



CITY OF RICHMOND

Department of Planning & Development Review ***Staff Report***

Ord. No. 2023-150 - To declare a public necessity for the acquisition of and to authorize the Chief Administrative Officer to accept from the Friends of the Wythe/Monumental Green Space the dedication as public right-of-way a portion of a parcel along the northern line of Wythe Avenue, consisting of 4,352± square feet, for the purpose of providing for the maintenance of a public green space.

To: City Planning Commission
From: Land Use Administration
Date: May 15, 2023

PETITIONER

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

LOCATION

Portion of Public Right of Way Located within the 4700 block of Wythe Avenue, bounded by Monumental Street, Blacker Street, and Wythe Avenue.

PURPOSE

To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept from the Friends of the Wythe Monumental Green Space a gift of dedication of approximately 4,352± square feet of public right-of-way, as shown as Parcel 1 on the plat of survey dated January 10, 2022, entitled "COMPILED PLAT SHOWING A PARCEL DIVISION ON THE NORTHERN LINE OF WYTHE AVENUE, CITY OF RICHMOND, VIRGINIA" as prepared by Balzer & Associates, and, to execute the deeds and other documents necessary to complete the dedication and acceptance of the parcel.

SUMMARY & RECOMMENDATION

The purpose of this right-of-way closing of providing for the maintenance of a public green space.

The Department of Public Works offers no objections to the acceptance of the dedication of this public right-of-way.

Staff recommends approval of this request.

FINDINGS OF FACT

SITE DESCRIPTION

The area of closing consists of public right-of-way associated with a median between Monumental Street and Wythe Avenue – located at 4700 Wythe Ave.

The City's Board of Zoning Appeals at its meeting of January 2, 2020 adopted a resolution granting a request for a special exception in order to permit the construction of a single-family detached dwelling at 4712 Wythe Avenue subject to a number of conditions including that the

owner “offer for dedication to the City of Richmond the proposed public space as depicted on the site plan dated December 9, 2019 submitted to the Board or offer to dedicate as right-of-way the proposed dedicated public space as depicted on the site plan dated December 9, 2019 submitted to the Board or offer to record a private easement of the proposed dedicated public space as depicted on the site plan dated December 9, 2019 submitted to the Board for the benefit of the property owners fronting on the 4700 block of Wythe Avenue and the 4700 block of Monumental Street for utilization as public space by the affected property owners.”

Residents of both Wythe Ave and Monumental St organized to form a “Friends of” group (“Friends of the Wythe Monumental Green Space”) to maintain the parcel as green space. Not desiring to be the owners of the parcel but rather simply the stewards of its upkeep and maintenance, the Friends group has approached the Department of Public Works with an offer of dedication. The Department of Public Works, upon consideration, agreed to accept the dedication of the parcel, understanding that routine maintenance, though ultimately the Department’s responsibility, will continue to be undertaken by the Friends group. The Friends of the Wythe Monumental Green Space is comprised of dedicated neighbors who wish to continue general upkeep and maintaining a perennial flowerbed located on the parcel. The flowerbed has been a staple in the neighborhood for several years. The Department is supportive of the community’s efforts to maintain this parcel as green space.

The Property that the Friends group wishes to gift to the City is a narrow triangular sliver that is currently undeveloped. The parcel size is approximately 4,352+/- square feet, as shown as Parcel 1 on the plat of survey dated January 10, 2022, entitled “COMPILED PLAT SHOWING A PARCEL DIVISION ON THE NORTHERN LINE OF WYTHE AVENUE, CITY OF RICHMOND, VIRGINIA” as prepared by Balzer & Associates. The parcel will be dedicated to and accepted by the Department as public right-of-way. Other reviewing administrative agencies offered no objections to the right-of-way closing request.

PROPOSED USE FOR THE PROPERTY

No change from existing – green space.

MASTER PLAN

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 (see Street Typologies Map).

ZONING

R-5 - Residential (Single Family)

SURROUNDING AREA

The area surrounding these parcels is zoned the same R-5 - Residential (Single Family).

Staff Contact:

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