



## CITY OF RICHMOND

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

**Ord. No. 2025-009:** To accept a quitclaim deed from the School Board conveying a portion of 1211 Jahnke Road and commonly known as Westover Park to the City and to authorize the Chief Administrative Officer to act on behalf of the City in executing such deed. (4<sup>th</sup> District)

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** January 21, 2025

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#### **PETITIONER**

Christopher E. Frelke, Director of Parks, Recreation & Community Facilities

#### **LOCATION**

1211 Jahnke Road

#### **PURPOSE**

To authorize the Chief Administrative Officer (CAO) on behalf of the City of Richmond, to accept the transfer of real property from Richmond Public Schools (RPS) known as Westover Park, with boundaries of the transfer described in the attached subdivision plat and identified as a portion of 1211 Jahnke Road (Tax Parcel Number S0060293007). This ordinance would also authorize the CAO to accept deed and title to such property for the purpose of preserving and maintaining such properties as public greenspaces.

#### **BACKGROUND & RECOMMENDATION**

The Department of Parks, Recreation and Community Facilities (PRCF) operates the existing community center and manages the existing public greenspaces with assistance from the Department of Public Works (DPW). PRCF is engaged in the early stages of design for a new master plan for Westover Park, utilizing \$750,000 in funding that was allocated in FY24 Capital Improvement Project budget.

The Richmond School Board includes the following conditions that will be incorporated in the final quitclaim deed: (i) that Westover Hills ES students have priority access to the park for outdoor learning during normal school and after school program hours; (ii) that the City upgrade the fencing around the back part of the school, which abuts the baseball field; and (iii) that the transferred land reverts back to the Richmond School Board if it's not being used and owned by a public body.

PRCF staff recommends approval of this ordinance.

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## **FINDINGS OF FACT**

### **Site Description**

The property is located in the Forest View neighborhood on Jahnke Road between Forest Hill Avenue and Clarence Street. The property is currently a total of 649,479 sq. ft. (15 acres) of land.

### **Proposed Use of the Property**

The Department of Parks, Recreation and Community Facilities (PRCF) operates the existing community center and manages the existing public greenspaces with assistance from the Department of Public Works (DPW). PRCF is engaged in the early stages of design for a new master plan for Westover Park, utilizing \$750,000 in funding that was allocated in FY24 Capital Improvement Project budget.

### **Master Plan**

The City's Richmond 300 Master Plan designates a future land use for the subject property as Institutional, which is defined as Public and quasi-public entities, such as local, state, and federal government, hospitals, universities, schools, and religions institutions.

#### **Development Style:**

Several buildings owned by an institution are often connected by an engaging character that creates a campus-like environment.

#### **Ground Floor:**

Active commercial ground floor uses are required on street-oriented commercial frontages. Residential uses may be permitted on the ground floor in certain sections of the area. Regardless, ground floor residential units should still have street-oriented façades with setbacks, front yards, and balconies where appropriate.

#### **Mobility:**

Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveway entrances are prohibited on priority and principal street frontages and minimal driveway entrances are allowed on secondary streets. Ground floor parking is prohibited on principal street frontages.

Intensity: Varies.

#### **Primary Uses:**

Institutional, cultural, government, and open space.

#### **Secondary Uses:**

Retail/office/personal service and multi-family.

### **Zoning**

The current zoning for this property is R-5 Single-Family Residential, which allows libraries, museums, schools, parks and recreational facilities owned or operated by any governmental agency, and other uses required for the performance of governmental functions and primarily intended to serve residents of adjoining neighborhoods.

**Surrounding Area**

All adjacent and nearby properties are located within the same R-5 District, as well as UB-2 Urban Business District. The area is primarily single family residential, with some two-family residential and commercial uses present in the vicinity.

**Neighborhood Participation**

PRCF has met with internal and external stakeholders and attended multiple public meetings regarding master plan implementation for Westover Park and are currently in the design phase for the master plan.

**Staff Contact:**

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