



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2015-158: To accept a deed from the School Board conveying 2100 Sussex Street 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: September 8, 2015

PETITIONER

City of Richmond

LOCATION

2100 Sussex Street

PURPOSE

To accept 2100 Sussex Street from the School Board.

SUMMARY & RECOMMENDATION

In conformance with Section 15.2-1803 of the Code of Virginia, an ordinance is needed to accept from the School Board the conveyance of the real property located at 2100 Sussex Street and to authorize the execution of the deed by the Chief Administrative Officer.

This property was formerly controlled by the School Board and used as Whitcomb Court Elementary School. On September 5, 2006 the School Board approved Resolution #06-44548 conveying management and control of the property to the City for disposition. The building is currently vacant and the site is used for outdoor recreation.

The City will continue to maintain the property until it is transferred to RRHA for redevelopment. The City intends to maintain the property at a cost of approximately \$40,000 per year.

Staff recommends approval of the proposed acceptance of property.

FINDINGS OF FACT

Subject Property

The 2100 Sussex Street property consists of approximately 6.047 acres of land and 58,946 sf school building that was constructed in 1957. The site was formerly used as Whitcomb Court Elementary School until the property was vacated at the end of the 2005-06 school year. The building is currently vacant and the property is used for outdoor recreation. The 2100 Sussex Street site is adjacent to the Whitcomb Court housing complex.

Master Plan

The Land Use Plan of the City of Richmond's Master Plan designates the subject property for Public & Open Space land use. Primary uses in this land use category include "publicly owned and operated parks, recreation areas, open spaces, schools, libraries, cemeteries and other government and public service facilities (p. 135). This designation reflects how the properties are currently used.

Zoning

The property is currently located in the R-53 Multi-Family zoning district. Residential uses, including single-, two-, and multi-family, are permitted in the R-53 zoning district. Schools, churches and other residential support uses are also permitted in the R-53 zoning district.

Surrounding Properties

The 2100 Sussex Street site is adjacent to the Whitcomb Court housing complex to the east. Interstate 64 and several vacant privately owned parcels are located to the north of the site. The City of Richmond owns several vacant parcels to the west of the site. Single-family detached residential in the R-5 zoning district are located across Whitcomb Street, to the south of the site.

Staff Contact: Doug Dunlap, Interim Director of Economic and Community Development
(804) 646-6822