



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

ORD. 2022-285: To declare that a public necessity exists and to authorize the acquisition by gift, purchase, condemnation or otherwise, permanent utility easements for the public purpose of facilitating the construction, operation, and maintenance of the Robin Road sewer replacement project.

To: City Planning Commission
From: Land Use Administration
Date: October 17, 2016

PETITIONER

City of Richmond, Department of Public Utilities

LOCATION

6110 St. Andrews Ln, 6112 St. Andrews Ln, 4 Robin Rd, and 17 Robin Rd

PURPOSE

To declare that a public necessity exists and to authorize the acquisition by gift, purchase, condemnation or otherwise, permanent utility easements for the public purpose of facilitating the construction, operation, and maintenance of the Robin Road sewer replacement project.

SUMMARY & RECOMMENDATION

A public necessity exists for the acquisition of permanent utility easements for the public purpose of facilitating the construction, operation, and maintenance of the Robin Road sewer replacement project.

Chapter 17, Section 17.07 of the City Charter indicates that no public utility shall be constructed or authorized within an area with an adopted Master Plan unless its general location, but not its character and extent, has been submitted to and approved by the Planning Commission.

The subject properties have been served for 50+ years by a sewer line running through their back yards. That line has failed and is under replacement by the City.

The City did not provide easements to maintain the sewer line when they were first constructed but has performed certain maintenance activities on the sewer line since.

The City has obtained voluntary permanent easements for the sewer on 6110 St. Andrews Ln. and 6112 St. Andrews Ln.

DPU is seeking approval to acquire permanent easements for 4 Robin Rd. and 17 Robin Rd. These easements will allow for the City's continued operation and maintenance of the replaced line. The line is being replaced in or close to the location of the failed line. The line will be underground and not visible except for occasional surface appurtenance such as manholes. The infrastructure would not be visible from the adjacent street, nor would it affect the view from neighboring properties.

In summary, the utility easements are required to continue to replace the failed sewer line and to operate and maintain the replacement line.

Therefore, Staff recommends approval.

FINDINGS OF FACT

Site Description

The properties are currently zoned R-1 Single-Family Residential zone and are located in the Country Club of Virginia neighborhood, between St. Andrews Lane and Iris Lane. The properties consist of 1.517 acres (66060 sq. ft.) and are improved with single family detached dwellings.

Proposed Use of the Property

The applicant is proposing to establish a sewer easement that will facilitate the construction and maintenance of a replacement sewer line to an existing failing sewer line.

Master Plan

Residential Land Use Designation

Summary: Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature.

Development Style: Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.

Ground Floor: Not applicable.

Mobility: Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets

Surrounding Area

The surrounding parcels are zoned the same R-1 Single-Family Residential zone as the subject properties and include residential single-family detached uses.

Neighborhood Participation

Staff has not received any communication from neighbors regarding this project.

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