



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2014-99: To amend Ord. No. 2013-66-80, adopted May 28, 2013, which (i) accepted a program of proposed Capital Improvement Projects for Fiscal Year 2013-2014 and the four fiscal years thereafter, (ii) adopted a Capital Budget for Fiscal Year 2013-2014, and (iii) determined a means of financing the same, to amend the Fiscal Year 2013-2014 Capital Budget by increasing revenues from planned borrowings and the amount appropriated to the Southside Community Center project in the Culture and Recreation category by \$1,584,000 and to amend the Capital Improvement Program for Fiscal Year 2013-2014 and the four fiscal years thereafter by decreasing planned borrowings and the amount appropriated to the Southside Community Center project in the Culture and Recreation category by \$396,000 in Fiscal Year 2014-2015 and \$1,188,000 in Fiscal Year 2015-2016 for the purpose of accelerating funding for the acquisition of parcels of real property known as 6255 Old Warwick Road, 6277 Old Warwick Road, 6295 Old Warwick Road, and 6295A Old Warwick Road for the purpose of constructing improvements and operating a public park, recreational center, and athletic fields thereon.

To: City Planning Commission
From: Land Use Administration
Date: May 5, 2014

PETITIONER

City of Richmond

LOCATION

6255, 6295, 6295A and 6277 Old Warwick Road

PURPOSE

To amend the Capital Budget for the purpose of constructing improvements and operating a public park, recreational center, and athletic fields located on Old Warwick Road.

SUMMARY & RECOMMENDATION

This ordinance would amend the FY2014-FY2018 Capital Improvement Budget by:

- Transferring \$1,584,000 of the planned FY2015 'Southside Community Center Projects' in the Culture & Recreation Category along with the existing General Obligation Bond funding to FY2014.
- In addition, this request transfers \$1,188,000 in the FY2016 planned appropriation and General Obligation Bond funding to FY2015 to provide the ability to complete the entire capital improvement project in FY2015.

The City Administration recommends approval of the proposed acquisition.

FINDINGS OF FACT

Site Description

The subject properties contain 17.774 acres of land area that are improved with approximately 70,943 square feet of buildings and recreational facilities that include the following:

- One full sized gymnasium (similar to a standard high school facility)
- A metal building that houses a practice boxing/fitness facility and a three bay door garage
- A school with approximately 26 classrooms and small cafeteria
- A recreational teen facility
- A church chapel and sanctuary
- Two (2) single-family dwellings (one with a life estate agreement)
- A regulation size soccer field
- Two (2) little league baseball fields; and
- One (1) skate park

Proposed Use of the Property

The City intends to use the land and facilities for public parkland, athletic fields, a recreation center and special facilities.

Master Plan

6255 and 6277 Old Warwick Road are designated for single-family low density development in the Master Plan. This designation includes residential support uses such as schools, neighborhood parks and recreation facilities. 6295 and 6295A Old Warwick Road are designated as part of an economic opportunity area in the Master Plan. This designation identifies areas appropriate for new development or redevelopment that will generate significant private investment and employment opportunities.

Zoning

The property is zoned R-3 Single-Family Residential, which permits libraries, museums, schools, parks and recreational facilities owned or operated by any governmental agency, and other uses required for the performance of governmental functions and primarily intended to serve residents of adjoining neighborhoods. Any proposed improvements to the site would be subject to location, character and extent approval by the City Planning Commission in accordance with section 17.07 of the City Charter.

Surrounding Area

The property to the west and south is generally improved with single-family detached housing and is located within the R-3 Single-Family Residential zoning district. The property to the north is generally unimproved industrial/commercial property that is located in the OS Office Service zoning district. The property to the east is also mostly unimproved with some industrial office uses. These properties are located in the R-3 Single-Family Residential and OS Office Service zoning districts. Several special use permits for single-family development have been authorized on the unimproved land to the east across Old Warwick Road.

Staff Contact: Dr. Norman Merrifield, (804) 646-5717