

INTRODUCED: May 9, 2022

AN ORDINANCE 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.

Patron – Mayor Stoney

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAY 23 2022 AT 6 P.M.

WHEREAS, in the opinion of the Council of the City of Richmond, a public necessity exists for the (i) acquisition of an approximately 20-foot wide limited access easement located at 3B Manchester Road, with Tax Parcel No. S000-0101/003 in the 2022 records of the City Assessor, for vehicular access by the City, and (ii) acceptance of the dedication as public right-of-way of a portion of the property known as 3A Manchester Road, with Tax Parcel No. S000-0101/028 in the records of the City Assessor, consisting of approximately 3,710.92 square feet, as shown on the drawings prepared by Shadrach & Associates, LLC, for the Department of Public

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: MAY 23 2022 REJECTED: _____ STRICKEN: _____

Works, and entitled “Survey Plat Showing a 20’ Limited Access Easement for Official City Vehicle Use Across Tax Parcel 000-0101/003, City of Richmond, Virginia,” and dated April 1, 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 dated March 9, 2020, copies of which are attached to this ordinance, from the owner of the properties known as 3B Manchester Road and 3A Manchester Road, with Tax Parcel Nos. S000-0101/003 and S000-0101/028, respectively, in the 2022 records of the City Assessor, for the purpose of providing for vehicular access by the City across and generally following the northern boundary of the property known as 3B Manchester Road, with Tax Parcel No. S000-0101/003 in the 2022 records of the City Assessor, and for the widening of the Manchester Road public right-of-way on a portion of the property known as 3A Manchester Road, with Tax Parcel No. S000-0101/028 in the records of the City Assessor, consisting of approximately 3,710.92 square feet;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

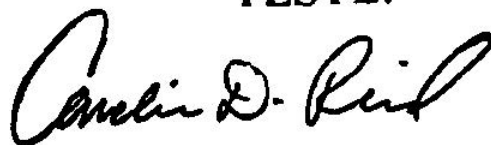
§ 1. That a public necessity exists for the (i) acquisition of an approximately 20-foot wide limited access easement located at 3B Manchester Road, with Tax Parcel No. S000-0101/003 in the 2022 records of the City Assessor, for vehicular access by the City, and (ii) acceptance of the dedication as public right-of-way of a portion of the property known as 3A Manchester Road, with Tax Parcel No. S000-0101/028 in the records of the City Assessor, consisting of approximately 3,710.92 square feet, as shown on drawings prepared Shadrach & Associates, LLC, for the Department of Public Works, entitled “Survey Plat Showing a 20’ Limited Access Easement for Official City Vehicle Use Across Tax Parcel 000-0101/003, City of Richmond, Virginia,” and dated April 1, 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 dated March 9, 2020, copies of which are attached to this ordinance, from the owner of the properties known as 3B Manchester Road and 3A Manchester Road, with Tax Parcel Nos. S000-0101/003 and S000-0101/028, respectively, in the 2022 records of the City Assessor, for the purpose of providing for vehicular access by the City across and generally following the northern boundary of the property known as 3B Manchester Road, with Tax Parcel No. S000-0101/003 in the 2022 records of the City Assessor, and for the widening of the Manchester Road public right-of-way on a portion of the property known as 3A Manchester Road, with Tax Parcel No. S000-0101/028 in the records of the City Assessor, consisting of approximately 3,710.92 square feet.

§ 2. That the Chief Administrative Officer is authorized to accept the limited access easement and the dedication as public right-of-way of the properties described in section 1 of this ordinance and to execute the deeds and other documents necessary to complete the dedication and acceptance of such properties described in section 1 of this ordinance, provided that all such deeds and other documents first must be approved as to form by the City Attorney or the designee thereof.

§ 3. This ordinance shall be in force and effect upon adoption.

**A TRUE COPY:
TESTE:**

A handwritten signature in black ink, appearing to read "Camelin D. Reil". The signature is fluid and cursive, written over the printed name "Camelin D. Reil".

City Clerk

2022-083



CITY OF RICHMOND Intra-City Correspondence

O&R REQUEST

DATE: April 8, 2022

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

THROUGH: Robert Steidel, Deputy Chief Administrative Officer

THROUGH: Bobby Vincent Jr., Director
Department of Public Works

THROUGH: M.S. Khara, P.E., City Engineer
Department of Public Works

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

RE: **DEDICATION OF PUBLIC RIGHT-OF-WAY ADJACENT TO MANCHESTER ROAD AND ACCEPTANCE OF AN ACCESS EASEMENT FOR OFFICIAL CITY VEHICLE USE ACROSS TAX PARCEL S000-0101/003**

ORD. OR RES No. _____

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 OFFICIAL 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.

