



# CITY OF RICHMOND

## Department of Planning & Development Review *Staff Report*

**Ord. No. 2022-274** - To declare a public necessity for and to authorize the acquisition of six parcels of real estate owned by West Commerce Properties LLC and known as 2101Rear Commerce Road, 2114 Rear Bellemeade Road, 2600 Rear Lynhaven Avenue, 2215 Concord Avenue, 2237 Concord Avenue, and 2110 Lumkin Avenue for the purpose of facilitating the expansion of Broad Rock Creek Park. (8th District)

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** October 3, 2022

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### **PETITIONER**

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

### **LOCATION**

City of Richmond

### **PURPOSE**

To authorize the City's acquisition of the following six (6) parcels of real estate from West Commerce Properties LLC for the purpose of expanding Broad Rock Creek Park (the "Park").

<b>Address</b>	<b>Parcel ID</b>	<b>Acreage</b>	<b>Owner</b>
2101 Rear Commerce Road	S0080276012	4.3	WEST COMMERCE PROPERTIES LLC
2114 Rear Bellemeade Road	S0080276008	1.4747	WEST COMMERCE PROPERTIES LLC
2600 Rear Lynhaven Ave	S0080418003	0.459	WEST COMMERCE PROPERTIES LLC
2215 Concord Ave	S0080490017	1.86	WEST COMMERCE PROPERTIES LLC
2237 Concord Ave	S0080490031	0.096	WEST COMMERCE PROPERTIES LLC
2110 Lumkin Ave	S0080490016	0.093	WEST COMMERCE PROPERTIES LLC

### **SUMMARY & RECOMMENDATION**

The Estate of Dick Edmunds is the owner of the parcel located at 2107 West Commerce (Tax Parcel No S008-0276-009) and the six (6) other parcels listed above. 2107 West Commerce parcel is a land-locked and has no legal access to public right-of-way. The City owns the parcel located at 2101 Commerce Road ("City Parcel") has frontage on Commerce Road and abuts to the 2107 West Commerce parcel. The City Parcel is not developed and is being used to access Edmunds property.

The Estate of Dick Edmunds is offering a land swap of six (6) parcels that will increase the Park's land area and provide an opportunity for Fall Line Trail connectivity to the City's newest park currently in development at Broad Rock Creek Park. In exchange, the Estate is seeking to acquire a portion of the City Parcel, which land will be added to the Estate's land-locked 2107 West Commerce parcel. Transferring a portion of the vacant City Parcel will provide the right-of-way

access necessary to render to privately-owned 2017 West Commerce parcel developable and, in turn, increase the development footprint along Commerce Road in this important redevelopment corridor.

Furthermore, the six parcels the Edmunds estate is willing to convey to the City in exchange will provide for the expansion of the Park and an opportunity for creation of the Fall Line Trail connector trail through the FLT Connector easement the City will retain on the City Parcel. This would provide a direct connection to the Park to the regional Fall Line Trail (FLT), a 40+ mile shared-use path currently under development by the Commonwealth. The connector trail will also provide transportation (pedestrian and bicycle) access to the neighboring community, linking to this flagship Park and to the FLT itself. This will serve the continued expansion of the city's growing bikeway network, providing opportunities for both recreation and low-cost, non-motorized transportation.

The City will also be retaining a permanent drainage easement on the portion of the City Parcel being conveyed to the Edmunds.

The City will be conveying approximately 1.546+/- acres of the City Parcel; however, will retain both a storm water drainage easement (1,024SF) and a FLT Connector Easement (8,538SF) – the estimated value of such conveyance is approx. \$111,362 per 2021 assessment.

The Estate of Edmunds will be conveying 6 parcels to the City to expand the Park, which parcels total 8.283+/- Acres – the estimated value of such conveyance is \$106,000 per 2021 assessment. The City and the Edmunds accept this as an equal swap without any additional/monetary compensation.

City Administration recommends approval of this request.

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## **FINDINGS OF FACT**

### **SITE DESCRIPTION**

City of Richmond Public Right-of-Way.

### **PROPOSED USE FOR THE PROPERTY**

Public access to 2107 West Commerce Road

### **MASTER PLAN – Industrial**

The City's Richmond 300 Master Plan designates a future land use for the subject property as Industrial which is defined as "Manufacturing and production areas that primarily feature processing, research and development, warehousing, and distribution."

**Development Style:** The arrangement of structures, parking and circulation areas, and open spaces should recognize the unique needs of industrial users. Industrial areas have a design aesthetic that buffers industrial uses from other adjacent uses.

**Mobility:** Pedestrian, bicycle, and transit access is accommodated. Bike parking is provided. Parking lots and parking areas are located to the rear of street-facing buildings. Vehicle entrances are located off alleys or secondary streets.

**Intensity:** One to three stories with exceptions for unique building features relating to that industrial use.

**Primary Uses:** Industrial and open space.

Secondary Uses: Retail/office/personal service.

**ZONING**

M-1 Light Industrial

**SURROUNDING AREA**

The area surrounding this public right-of-way is largely vacant parcels zoned M-1 Light Industrial, M-2 Heavy Industrial, with some R-5 Single Family Residential to the Northwest. The property is in close proximity to Interstate 95 and CSX Railroad.

**Staff Contact:**

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