



## CITY OF RICHMOND

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

**Ord. No. 2016-289:** To direct the sale of City-owned real estate located at 2308 Idlewood Avenue for the price of \$68,200 to Kurt Engleman as the winning bidder at an auction held pursuant to Res. No. 2015-R57-60, adopted Sept. 28, 2015.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** December 5, 2016

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**PETITIONER**  
Kurt Engleman

**LOCATION**  
2308 Idlewood Avenue

**PURPOSE**  
To authorize the conveyance of the City-owned property located at 2308 Idlewood Avenue (Tax Parcel # W0001032040) to Kurt Engleman for the amount of \$62,000 plus a buyer's premium of \$6,200.

**SUMMARY & RECOMMENDATION**

The subject property was declared surplus property through Ordinance No. 2005-344-2006-25. Resolution #2015-R57-60 was approved to dispose of the property located at 2308 Idlewood Avenue at public auction. The property was auctioned through Motleys on August 23, 2016 and the successful bidder, Kurt Engleman, had the high bid of \$62,000 which is the final offered price.

This transfer would increase the city tax revenues by returning the City-Owned property to new, private owners. The subject property is located in the Byrd Park neighborhood within Council District 5 and was declared surplus property through Ordinance No. 2005-344-2006-25. The property is located in the City's R-6 Single-Family Attached zoning district.

Staff recommends approval of the proposed transfer.

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**FINDINGS OF FACT**

**Site Description**

The property is located within the Byrd Park neighborhood and is an irregular vacant lot totaling approximately 5,596 square feet of land.

**Master Plan**

The Master Plan designates this area as Single-Family medium density land use. Primary uses include single-family houses, both detached and attached, at densities of 8 to 20 units per acre. This designation also includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semipublic uses.

**Zoning**

The subject property is located in the R-6 Single-Family attached residential district.

**Surrounding Area**

The properties to the north, east, south and west are zoned R-6 Single-Family attached residential district. The properties to the east, south and west are occupied by single-family dwellings and the Downtown Expressway is located to the north.

**Staff Contact:** Lee Downey (804) 646-7646