-of-way of a portion of 3A Manchester Road, consisting of 3,710.92± square feet, for the purpose of providing for vehicular access by the City across and generally following the northern boundary of 3B Manchester Road and for the widening of the Manchester Road public right-of-way on a portion of the property known as 3A Manchester Road.

To: City Planning Commission
From: Land Use Administration
Date: May 16, 2022

PETITIONER

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

LOCATION

Manchester Road, east of Hull Street

PURPOSE

To authorize the Chief Administrative Officer (CAO) to accept dedication of 3,710.92 sq. ft. (0.085 acres) to be used for widening of the Manchester Road right-of-way, and also to accept the granting of an approximately 20 ft. wide (9,463.01 sq. ft.) access easement for Official City Vehicle Use across and generally following the northern boundary of the property designated as Tax Parcel S000-0101/003, from South Falls East, LLC, as referenced on the plats prepared by Shadrach & Associates, LLC dated March 9, 2020 and entitled "SURVEY PLAT SHOWING A BOUNDARY LINE ADJUSTMENT ACROSS TAX PARCELS S000-0101/027, S000-0101/003 & S000-0101/009, CITY OF RICHMOND, VIRGINIA" and another dated April 1, 2020 and entitled "SURVEY PLAT SHOWING A 20' LIMITED ACCESS EASEMENT FOR OFFICAL CITY VEHICLE USE ACROSS TAX PARCEL 000-0101/003, CITY OF RICHMOND, VIRGINIA" at the request of the applicant and to authorize the CAO to execute all documents necessary to complete the dedication and acceptance.

SUMMARY & RECOMMENDATION

Dedication of right-of-way and granting of access easement as required and stipulated within the approved Plan of Development (POD) and/or noted within the POD approval letter for "The Hydro" apartment building and site development.

The parcels being developed (new apartment building, "The Hydro") are bounded by Hull Street to the west, Manchester Road to the north, City-owned parcels to the east and Walker Creek to the south. There is a sole improved public right-of-way (Manchester Road) for access to the new apartment building; beyond the new apartment building is an unimproved gravel service road that connects to Maury Street. The gravel service road receives very little vehicular traffic.

To be consistent with the City standard for a typical local street, the right-of-way width of Manchester Road should be 50 feet, to accommodate two (2) travel lanes, the potential for on-street parking, concrete curb and gutter, and sidewalks on both sides. The existing Manchester Road right-of-way is sub-standard, its width varies along its length, being approximately 30 feet wide fronting the parcels being developed for the new apartment complex. As an initial step to achieving a standard 50 foot right-of-way width, the developer is dedicating sufficient property such that there will be approximately a 25 foot width for the southern half of Manchester Road (road centerline to The Hydro property line), adjacent to the parcels being developed.

(Note: there is a future development proposed for the north side of Manchester Road whose developer has also agreed to dedicate additional right-of-way to ultimately achieve a 50' right-of-way width per our typical section.)

Additionally, to provide an additional emergency access route to the new apartment building, the developer shall be granting an access easement through their property so as to connect the previously mentioned gravel service road to Manchester Road to provide a secondary means of ingress/egress for emergency services and official City vehicles from Maury Street. This was a condition of the approved Plan of Development (POD) and the final certificate of occupancy will not be issued until the easement is secured

All improvements to the public right-of-way will be complete and approved by the Department prior to the recording of the deed.

City Administration recommends approval of this request.

FINDINGS OF FACT

SITE DESCRIPTION

Manchester Road, east of Hull Street

PROPOSED USE FOR THE PROPERTY

Vehicular access

MASTER PLAN

Destination Mixed-Use 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.” 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 off 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. (p. 64)

ZONING

B-4 Central Business District

SURROUNDING AREA

Mixed-use residential and commercial.

Staff Contact:

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