



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2015-048: To declare that a public necessity exists and to authorize the Chief Administrative Officer or the designee thereof, for and on behalf of the City of Richmond, to acquire, at a tax delinquent judicial sale, the property located at 1800 Krouse Street and to authorize the Chief Administrative Officer or the designee thereof to accept title to such property for the purpose of maintaining such property as public green space and for recreational uses.

To: City Planning Commission
From: Land Use Administration
Date: March 16, 2015

PETITIONER

City of Richmond

LOCATION

1800 Krouse Street

PURPOSE

To acquire 1800 Krouse Street for public green space and for recreational uses.

SUMMARY & RECOMMENDATION

The subject property is currently an unimproved wooded lot with approximately 15,930 square feet of lot area. The Master Plan designates the subject property for Public Open Space, which is consistent with the proposed acquisition and future use of the property by the City.

As part of the City's, redevelopment efforts, the City sometimes acquires tax delinquent parcels pursuant to Sections 58.1-3970 and 58.1-3970.1 of the Code of Virginia. The acquisition is necessary for the purchase of consolidating the Bellemeade Park property located at 1800 Krouse Street for the use of public green space and for recreational purposes. According to the City's Parcel Mapper, the parcel is assessed at \$9,000. By transferring the title to the City via the provisions of VA Code 58.1-3970.1, the City does not have to purchase the property from its owner and pay a higher price to acquire the parcel.

Staff recommends approval of the proposed acquisition.

FINDINGS OF FACT

Site Description

The subject property is currently an unimproved wooded lot with approximately 15,930 square feet of lot area. The property has frontage on an adjacent alley, but does not have any public street frontage.

Proposed Use of the Property

The property is proposed to be used public as green space and for recreational purposes in consolidating the property with the adjacent Bellemeade Park.

Master Plan

The Master Plan designates the subject property for Public Open Space, which is consistent with the proposed acquisition and future use of the property by the City.

Zoning

The subject property is zoned R-5 (Single Family Residential), which permits the proposed public open space and recreation uses.

Surrounding Area

The property is surrounded on three sides by property owned by the City. Bellemeade Park is located to the north and east of the subject property, while the new Oak Grove-Bellemeade Elementary School is located to the west. Single-family properties are located to the south of the subject property.

Staff Contact: Barry Russell, (804) 646-5944