



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2017-221: To declare a public necessity for and to authorize the acquisition of the real property known as 8778 Rear West Huguenot Road for the purpose of the expansion of Lewis G. Larus Park.

To: City Planning Commission
From: Land Use Administration
Date: December 4, 2017

PETITIONER

Rosemary H. Green, Interim Director of Public Utilities

LOCATION

8778 Rear West Huguenot Road

PURPOSE

To declare a public necessity for and to authorize the acquisition of the real property known as 8778 Rear West Huguenot Road for the purpose of the expansion of Lewis G. Larus Park.

SUMMARY & RECOMMENDATION

Chesterfield County wishes to lease approximately 1.26 acres of land within Larus Park to construct a water pumping station and a two million gallon ground storage tank.

The County has agreed to pay \$91,136 to compensate the City for tree removal associated with construction of the proposed pump station and ground storage tank. This payment would constitute a portion of the funds used to purchase the above-mentioned 18.164 acres of forested land (8778 Rear West Huguenot Road) to be incorporated into Larus Park.

The Department of Public Utilities recommends approval of this ordinance.

FINDINGS OF FACT

Site Description

The subject property consists of approximately 18 acres of unimproved land adjacent to Lewis G. Larus Park and Chippenham Parkway, in the Stony Point neighborhood of the Huguenot Planning District.

Proposed Use

Expansion of Lewis G. Larus Park

Master Plan and Zoning

The Master Plan recommends Single Family Low Density land use for the property. The primary use for this designation is single-family detached dwellings at densities up to seven units per acre and includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses.

The current zoning for this property is R-2 Single-Family Residential, which permits parks and recreational facilities owned or operated by governmental agencies.

Staff Contact: Rosemary H. Green, Interim DPU Director
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