



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-027: To declare a public necessity for and to authorize the acquisition of the real property known as 1617 Brook Road for the purpose of housing the City's parking enterprise operations.

To: City Planning Commission
From: Land Use Administration
Date: February 19, 2019

PETITIONER

Jane C. Ferrara, Interim Director of Economic Development

LOCATION

1617 Brook Road.

PURPOSE

To declare a public necessity for and to authorize the acquisition of a 0.80 acre parcel of real property owned by Ricky C. Walker and known as 1617 Brook Road (Tax Parcel No. N0000476006) for the purpose of housing the City's Parking Enterprise operations pursuant to the terms of the Real Estate Purchase Agreement (the "Purchase Agreement") attached hereto.

SUMMARY & RECOMMENDATION

The City's current Parking Enterprise on-street operations are located in extremely small office space at 101 N. 6th Street. Approximately 51 employees work out of the existing inadequate space. The Parking Enterprise on-street operations currently occupy approximately 1,176 sq. ft. of office space in an old parking deck building. Parking Enterprise on-street operations include the following functions: administrative offices, training, enforcement, collections, handheld charging stations and storage. The site to be acquired will also accommodate customer parking on the west parking lot as well as employee and City vehicle parking and equipment storage on the east parking lot.

After market research and evaluating other properties, the City has determined that the property located at 1617 Brook Road is the most suitable location for the Parking Enterprise on-street operations. The property is close to downtown, is in close proximity to parking enforcement routes and several public transportation routes are within walking distance of the site.

Under the terms of the Purchase Agreement, the City would purchase the 0.80 acre property including a 3,858 sq. ft. office building. The property will accommodate office space, a training room, handheld charging stations, multiple restrooms, changing rooms and storage functions as well as on-site parking vehicle storage and equipment storage to meet the Parking Enterprise program requirements; and the site access from Brook Road. The purchase price is \$425,000. The current assessed value of the existing 0.80 acre parcel including building and site

improvements is \$312,000. The property was appraised on October 30, 2018 and the market value of the property was determined to be \$420,000.

City Administration recommends approval of the request.

FINDINGS OF FACT

SITE DESCRIPTION

The .80 acre property is located within the within the city's North Planning District and is also within the city's Enterprise Zone III. The site contains a 3,858 square foot structure that was built in 1962. The city assessor considers the building condition to be fair for its age. The property is close to downtown, is in close proximity to parking enforcement routes and several public transportation routes are within walking distance of the site.

PROPOSED USE FOR THE PROPERTY

The property will accommodate office space, a training room, handheld charging stations, multiple restrooms, changing rooms and storage functions as well as on-site parking vehicle storage and equipment storage to meet the Parking Enterprise program requirements.

MASTER PLAN & ZONING

The property is located within the M-1 Light Industrial Zoning District. The Master Plan recommends Industrial land use for the property. Primary uses include a wide variety of manufacturing, processing, research and development, warehousing, distribution, office-warehouse and service uses. The Parking Enterprise facility conforms to this land use designation.

SURROUNDING AREA

Across Brook Road to the West is Dovetail Construction Company. Adjacent to the south is Brook Road Auto Care, LLC. Adjacent to the north is AmeriGas Propane. Adjacent to the south is a USPS distribution center. These properties are all located within the M-1 Light Industrial zoning district.

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