



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2023-220: To authorize the Chief Administrative Officer, for an on behalf of the City of Richmond, to accept the relinquishment and termination of certain franchised air rights over the City's public right-of-way of East Canal Street and Virginia Street; to authorize the Chief Administrative Officer to execute any documents necessary to effectuate the relinquishment and termination of such air rights; and to repeal Ord. No. 84-153-135, adopted Jun. 25, 1984, and Ord. No. 90-385-344, adopted Dec. 10, 1990.

To: City Planning Commission
From: Land Use Administration
Date: August 21, 2023

PETITIONER

Joseph Davenport, Right of Way Manager, Department of Public Works

LOCATION

106 Shockoe Slip, 100 Virginia Street, 1310 East Cary Street, 1315 East Cary Street, 104 Virginia Street, 1313 East Cary Street, and 1321 East Cary Street

PURPOSE

To accept the relinquishment and effect a termination of franchised air rights over the City of Richmond's right-of-way of East Canal St and Virginia St as granted to the property located at 106 Shockoe Slip (known as "Shockoe Plaza").

SUMMARY & RECOMMENDATION

The City of Richmond Department of Public Works seeks the relinquishment and termination of air rights request letter dated March 13, 2023, from Hirschler Fleischer as representatives of Highwoods Realty Limited Partnership.

The applicant had previous plans to expand the improvements located over right-of-way along East Canal Street and further into the right-of-away along Virginia Street. Pursuant to these plans, the City granted to applicant's predecessors in title certain franchised air rights.

These plans have since been abandoned. Therefore, the applicant has determined that the franchised air rights are no longer required. In order to avoid any future clouds on the title to the Property, it has been requested that the City accept a relinquishment and termination of the franchised air rights.

Staff recommends approval of the request.

FINDINGS OF FACT

Site Description

The subject property contains a lot area of 63,162 square feet, or approximately 1.45 acres. The property is located in the Shockoe Slip neighborhood, between 12th Street and Virginia Street.

Proposed Use of the Property

Commercial.

Surrounding Area

The property is currently located within the B-5 Zoning District. The adjacent properties are located within that same B-5 District.

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