



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2014-109: To declare that a public necessity exists and to authorize the acquisition of certain fee simple interests, permanent drainage easements, and temporary construction easements for the public purpose of constructing multimodal transportation and drainage improvements along Jahnke Road between its intersection with Blakemore Road and its intersection with Forest Hill Avenue.

To: City Planning Commission
From: Land Use Administration
Date: May 19, 2014

PETITIONER

City of Richmond

LOCATION

Eighty-four (84) properties along Jahnke Road between Blakemore Road and Forest Hill Avenue

PURPOSE

Jahnke Road is scheduled for multimodal improvements. This ordinance would authorize the acquisition of property and easements necessary for the construction of the proposed improvements.

SUMMARY & RECOMMENDATION

Jahnke Road is an urban minor arterial road serving regional traffic, surrounding neighborhoods, and surrounding businesses. This project will provide a safe, multi-modal corridor for all users. Through coordination with the Virginia Department of Transportation (VDOT) and the Metropolitan Planning Organization (MPO), this project is funded primarily with RSTP (Regional Surface Transportation Program) funds. These improvements were designed by CH2M HILL Consulting Engineers as construction plans noted as DPW Drawing No. 0-28396.

Project improvements consist of two travel lanes with a grass median. A continuous 5 foot sidewalk on the south side of the project corridor, and an 8 foot shared use path along the north side of the corridor that extends from Newell Road to the CSX rail crossing, to the existing sidewalk that continues to Forest Hill Avenue. A green space for landscaping is provided on both sides of the project corridor. The green space is 6 foot adjacent to the sidewalk and 8 foot adjacent to the shared use path. The total project cost is estimated at \$14,000,000.00.

These improvements require additional right-of-way, temporary easements, permanent easements and utility easements from eighty-four (84) parcels. Utility companies require their own easement documents for the relocation of their utilities. These acquisitions are shown in the attached plats prepared by NXL Consulting designated as DPW Drawing. No. 0-28563, sheets 1 to 28. The estimated cost of the ROW acquisition is \$600,000.00. The project construction schedule is spring 2016. In addition, the acquisition cost is 100% reimbursable.

The Department of Public Works recommends approval of this ordinance.

FINDINGS OF FACT

Site Description

The site is located along Jahnke Road from Blakemore Road to Forest Hill Avenue. The existing right-of-way contains one lane in each direction separated by a double-yellow line. The existing right-of-way does not contain standard sidewalks or curb and gutter, although a narrow asphalt path is located along the south side of the roadway. The existing roadway measures approximately twenty-four feet (24') in width, which consists of two (2) travel lanes at eleven feet (11') in width and a one foot (1') wide shoulder on each side of the road.

Proposed Improvements

Project improvements consist of two travel lanes with a grass median. A continuous 5 foot sidewalk on the south side of the project corridor, and an 8 foot shared use path along the north side of the corridor that extends from Newell Road to the CSX rail crossing, to the existing sidewalk that continues to Forest Hill Avenue. A green space for landscaping is provided on both sides of the project corridor. The green space is 6 foot adjacent to the sidewalk and 8 foot adjacent to the shared use path.

Master Plan

Jahnke Road is within the Midlothian Planning District and is considered a minor arterial roadway by the street hierarchy within the Master Plan. The Master Plan recommends infrastructure improvements (curb and gutter, sidewalks) along Jahnke Road to facilitate greater pedestrian activity. The Plan also calls for the widening of Jahnke Road from 2 to 4 lanes between Blakemore and Clarence Street. Additionally, Jahnke Road is identified as a potential bikeway.

Surrounding Area

The street lies within five (5) zoning districts. Along the south side of the street between Blakemore Road and Newell Road, the street is commercial and lies within the B-2 (Community Business) zoning district. Along the south side of the street between approximately Newell Road and Bradley Lane, the street is residential and lies within the R-4 (Single-Family Residential) zoning district. Both sides of the street between the CSX rail line and Forest Hill Avenue lies within the R-5 (Single-Family Residential) zoning district. The south side of Jahnke Road at the intersection with Forest Hill Avenue, the street is commercial and lies within the B-2 (Community Business) zoning district. The remainder of the area is within the R-3 (Single-Family Residential) zoning district.

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