



## CITY OF RICHMOND

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

**Location 2020-004:** Location review of a variable width access easement pertaining to the development known as Carytown Exchange, property of Regency Goodwyn, LLC C/O Regency Centers, Corp.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** October 5, 2020

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#### **PETITIONER**

Brian Copple, Right of Way Manager, Department of Public Works

#### **LOCATION**

Variable width access easement on the property of Regency Goodwyn, LLC C/O Regency Centers, Corp. within the Publix/Carytown Exchange development.

#### **PURPOSE**

To accept a variable width access easement along the frontage of Carytown Exchange as shown on the attached plat.

#### **SUMMARY & RECOMMENDATION**

In the area fronting the Carytown Exchange development, along Cary Street, the public right of way narrows in certain locations. Street trees and other appurtenances prevent a reasonable pedestrian access. The City of Richmond Department of Public Works strives to maintain walkable commercial and residential neighborhoods. Pedestrian access is paramount to any commercial development within the City. DPW has therefore worked with Regency Centers to enter into a Deed of Easement with the property tenants to receive additional access easement along their frontage.

Regency Centers and their tenants will maintain the Easement Area such that, at all times a pathway for public pedestrian use exists, either entirely within the Easement Area or in combination with the sidewalk adjacent public right of way, along West Cary Street between the western boundary of the parcel and S. Nansemond Street as shown on attached plat.

Regency Centers and their tenants will at all times maintain the Easement Area in reasonably good and safe condition for the purpose of pedestrian access, and shall ensure that the Pedestrian Passageway is at least 5' wide so long as it is not constrained on both sides by a sidewalk obstruction or barrier, and that it is at least 7' wide in any segment of its length that is constrained on sides by a sidewalk obstruction or a barrier, and will be compliant with all applicable requirements of the ADA. This access easement will not authorize Carytown Exchange and their tenants to obstruct or otherwise encroach upon the public right-of-way, nor obligate them to maintain the public right-of-way.

Public Works staff recommends approval of this Location Review.

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## **FINDINGS OF FACT**

### **SITE DESCRIPTION**

Carytown Exchange is a commercial development located at the former site of the shopping center containing the Carytown Ukrops.

### **PROPOSED USE**

Variable width public access easement.

### **SURROUNDING AREA**

The surrounding area is comprised of a mix of land uses, including commercial, mixed-use, and residential land uses, with commercial land uses predominating the Cary Street corridor.

### **STAFF CONTACT**

Brian Copple, Right of Way Manager, Department of Public Works, 804-646-3639

Doug Mawby, Development Review Engineer, Department of Public Works, 804-646-0110

Marvin Anderson, Program and Operations Manager-Surveys, Public Works 804-646-5604

Matthew Ebinger, Principal Planner, Land Use Administration, 804-646-6308