



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2018-242: To close, to public use and travel, the portion of North 40th Street between Crestview Road and M Street and a 16' alley located in the block bounded by North 39th Street, Crestview Road, North 40th Street, and M Street, together consisting of 61,656± square feet, for the purpose of the construction of a Police Equestrian Center.

To: City Planning Commission
From: Land Use Administration
Date: October 1, 2018

PETITIONER

City of Richmond, Department of Public Works

LOCATION

The portion of North 40th Street between Crestview Road and M Street and a 16' alley located in the block bounded by North 39th Street, Crestview Road, North 40th Street, and M Street, together consisting of 61,656± square feet,

PURPOSE

To close, to public use and travel, portions of N. 40th Street and a 16' Alley containing a total of 61,656+/- square feet as shown enclosed with bold lines on a plan prepared by the Department of Public Works designated as DPW Dwg. No. N-28842 dated 8/8/2018 and entitled "PROPOSED CLOSING TO PUBLIC USE AND TRAVEL OF N. 40TH STREET BETWEEN CRESTVIEW ROAD AND M STREET AND OF A 16' ALLEY BETWEEN N 40TH STREET AND M STREET" at the request of the Special Capital Projects Division of the Department of Public Works.

SUMMARY & RECOMMENDATION

A letter dated August 9, 2018 was received from L. Dexter Good, Senior Capital Projects Manager, DPW requesting that North 40th Street and an alley be vacated in order to facilitate the construction of the Equestrian Center for the Richmond Police Department.

The rights of way areas to be vacated consist of a street and alley that are bordered by City properties on all sides. They are unimproved and serve no purpose within the City's transportation network and no benefit to the public. The City has no future plans for the improvement of this road. The City does not receive State Maintenance Funds for this road.

This closure is needed in order for the improvements on the property located at 3910 Crestview Road to take place regarding the construction of the Equestrian Center for the Richmond Police Department's Mounted Patrol Unit. The optimal location for the facilities at this site would occupy parts of the unimproved rights of way.

This new facility is needed due to the severely deficient condition of the current structure with respect to the building conditions, wellbeing of the horses and the working environment of the

officers assigned to the mounted unit. The property at 3910 Crestview Road will allow for the construction of a modern barn facility with administrative support space. There will be site amenities to support training and care for the horses including a training ring, pasture and parking areas. The closure of the rights of way will facilitate the aforementioned improvements.

No fee is to be charged as the closed rights of way will be owned by the City of Richmond and combined with the adjacent City properties.

Department of Public Works staff recommends approval of the request.

FINDINGS OF FACT

SITE DESCRIPTION

The portion of North 40th Street between Crestview Road and M Street and a 16' alley located in the block bounded by North 39th Street, Crestview Road, North 40th Street, and M Street, together consisting of 61,656± square feet,

PROPOSED USE FOR THE PROPERTY

This closure is needed in order facilitate the construction of Richmond Police Department's Equestrian Center at 3910 Crestview Road. The optimal location for the facilities at this site would occupy parts of the unimproved rights of way.

MASTER PLAN

The proposed land is within the city's East Planning District and has a land use designation of Public and Open Space. Primary uses include publicly owned and operated parks, recreation areas, open spaces, schools, libraries, cemeteries, and other government and public service facilities. The proposed Police Department Equestrian Center is consistent with this recommendation.

SURROUNDING AREA

The properties abutting to the north and east are vacant and owned by the Department of Public Works. Across 39th Street to the west, and Crestview Road to the south are single-family homes.

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