CITY OF RICHMOND

Department of Planning & Development Review
Staff Report

Location 2024-01: Location review of a proposed additional 256 square foot of permanent drainage easement from Steve Properties LLC parcel #043 located at 5737 Hull Street Road.

To: City Planning Commission
From: DPW-Adel Edward, Project Manager
Date: January 2, 2024

PETITIONER
Adel Edward, CIP Project Manager, Department of Public Works

LOCATION
5737 Hull Street Rd parcel # 43 for Hull Street Revitalization Project, Parcel ID: C008-0331/078 owned by Steve Properties LLC

PURPOSE
To acquire an additional 256 square foot of permanent drainage easement from 5737 Hull Street Road for future construction and maintenance of the inlet and pipe run.

BACKGROUND:
By means of Ordinance #2019-084 adopted April 8, 2019, City Council authorized the Chief Administrative Officer or designee thereof, to acquire certain permanent, temporary and utility easements interests by Voluntary Conveyance or by Condemnation proceedings, for the Construction of Multimodal Improvements on Hull Street Road Phase I Project from Hey Rd to Warwick Rd . The City has previously acquired certain property interests from this parcel by means of filing condemnation certificate # 21-20370 recorded with the Circuit Court on July 16, 2021. In this certificate we acquired 2071 sq. ft of fee simple, 3413 sq. ft of permanent utility easement, 3277 sq. ft of temporary construction easement and 439 sq. ft of permanent drainage easement. This paper is to request approval pursuant to City Charter § 17.07 of the location of an additional 256 Sq. ft of permanent drainage easement, recently identified as necessary for this project, to be acquired from the same property.

RELATIONSHIP TO EXISTING ORD. OR RES: Ordinance No 2019-084 adopted April 8, 2019, Ordinance No 2020-040 adopted February 24, 2020 and Ordinance No 2020-169 adopted September 14, 2020.

SUMMARY & RECOMMENDATION
The City of Richmond Department of Public Works recommends approval of acquiring additional permanent drainage easement needed to build Hull Street Project

A plan sheet and approved plat depicting the referenced property is included as an attachment.

FINDINGS OF FACT

SITE DESCRIPTION
The subject property consists of 1.38 acre parcel. The property is located on the South side of Hull Street Road. See attached plan sheet

CURRENT USE OF THE PROPERTY
The property is currently zoned as B-2 Community Business improved with a convenience store, gas station, auto garage and night club.

STAFF CONTACT
Adel Edward, CIP Project Manager, Department of Public Works, 804-646-6584