REASON: 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.

RECOMMENDATIONS: The Department of Public Works requests acceptance of this right-of-way dedication and access easement.

BACKGROUND: 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.

FISCAL IMPACT/COST: None

FISCAL IMPLICATIONS: None anticipated

BUDGET AMENDMENT NECESSARY: No amendment necessary at this time

REVENUE TO CITY: None (assessed land value of dedicated right-of-way is \$78,000; the value of the right-of-way improvements are estimated as \$113,000)

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: May 9, 2022

CITY COUNCIL PUBLIC HEARING DATE: May 23, 2022

REQUESTED AGENDA: Consent Agenda

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: Planning Commission

AFFECTED AGENCIES: Public Works; Public Utilities; City Attorney's Office; Planning and Development Review; Economic and Community Development; Assessor; Finance; Fire Department; Police Department, Mayor's Office, CAO's Office

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): Additional public right-of-way will result in de minimis increase in future maintenance costs

ATTACHMENTS: Survey plat prepared by Shadrach & Associates, LLC dated March 9, 2020.
Survey plat prepared by Shadrach & Associates, LLC dated April 1, 2020.

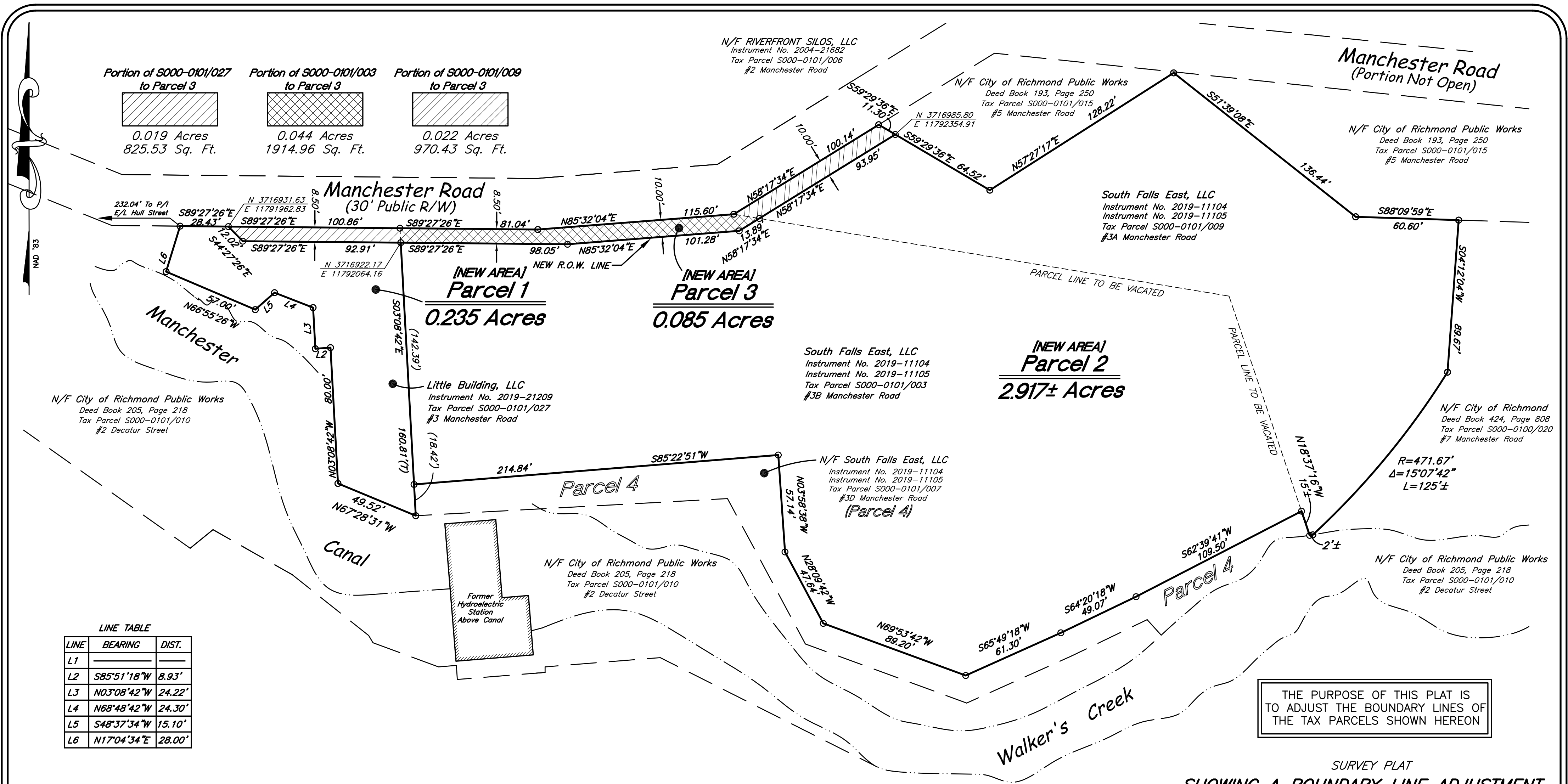
STAFF:

