



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2016-284: To amend Ord. No. 2016-053, adopted May 13, 2016, which adopted a General Fund Budget for Fiscal Year 2016-2017 and made appropriations thereto, to transfer funds in the amounts of \$95,000 from the Department of Finance and \$5,000 from the Department of Public Works and to amend the Fiscal Year 2016-2017 Capital Improvement Program Budget by appropriating such transferred funds in the total amount of \$100,000 to the Major Building Renovations project in the City Facilities category by \$100,000 for the purpose of funding the insurance deductible for the repair of the roof of a City-owned building located at 1700 Commerce Road.

To: City Planning Commission
From: Land Use Administration
Date: December 5, 2016

PETITIONER

City of Richmond, Department of Public Works

LOCATION

1700 Commerce Road

PURPOSE

To amend Ord. No. 2016-053, adopted May 13, 2016, which adopted a General Fund Budget for Fiscal Year 2016-2017 and made appropriations thereto, to transfer funds in the amounts of \$95,000 from the Department of Finance and \$5,000 from the Department of Public Works and to amend the Fiscal Year 2016-2017 Capital Improvement Program Budget by appropriating such transferred funds in the total amount of \$100,000 to the Major Building Renovations project in the City Facilities category by \$100,000 for the purpose of funding the insurance deductible for the repair of the roof of a City-owned building located at 1700 Commerce Road.

SUMMARY & RECOMMENDATION

On May 9, 2014 severe winds damaged the roof at the Fleet Management, 1700 Commerce Road. A claim was submitted on July 17, 2014 to AIG/Lexington Inc. Commercial Property Casualty, the City's insurance carrier for wind damage to the roof at the Fleet Management Building located at 1700 Commerce Road.

The City's deductible on the claim was \$100,000 from the property insurer, AIG/ Lexington Inc., Risk Management transferred \$95,000 under the City Self Insurance plan, which represents the difference between the department deductible and the commercial property insurance deductible, the result is only \$5,000 is unreimbursed which represents DPW's deductible for the loss. The roof replacement cost is \$385,507.96.

Public Works staff recommends approval of this ordinance.

FINDINGS OF FACT

Site Description

An 8 acre parcel of City-owned land containing the City's fleet maintenance facility.

Master Plan & Zoning

The Richmond Master Plan designates the subject property for Industrial land use. Primary uses for the Industrial designation include "a wide variety of manufacturing, processing, research and development, warehousing, distribution office-warehouse and service uses. Office, retail and other uses that complement industrial areas are often secondary support uses" (p. 135).

The subject property is zoned within the M-2 Heavy Industrial District.

Surrounding Area

Surrounding properties are zoned within M-1 and M-2 districts. A mix of commercial, vacant, and industrial land uses are present along the Commerce Road corridor in the vicinity of the subject property.

Staff Contact: Lynne Lancaster, DPW, (804) 646-6006