



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2015-178: To declare surplus and to direct the sale of City-owned real estate located at 3602 Delaware Avenue for nominal consideration to the Southside Community Development and Housing Corporation for the purpose of enabling the redevelopment of the property.

To: City Planning Commission
From: Land Use Administration
Date: September 21, 2015

PETITIONER

City of Richmond

LOCATION

3602 Delaware Avenue

PURPOSE

To convey 3602 Delaware Avenue to Southside Community Development and Housing Corporation (SCDHC).

SUMMARY & RECOMMENDATION

This would allow SCDHC to undertake the completion of 3600 Delaware Avenue initially acquired through the Neighborhood Stabilization Program1 (NSP1) by including 3602 Delaware Avenue. That address is attached to 3600 Delaware and was inadvertently omitted in the original request for transfer of properties. Six properties foreclosed by the City were transferred from the City to SCDHC and should have included 3602 Delaware Avenue, a parcel attached to 3600 Delaware Avenue. The legal address upon transfer will be 3600-3602 Delaware Avenue.

Staff recommends approval of the proposed ordinance.

Site Description

The property is currently an unimproved vacant lot that is 5,680 square feet and is adjacent to two improved lots with single-family detached dwellings. The property at 3600 Delaware Avenue is currently owned by SCDHC and is improved with an existing single-family detached dwelling.

Master Plan

The City of Richmond's Master Plan recommends single-family low density land uses for the subject property and the surrounding residential neighborhood.

Zoning

The property is zoned in the R-5 Single-Family Residential District, which allows single-family detached dwellings.

Surrounding Area

All adjacent properties are part of the larger R-5 district that encompasses the majority of the neighborhood. A mix of residential land uses are present in the area.

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