Prepared for Bobby Vincent, Jr., Director, DPW

Prepared by Joseph Davenport, Right-of-Way Manager, DPW

Research and Drawing Coordinated by Shenouda Guergues, DPW

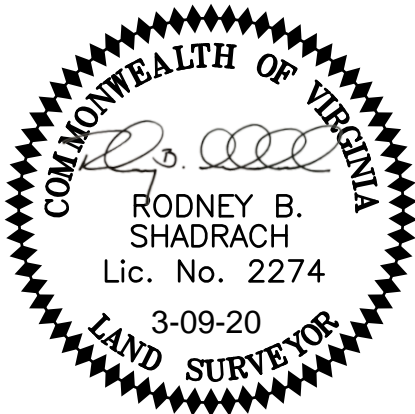
Department of Public Works / 646-0435



LINE TABLE		
LINE	BEARING	DIST.
L1		
L2	S85°51'18"W	8.93'
L3	N03°08'42"W	24.22'
L4	N68°48'42"W	24.30'
L5	S48°37'34"W	15.10'
L6	N17°04'34"E	28.00'

- Notes:**
- The subject property is partially located in a Special Flood Hazard Area, and appears to be located in Zones (AE=Base Flood Elevation Determined) and (X=Area Protected by Levees from 1% Annual Chance Flood) as defined by the Federal Insurance Administration Community Panel No. 510129-0043-D, effective date July 16, 2014
 - This survey plat represents a current and accurate field transit boundary survey of the premises shown hereon. Date of physical survey: March 15, 2019.
 - This survey was made with the benefit of a Title Report issued by Fidelity National Title Insurance Company, dated May 17, 2019. (Commitment No. 19-15091)

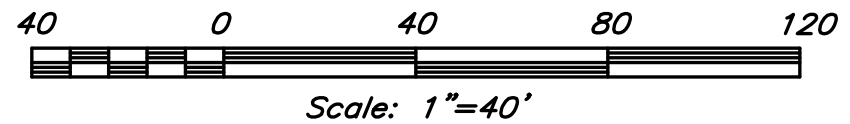
I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, Certified Interior Designers and Landscape Architects.



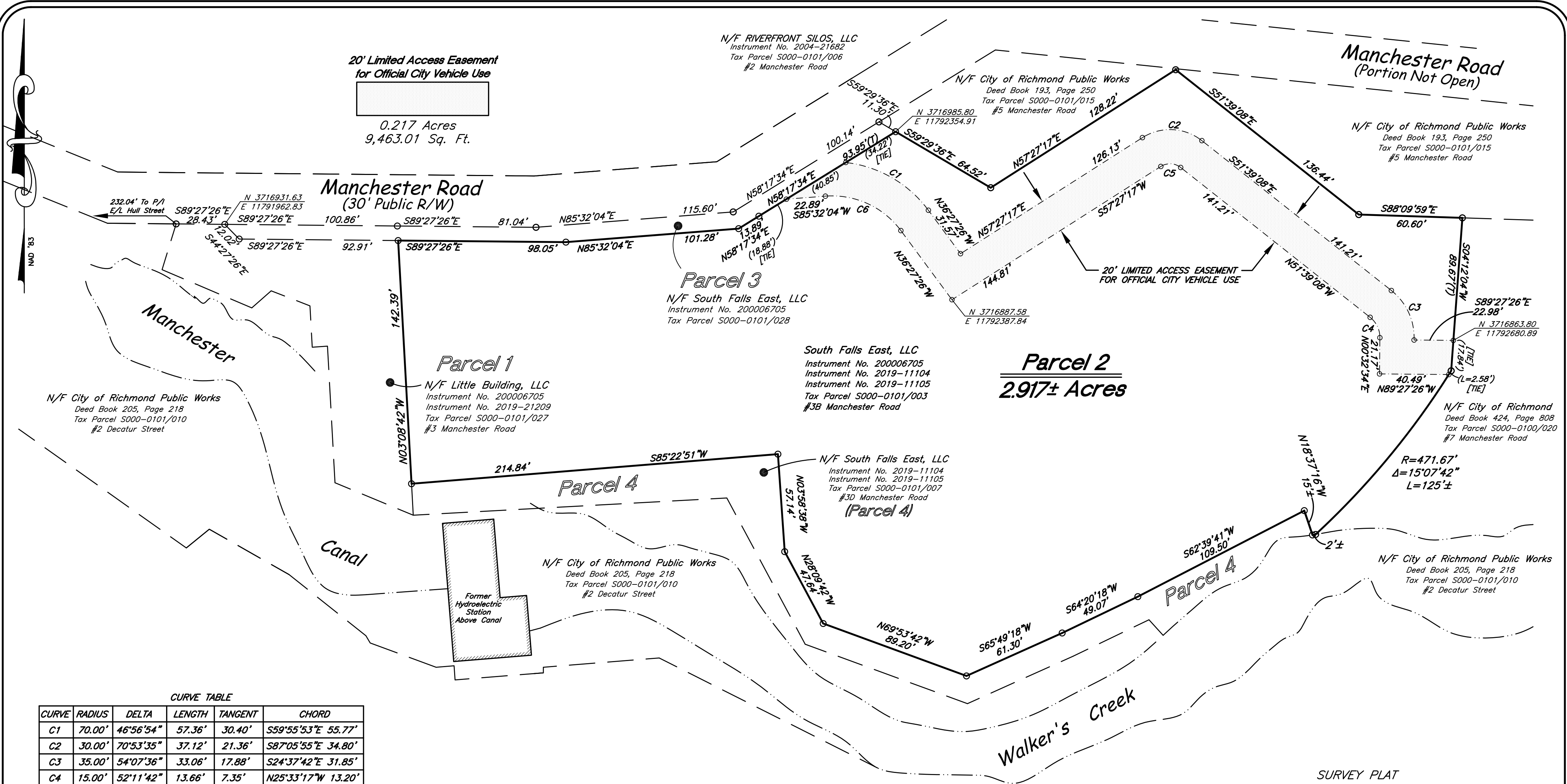
THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARY LINES OF THE TAX PARCELS SHOWN HEREON

