



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-139: 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 1613 Overlook Street and to authorize the Chief Administrative Officer or the designee thereof to accept title to such property for the expansion and maintenance of Bellemeade Park as public green space and for recreational uses.

To: City Planning Commission
From: Land Use Administration
Date: June 3, 2019

PETITIONER

Christopher Frelke, Director of Parks, Recreation & Community Facilities

LOCATION

1613 Overlook Street

PURPOSE

To declare that a public necessity exists and to authorize the Chief Administrative Officer or designee, through the Tax Delinquent Sale process, to petition the Court for and accept title to 1613 Overlook Street.

SUMMARY & RECOMMENDATION

A public necessity exists to acquire this property for the expansion of Bellemeade Park and maintain the land as public green space and for recreational uses. The land is adjacent to the overall boundaries of Bellemeade Park.

As part of the search for continuous opportunities to expand existing park properties and provide for enhanced public use, the City, at times, acquires tax delinquent parcels pursuant to Sections 58.1-3970 and 58.1-3970.1 of the Code of Virginia. 1613 Overlook Street is a tax delinquent vacant parcel and the only reason it was not acquired as a Level One property is that it is a vacant lot. According to the City Assessor, the parcel is assessed at \$30,000. 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.

City Administration recommends approval of this ordinance.

FINDINGS OF FACT

SITE DESCRIPTION

The site is a 1.295 acre, vacant parcel of land located north of the Bellemeade Community Center in the Bellemeade neighborhood of the Old South Planning District. The parcel contains Albro Creek and is within a Chesapeake Bay Resource Protection Area.

PROPOSED USE FOR THE PROPERTY

Public green space and recreational uses.

MASTER PLAN

The City's Master Plan designates this property for Single-Family (Low Density) land use. The primary use is single-family detached dwellings at densities up to seven units per acre. It includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses.

ZONING

The current zoning for the property is R-5 - Single-Family Residential, which allows parks and recreational facilities owned or operated by a governmental agency.

SURROUNDING AREA

The surrounding area is comprised of a mix of residential, open space, and institutional uses.

STAFF CONTACT:

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