



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2017-128: To declare that a public necessity exists and to authorize the Chief Administrative Officer or the designee thereof, for and on behalf of the City of Richmond, to acquire, at a tax delinquent judicial sale, the property located at 2113 Warwick Avenue and to authorize the Chief Administrative Officer or the designee thereof to accept title to such property for the purpose of implementing a stormwater best management practice on the property and permanently maintaining the property in accordance with such practice.

To: City Planning Commission
From: Land Use Administration
Date: July 17, 2017

PETITIONER

City of Richmond, Department of Public Utilities

LOCATION

2113 Warwick Avenue (also addressed as 2115 and 2119)

PURPOSE

To declare that a public necessity exists and to authorize the Chief Administrative Officer or designee, through the tax delinquent sale process, to petition the Court to acquire outright the said property located at 2113, 2115 and 2119 Warwick Avenue under VA Code 58.1-3970.1.

SUMMARY & RECOMMENDATION

The property is a tax delinquent parcel that the city seeks to acquire for the purpose of DPU's construction of a Stormwater Best Management Practice.

The property is needed to implement a project that will help in meeting reduction requirements for pollutants such as nitrogen, phosphorus and total suspended solids. The project will improve 1,500 feet of a tributary to Goodes Creek, restoring and repairing the original creek bed and reducing stream bank erosion. It will reduce nutrient pollution by more than 200 pounds each of nitrogen and phosphorus, and over 100,000 pounds of sediment, resulting in a cleaner James River and Chesapeake Bay.

The central design component is to capture previously untreated stormwater and stream-flow from a closed stormwater conveyance system in order to provide water quality and ecological improvements. Concurrently this project will re-establish a previously abandoned stream bed along Minefee Street and create a beneficial wetland.

In addition, the nutrient reductions achieved through this project will generate needed nutrient credits that can be used as an internal nutrient credit bank for use by City departments to reduce the amount credits currently being purchased from outside sources. For example, currently the Department of Public Works must purchase credits from outside sources in order to offset nutrient

pollutants generated during land disturbing processes. The credits from this project can be used to reduce the need for DPW to purchase these credits from outside sources.

The City endeavors to return properties to productive use and to own and maintain the appurtenances that shall be installed on the property.

Approval is recommended by City Administration.

FINDINGS OF FACT

Site Description

The subject property is a 34,524 SF (0.793 acre) unimproved parcel and is a part of the Bellemeade neighborhood in the City's Old South Planning District.

Master Plan & Zoning

The City of Richmond's current Master Plan designates the subject property for Single-Family Low Density land use which includes, "...single-family detached dwellings at densities up to seven units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-1, R-2, R-3, R-4, and R-5." (City of Richmond, Master Plan, p. 133)

The current zoning designation for this property is R-5 Single-Family Residential. Adjacent and nearby properties are a combination of the same R-5 as well as R-53, Multifamily Residential to the South of the subject property.

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