

AN ORDINANCE No. 85-256-238

ADOPTED OCT. 14 1985

To declare as surplus and authorize the sale of a parcel of real estate owned by the City of Richmond containing 2.45 acres, more or less, lying on the east right of way line of Commerce Road, the easterly right of way line of the Seaboard Coast Line Railroad right of way and the west right of way line of the Richmond-Petersburg Turnpike (I-95), said parcel lying south of Goodes Creek, as shown shaded on Department of Public Works Drawing No. 0-21409, dated August 30, 1985, upon certain terms and conditions.

Patron - City Manager

Approved as to form and legality
by City Attorney

1. THE CITY OF RICHMOND HEREBY ORDAINS:
2. § 1. That the real estate owned by the City of
3. Richmond containing 2.45 acres, more or less, lying on the
4. east right of way line of Commerce Road, the easterly right
5. of way line of the Seaboard Coast Line Railroad right of way
6. and the west right of way line of the Richmond-Petersburg
7. Turnpike (I-95), said parcel lying south of Goodes Creek,
8. shown shaded on the copy of the plan on file in the office
9. of the Department of Public Works, entitled: "Proposed Sale
10. of City Property East of Commerce Road Between Richmond-
11. Petersburg Turnpike and the Seaboard Coastline Railroad",
12. marked "Drawing No. 0-21409", dated August 30, 1985, a copy
13. of which is attached to the draft of this ordinance, is

1. hereby declared surplus and is authorized to be sold
2. pursuant to Sections 12-206, et seq., of the Code of the
3. City of Richmond, 1985.

4. Conveyance of said property shall be made expressly
5. subject to an existing permanent easement (150 feet in
6. width) heretofore granted to Virginia Power Company, and
7. to any and all other easements, whether of record or
8. discernible from an accurate physical survey and inspection
9. of the property, and to conditions and restrictions of
10. record.

11. § 2. This ordinance shall be in force and effect
12. upon adoption.

13.
14.
15.
16.
17.
18.
19.
20.
21.
22.
23.
24.

City of Richmond
City Planning Commission



900 East Broad Street, Richmond, Virginia 23219
804 • 780-4347

October 8, 1985

To the Honorable Council of the
City of Richmond, Virginia

At its meeting of October 7, 1985, the City Planning Commission voted (8-0)
to recommend APPROVAL of:

Ordinance No. 85-256

To declare as surplus and authorize the sale of a parcel of real estate owned by the City of Richmond containing 2.45 acres, more or less, lying on the east right of way line of Commerce Road, the easterly right of way line of the Seaboard Coast Line Railroad right of way and the west right of way line of the Richmond-Petersburg Turnpike (I-95), said parcel lying south of Goodes Creek, as shown, shaded on Department of Public Works Drawing No. 0-21409, dated August 30, 1985, upon certain terms and conditions.

This ordinance declares surplus and offers for sale a City-owned parcel of land bounded by the Richmond-Petersburg Turnpike, Commerce Road and the Seaboard Coastline Railroad. It lies south of the intersection of Commerce Road and Bellemeade Road. The parcel is residue from a larger tract acquired for the construction of the turnpike in the 1950's. The parcel consists of 2.45 acres and is zoned M-2 Heavy Industrial. Although its industrial development potential is somewhat limited due to its triangular configuration and an existing Virginia Power utility easement, the City has been approached by a potential purchaser who proposes construction of warehouse buildings. This is, however, a no-concluded action paper, and other offers may be received. The Director of Economic Development supports the sale. A deed restriction will be attached to preclude construction of billboards on the parcel. Since the property is not needed for any public purpose, and warehouse or industrial use would be consistent with the existing development in the area, approval is recommended.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Jon P. Weersing".

Jon P. Weersing
Secretary

JPW:lk

cc: Director - Department of General Services
City Real Estate Agent