SURVEY PLAT
SHOWING A BOUNDARY LINE ADJUSTMENT
ACROSS TAX PARCELS S000-0101/027,
S000-0101/003 & S000-0101/009

CITY OF RICHMOND, VIRGINIA
DATE: MARCH 9, 2020



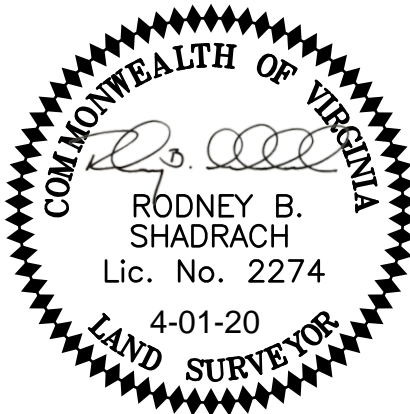
Shadrach & Associates, LLC
LAND SURVEYING
430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236
Phone: (804)379-9300 • Fax: (804)379-9301



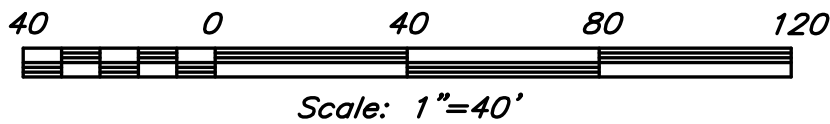
CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD
C1	70.00'	46°56'54"	57.36'	30.40'	S59°55'53"E 55.77'
C2	30.00'	70°53'35"	37.12'	21.36'	S87°05'55"E 34.80'
C3	35.00'	54°07'36"	33.06'	17.88'	S24°37'42"E 31.85'
C4	15.00'	52°11'42"	13.66'	7.35'	N25°33'17"W 13.20'
C5	10.00'	70°53'35"	12.37'	7.12'	N87°05'55"W 11.60'
C6	50.00'	58°00'30"	50.62'	27.72'	N65°27'41"W 48.49'

- Notes:**
- The subject property is partially located in a Special Flood Hazard Area, and appears to be located in Zones (AE-Base Flood Elevation Determined) and (X*-Area Protected by Levees from 1% Annual Chance Flood) as defined by the Federal Insurance Administration Community Panel No. 510129-0043-D, effective date July 16, 2014.
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I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, Certified Interior Designers and Landscape Architects.



SURVEY PLAT
SHOWING A 20' LIMITED ACCESS EASEMENT
FOR OFFICIAL CITY VEHICLE USE
ACROSS TAX PARCEL 000-0101/003
CITY OF RICHMOND, VIRGINIA
DATE: APRIL 1, 2020



Shadrach & Associates, LLC
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