



## CITY OF RICHMOND

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

**Ord. No. 2016-290:** To declare surplus and to direct the sale of City-owned real estate located at 500 Dove Street for nominal consideration to the Richmond Redevelopment and Housing Authority for the purpose of facilitating the redevelopment of the Dove Street Redevelopment Area.

---

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

---

#### **PETITIONER**

Richmond Redevelopment Housing Authority

#### **LOCATION**

500 Dove Street

#### **PURPOSE**

To declare as surplus and authorize conveyance of the City-owned property located at 500 Dove Street to RRHA.

#### **SUMMARY & RECOMMENDATION**

This property was formerly the Dove Street Armory which was constructed in 1965. The City acquired the property from the Commonwealth of Virginia on March 4, 2011 and has closed and demolished the building. The City's intent is to convey the vacant property to RRHA for a redevelopment project that consists of mixed income housing. In addition RRHA will provide 2 acres of playground/recreation open space as part of the development to replace the existing 2 acres of improved playground/recreation area on the 509 Dove Street site which will also be redeveloped with mixed income housing.

The 500 Dove Street property consists of approximately 19.884 acres of land. The 500 Dove Street site is adjacent to the Phase I and II Highland Grove housing development and the Overby Sheppard Elementary School.

The City Administration including the Department of Economic Development and Community Development recommend approval of the proposed transfer.

---

#### **FINDINGS OF FACT**

##### **Site Description**

The 500 Dove Street property consists of approximately 19.884 acres of land. The 500 Dove Street site is adjacent to the Phase I and II Highland Grove housing development and the Overby Sheppard Elementary School.

**Proposed Use of the Property**

The City's intent is to convey the vacant property to RRHA for a redevelopment project that consists of mixed income housing. In addition RRHA will provide 2 acres of playground/recreation open space as part of the development to replace the existing 2 acres of improved playground/recreation area on the 509 Dove Street site which will also be redeveloped with mixed income housing.

**Master Plan**

The City of Richmond's Master Plan designates the subject property for Single Family (Low Density) land use. Primary uses in this category are "single-family detached dwellings at densities up to seven units per acre" (p. 133). The Master Plan lists general policies for new housing throughout the City, including: "Promote the development of new, high-quality housing" and "encourage the development of a range of housing types, styles and prices" (p. 100).

In addition, the Master Plan also defines this as a Housing Opportunity Area. Such designations may provide for higher densities (as much as 8 to 10 units per acre) and a greater variety of housing types than generally designated in surrounding areas when unique site circumstances exist and when conditions are attached to the development to ensure compatibility with the surrounding area.

**Zoning & Ordinance Conditions**

The subject property is located within the R-6 Single-Family Residential District and would be subject to the R-6 zoning regulations.

**Surrounding Area**

Properties to the north are located within the R-5 Single-Family Residential District, to the south properties are located within the R-6 Single-Family Residential District, to the east are located within the R-5 Single-Family Residential District and R-53 Multi Family Residential District, and to the west properties are located within the R-48 Multi Family Residential District.

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