



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-005: To declare a public necessity for the acquisition and to authorize the Chief Administrative Officer to accept the dedication as public right-of-way of a portion of the properties known as 1801 Richmond Highway and 1805 Richmond Highway, consisting of 524.89± square feet, from TRC Jefferson Davis, LLC; to accept a donation from TRC Jefferson Davis, LLC, of certain services and materials valued at \$20,000.00 for the reconstruction, paving, and future maintenance of a certain City-owned alley located between Webber Avenue and Royal Avenue; and to execute a Right-of-Entry Agreement between the City of Richmond and TRC Jefferson Davis, LLC for the purpose of facilitating the development of the property known as 1801 Richmond Highway by TRC Jefferson Davis, LLC, and providing for the expansion of a certain City-owned alley located between Webber Avenue and Royal Avenue.

To: City Planning Commission
From: Land Use Administration
Date: February 1, 2021

PETITIONER

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

LOCATION

1801 & 1805 Richmond Highway

PURPOSE

1. Authorize the Acting Chief Administrative Officer, for and on behalf of the City of Richmond, to accept from TRC Jefferson Davis, LLC the dedication of additional right-of way (524.89 SF) as shown on DPW Dwg. No. N-28945 for public use and travel along the alleyway between Webber Avenue and Royall Avenue; and
2. Authorize the Acting Chief Administrative Officer, for and on behalf of the City of Richmond, to accept a donation from TRC Jefferson Davis, LLC, in the form of services and materials in the form of alley reconstruction/paving, and future maintenance of the City-owned alley between Webber Avenue and Royall Avenue to the east of 1801 Richmond Highway, valued at approximately \$ 20,000; and
3. Authorize the Acting Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a right-of-entry agreement between the City and TRC Jefferson Davis, LLC, to effectuate that donation.

SUMMARY & RECOMMENDATION

TRC Jefferson Davis, LLC, in order to facilitate the development of the parcel known at 1801 Richmond Highway (proposed Family Dollar), desires the reconstruction and paving of the City-owned alley between Webber and Royall Avenue, and has offered to do so at its sole cost and expense, and to provide certain future maintenance services to the alley as necessary. Approval

of the acceptance of those materials and services and an agreement for the right-of-entry on to City property is required.

The Department of Public Works offers no objections to the proposed right-of-way dedication and acceptance of assets that any approvals be subject to, and including without limitation, the following terms and conditions:

1. Developer, at their own costs, shall provide all labor, equipment and material to construct City alleyway.
2. The applicant(s)/owner(s)/successor(s) shall provide evidence that they have identified any public or private utilities that may have a vested interest in or facilities located within the subject right-of-way and worked out arrangements with the owners of any such utilities to protect the owner's rights.
3. The developer shall obtain a Work In Street Permit from the City and shall construct the alley per DPW Right-of-Way Excavation and Restoration Manual and standards and typical section.

The City of Richmond Department of Public Works coordinates with developers and development projects to upgrade City assets whenever possible to improve City infrastructure.

Currently, the alley between Webber Avenue and Royall Avenue, behind the proposed Family Dollar at 1801 Richmond Highway, does not meet City standards. The City desires alleys to be a minimum of 15 feet wide of paved surface. The alley also does not meet DPW standards of construction (i.e. does not conform to the typical section consisting of a minimum stone and asphalt thickness). The alley is in poor condition and considered unimproved.

The Develop will be dedicating an additional 534.89 square feet of right-of-way (as shown on DPW Dwg. No. N-28945) to provide consistent alley width (14.4 feet) between Webber Avenue and Royal Avenue. Developer is reconstructing the alley (at a cost of \$20,000 that will be donated public improvement) that will provide two-way travel lanes to promote safe vehicular travel.

TRC Jefferson Davis, LLC, intends to develop the 1801 Richmond Highway parcel (proposed Family Dollar), and in so doing desires improvement of the alley in order to facilitate access by trucks to the loading bay to be located in the rear of the parcel.

TRC Jefferson Davis, LLC, will, at its sole cost and expense, reconstruct and pave the alley in accordance with the DPW Right of Way and Excavation and Restoration Manual and City standards and guidelines, and provide future certain maintenance services upon the improved alley.

Staff recommends approval of the ordinance.

FINDINGS OF FACT

Site Description

The Property to be dedicated as public right-of-way has an area of 524.89 square feet, which is currently a part of the parcels having addresses of 1801 Richmond Highway and 1805 Richmond Highway. The Property is currently unimproved.

Proposed Use of the Property

The Property is proposed to be paved and dedicated as part of the City's right-of-way in order to facilitate safe passage along the alley. The adjacent parcel having an address of 1801 Richmond Highway is proposed to be developed as a retail store (Family Dollar), and the alley will provide access to the parking area and facilitate access by trucks to the loading bay to be located in the rear of the parcel.

Master Plan & Zoning

Richmond 300 recommends a land use category of Corridor Mixed-Use for the Property. Primary uses include retail/office/personal service, multi-family residential, cultural, and open space. This property is currently zoned B-3 General Business.

Surrounding Area

Properties to the north and south are also zoned B-3 General Business. Properties to the east are zoned R-5 Single-Family Residential. Properties to the west are zoned M-1 Light Industrial.

Staff Contact:

Brian Copple, Right of Way Manager, Department of Public Works, 804-646-3639
Matthew Ebinger, Principal Planner, Land Use Administration, 804-646-6308