



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

ORD. 2025-086: To declare a public necessity for and to authorize the acquisition of the parcels of real property owned by West Commerce Properties LLC located at 2210 Concord Avenue and 2202 Concord Avenue in the city of Richmond for the purpose of facilitating the development of affordable housing. (8th District)

ORD. 2025-087: To (i) declare surplus and direct the conveyance of the City-owned real estate known as 2100 Rear Bellemeade Road, consisting of 1.245± acres, and a portion of the City-owned real estate known as 2101 Commerce Road, consisting of 0.490± acres, for nominal consideration to 2107 West Commerce LLC and (ii) retain certain storm water drainage easements for the purpose of facilitating the development of affordable housing. (8th District)

To: City Planning Commission
From: Land Use Administration
Date: May 20, 2025

PETITIONER
City of Richmond

LOCATION
2202 and 2210 Concord Avenue

SUMMARY

The Estate of Dick Edmunds is the owner of the parcel located at 2107 West Commerce (Tax Parcel No. S0080276009) and the two (2) other parcels mentioned under Purpose. The City owns the parcels located at 2100 Rear Bellemeade and 2101 Commerce Road ("City Parcels") which abuts the 2107 West Commerce Road parcel. The City Parcels are not developed and is being used to access the Edmunds property.

The Estate of Dick Edmunds is offering a land swap of two (2) parcels that will allow the City's Housing & Community Development (HCD) an opportunity to build Affordable Housing Units. In exchange, the Estate is seeking to acquire a portion of the City Parcels, which land will be added to the Estate's 2107 West Commerce Road parcel. Transferring a portion of the vacant City Parcels will provide access necessary to further the privately owned 2107 West Commerce Road parcel and increase the development footprint along Commerce Road.

The City will also be retaining a permanent storm water drainage easement on the portion of the City Parcels being conveyed to the Edmunds.

The City will be conveying approximately .490± acres (Parcel D) and 1.245± acres (Parcel E) and both parcels will be consolidated with parcel 2107 Commerce Road (Parcel ID S0080276009) currently owned by the Edmunds estate. The current assessed value of both parcels is approximately \$205,454 per the 2025 City assessment. The properties are within Council District #8. Both properties are zoned M-1.

The Estate of Edmunds will be conveying two (2) parcels to the City known as 2210 and 2202 Concord Avenue to facilitate the development of affordable housing, which totals .651± acres with

a current assessed value of \$66,000 per the 2025 City assessment. The properties are within Council District #8. Both properties are zoned R-5.

The City and the Edmunds accept this as an equal swap without any additional or monetary compensation. Note: the differential in assessed valuation between the swapped parcels is attributed to the respective zoning between industrial and residential land, whereas industrial/commercial land typically warrants a higher assessed value than residential due to the primary use. Assessed values are used in real estate tax calculations and do not indicate that actual valuation of the land.

RECOMMENDATION

Staff recommends approval of the Special Use Permit request.

Staff Contact:

Merrick Malone – Director / Housing & Community Development
Shenouda Guergues, Dept of Public Works
M.S. KharaDept of Public Works
Chris Nizamis, Real Estate Strategies/DED-DGS