



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2015-243: To accept a quitclaim deed from the School Board conveying 2717 Alexander Avenue 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: December 7, 2015

PETITIONER

Reva Trammell

LOCATION

2717 Alexander Avenue

PURPOSE

To accept a quitclaim deed from the School Board conveying 2717 Alexander Avenue to the City and to authorize the Chief Administrative Officer to act on behalf of the City in executing such deed, upon certain terms and conditions

SUMMARY & RECOMMENDATION

Richmond Public Schools (RPS) declared, by resolution, Summer Hill School, located at 2717 Alexander Avenue, surplus property on December 5, 2012. The property had been used as a school since 1919 and the deed was delivered to the City Attorney's Office on October 20, 2015; the deed conveys ownership and control of the property to the City of Richmond. The patron requests that legislation be drafted for City Council's consideration that accepts the Quitclaim deed from RPS for the property at 2717 Alexander Avenue which was formerly known as Summer Hill School.

The City of Richmond's Master Plan designates the subject property at the intersection Alexander Avenue and Castlewood Road for Public and Open Space land use. Primary uses in this category are publicly owned and operated parks, recreation areas, open spaces, schools, libraries, cemeteries and other government and public services facilities. Also included are environmentally sensitive areas and scenic areas where urban deployment should not occur. Typically, this category depicts larger scale uses or open spaces, while small-scale facilities are incorporated within the predominate surrounding land use designations. (p. 135)

Therefore, staff recommends approval of the quitclaim deed acceptance.

FINDINGS OF FACT

Site Description

The subject property located at the intersection Alexander Avenue and Castlewood Road consists of a vacant schoolhouse measuring 39,472 square feet. The parcel is approximately 199,504 square feet of land area. The property is currently improved with a one story brick building; main building constructed in 1919 and the addition constructed in 1975.

Proposed Use of the Property

This has yet to be determined.

Master Plan

The City of Richmond's Master Plan designates the subject property at the intersection Alexander Avenue and Castlewood Road for Public and Open Space land use. Primary uses in this category are publicly owned and operated parks, recreation areas, open spaces, schools, libraries, cemeteries and other government and public services facilities. Also included are environmentally sensitive areas and scenic areas where urban deployment should not occur. Typically, this category depicts larger scale uses or open spaces, while small-scale facilities are incorporated within the predominate surrounding land use designations. (p. 135)

Zoning & Ordinance Conditions

The subject property is located in the R-4 Single Family zoning district, which does permit the master plan land use recommendation for public and open space in the district.

Surrounding Area

Surrounding properties are all in the R-4 Residential Zoning District including single family homes and a place of worship.

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