



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-273 - To (i) declare surplus and direct the sale of a portion of the City-owned real estate known as 2101 Commerce Road, consisting of 1.546 acres \pm , for nominal consideration to 2107 West Commerce LLC and (ii) retain certain easements for the purpose of providing access from the public right-of-way to an adjacent parcel of real estate known as 2107 Commerce Road.

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

PETITIONER

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

LOCATION

City of Richmond

PURPOSE

To declare surplus and authorize the conveyance of a 1.546 +/- acre portion of the parcel of city-owned real estate located at 2101 Commerce Road (Tax Parcel No. S008-0276-10) to 2107 West Commerce LLC, labeled as "PARCEL B" and "AREA TO BE CONVEYED" on the Plat attached hereto and referred to as DPW DWG # N-28994, dated June 28, 2022 and revised August 8, 2022 (the "City to West Commerce Conveyance Area"), for the purpose of providing a means of legal access from the public right-of-way street to the adjacent presently land-locked parcel of real estate owned by 2107 West Commerce LLC (Tax Parcel No. S008-0276-009), subject to the following provisions:

- The City is to retain the following easements in the City to West Commerce LLC Conveyance Area:
 - A 20' wide public access easement for the construction and use of the Fall Line Trail Connector over/across/under that appx. 8,538 sq. ft. area labeled on the Plat as "20' WIDE FLT ESMT. (FALL LINE TRAIL CONNECTOR) 8,538 SQ. FT. TO BE RETAINED BY CITY"
 - A storm water drainage easement over the appx. 1,024 sq. ft. portion of the City to West Commerce LLC Conveyance Area labeled on the Plat as "PROPOSED DRAINAGE EASEMENT 25' WIDE SEE NOTE 1"
- Upon conveyance of the City to West Commerce LLC Conveyance Area, such real estate is to be consolidated with the parcel of real estate located at 2107 West Commerce Road (Tax Parcel No. S008-0276-009).

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 mentioned under Purpose. 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”) which 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 the 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 to the six parcels the City will acquire. 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 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.

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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