



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-185 – To accept a quitclaim deed from the School Board conveying 4929 Chamberlayne Avenue to the City and to authorize the Chief Administrative Officer to act on behalf of the City in executing such deed.

To: City Planning Commission
From: Land Use Administration
Date: June 21, 2022

PETITIONER

Sharon L. Ebert, DCAO – Planning & Economic Development Portfolio

LOCATION

4929 Chamberlayne Avenue

PURPOSE

To authorize the Chief Administrative Officer to, on behalf of the City, accept a quit claim deed from the School Board conveying its interest in parcel of real estate located at 4929 Chamberlayne Avenue (the “REAL School Property”) to the City.

SUMMARY & RECOMMENDATION

In April 2022, the School Board delivered a quitclaim deed to the City Attorney’s Office, which deed, if accepted by the City, quitclaims/conveys the School Boards interest in the REAL School Property to the City.

No cost other than potential DPW costs to maintain until such time the City sells, leases, or otherwise disposes of the property. Parcel is currently tax-exempt and will remain tax exempt upon transfer so no direct impact on tax revenues.

The property is being contemplated for public uses, such as a community center.

Staff recommends approval of this request.

FINDINGS OF FACT

SITE DESCRIPTION

City of Richmond School Board Property (former Brook Hill School, REAL School), located in the John Marshall/Ginter Park neighborhood, at the southeast corner of Azalea Avenue and Chamberlayne Avenue.

PROPOSED USE FOR THE PROPERTY

Public property, potential community center.

MASTER PLAN

The property is recommended for Public Open Space land use, described as: Public and quasi-public parks, recreation areas, open spaces, and cemeteries.

Development Style: Includes passive and active recreation, natural habitats, cemeteries, and large plazas.

Access: Designed in a manner to allow access by all modes of transportation, while emphasizing connections to bicycle and pedestrian amenities, such as sidewalks, bike lanes, and shared-use paths. Bike parking and other such amenities are provided as well.

Primary Uses: Open space.

Secondary Uses: Cultural, institutional, and governmental. (p. 70)

ZONING

B-2 Community Business

SURROUNDING AREA

The area is primarily single-family and multi-family to the south and west, commercial to the north, and open space to the east.

Staff Contact:

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