



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2020-199: To declare a public necessity for and to authorize the acquisition of the parcel of real property owned by the Virginia Department of Transportation and known as 311 South Belmont Avenue for the purpose maintaining the property as a City green space, playground, and recreational area.

To: City Planning Commission
From: Land Use Administration
Date: September 21, 2020

PETITIONER

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

LOCATION

311 South Belmont Avenue

PURPOSE

To authorize the Acting Chief Administrative Officer, on behalf of the City of Richmond, to accept the transfer of real property known as 311 South Belmont Avenue, Richmond, VA 23221 also known as Grayland Playground (Tax Parcel #W0001352025) from the Virginia Department of Transportation. Further, to authorize the Acting Chief Administrative Officer to accept deed and title to said property for the purpose of maintaining the property as public green space, a playground, and for recreational use.

SUMMARY & RECOMMENDATION

The property known as 311 South Belmont Avenue currently functions as a community playground and basketball court. The Department of Parks, Recreation and Community Facilities maintains the property even though it is not officially part of the Department's portfolio. Transfer of this property will allow the Department of Parks, Recreation and Community Facilities to more adequately maintain the property and allocate existing resources for improvements to the property when needed.

The Virginia Department of Transportation acquired the property known as 311 South Belmont Avenue, Richmond, VA 23221 during the construction of Interstate 195. The Virginia Department of Transportation has determined that the property is no longer needed for highway purposes and has offered the City the opportunity to acquire the property at no cost. The property will be conveyed by a quitclaim deed. If the property is used for any purpose other than public use, the City's title and interest in the property will terminate immediately and the property will revert back to the Virginia Department of Transportation. The City will be obligated to pay for recording of the deed and any tax or fee associated with the recordation or transfer of the property. The property which currently functions as Grayland Playground for the Carytown and City Stadium neighborhoods, is not currently included in the Department of Parks, Recreation and Community Facilities portfolio of properties. Transfer of the property will allow the Department of Parks, Recreation and Community Facilities to more appropriately maintain the property and designate

current resources to make improvements to the property when necessary. According to the City's Parcel Mapper as of January 1, 2020 the parcel was assessed at \$718,000.00.

City Administration recommends approval of the request.

FINDINGS OF FACT

SITE DESCRIPTION

The subject property is a .5 acre parcel located in the Carytown neighborhood at the terminus of South Belmont Ave at the Downtown Expressway.

PROPOSED USE FOR THE PROPERTY

Continued open space and recreational use

MASTER PLAN

The City's current Master Plan designates the property as Public & Open Space (PB-OS). Primary uses include publicly owned and operated parks, recreation areas, open spaces, schools, libraries, cemeteries and other government and public service facilities. Also included are environmentally sensitive areas and scenic areas where urban development should not occur. Typically, this category depicts larger scale uses or open spaces, while small-scale facilities are incorporated within the predominant surrounding land use designations. This land use category may be accommodated by any zoning classification.

ZONING

The current zoning for the property is R-5, Single-Family Residential. Libraries, museums, schools, parks and recreational facilities owned or operated by any governmental agency are permitted uses within this district.

SURROUNDING AREA

All properties in the vicinity are zoned as R-5, Single-Family Residential. A mix of single-family and two-family dwellings, with some institutional land uses are present in the vicinity. The property is in close proximity to Cary Street and the Downtown Expressway.

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