



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2015-083: 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 1418 North 27th Street and to authorize the conveyance of such property for nominal consideration to Bon Secours – Richmond Community Hospital, Incorporated for the purpose of developing medical and related facilities.

To: City Planning Commission
From: Land Use Administration
Date: April 20, 2015

PETITIONER

Bon Secours - Richmond Community Hospital, Incorporated

LOCATION

1418 North 27th Street

PURPOSE

To authorize the acquisition and transfer of 1418 North 27th Street to Bon Secours for the development of medical and related facilities as outlined in a Performance Agreement dated July 8, 2013 between Bon Secours and the Economic Development Authority.

SUMMARY & RECOMMENDATION

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 City then endeavors to return the property to productive use and to the tax rolls by seeking bids for acquisition from the general public at auction. However, in this case the City intends to ask the Court to allow conveyance of the property to the City so that the City can transfer the property to Bon Secours for its proposed expansion of Richmond Community Hospital.

Pursuant to the Performance Agreement between the Economic Development Authority and Bon Secours dated July 8, 2013, Bon Secours is obligated to develop additional medical and related facilities at or near their existing hospital campus or at an alternate site. The Performance Agreement notes that Bon Secours' obligations are subject to acquiring all the land for their expansion project or identifying an alternate site agreeable to both parties. The hospital expansion is a key component of the City's East End Transformation, which intends to improve neighborhood housing and community services including health services. Bon Secours has previously acquired all the property in the block bounded by Nine Mile Road, N.27th Street, T Street and N.26th Street except this parcel located at 1418 North 27th Street. Bon Secours estimates overall construction costs for the entire expansion project are \$8.5 million with 75 Full Time Employees and an annual payroll of \$6.7 million.

The proposed expansion of medical uses associated with the Bon Secours Community Hospital are supported by the property's Transitional Office land use designation in the City's Master Plan.

Staff recommends approval of the proposed acquisition and sale of 1418 North 27th Street.

FINDINGS OF FACT

Site Description

The subject property consists of a 2,989 square foot parcel of land that is currently unimproved. The property has frontage on both Nine Mile Road and North 27th Street.

Proposal

Bon Secours is proposing to develop additional medical and related facilities at or near their existing hospital campus. The hospital expansion is a key component of the City's East End Transformation, which intends to improve neighborhood housing and community services including health services. Bon Secours has previously acquired all the property in the block bounded by Nine Mile Road, N.27th Street, T Street and N.26th Street except this parcel located at 1418 North 27th Street. Bon Secours estimates overall construction costs for the entire expansion project are \$8.5 million with 75 Full Time Employees and an annual payroll of \$6.7 million.

Master Plan

The subject property is identified for Transitional Office land uses in the City's Master Plan. Primary uses in this land use category are low-to-medium intensity professional, business and administrative offices, and medical and dental clinics that are compatible with adjacent residential areas and nearby commercial or other higher intensity uses or features.

The proposed expansion of medical uses associated with the Bon Secours Community Hospital are supported by this land use designation in the Master Plan.

Zoning

The subject property is located in the B-2 Community Business zoning district. This district permits office and various other commercial uses; however, the development of the block in its entirety will most likely require special approval due to the R-6 residential zoning on a portion of the block.

Surrounding Area

Bon Secours Community Hospital is located in the block across North 27th Street to the east. Single-family residential lots are located to the south and west. A vacant auto service building is located across Nine Mile Road to the north and is also owned by Bon Secours.

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