



## CITY OF RICHMOND

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

**Ord. No. 2016-209:** To declare surplus and to direct the sale of City-owned real estate located at 2534 Nine Mile Road for nominal consideration to the Richmond Redevelopment and Housing Authority for the purpose of developing the property as a mixed-use development and facilitating private investment, job creation, and economic development in the area around the property, and to repeal Ord. No. 2015-84-65, adopted Apr. 27, 2015.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** September 6, 2016

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#### **PETITIONER**

Doug Dunlap  
City of Richmond Economic and Community Development

#### **LOCATION**

2534 Nine Mile Road

#### **PURPOSE**

To declare surplus and to direct the sale of City-owned real estate located at 2534 Nine Mile Road for nominal consideration to the Richmond Redevelopment and Housing Authority for the purpose of developing the property as a mixed-use development and facilitating private investment, job creation, and economic development in the area around the property, and to repeal Ord. No. 2015-84-65, adopted Apr. 27, 2015.

#### **SUMMARY & RECOMMENDATION**

The proposed ordinance would authorize the Chief Administrative Officer to enter into any necessary agreements to convey the subject property (Tax Parcel # E0000712008) to RRHA for nominal consideration. This vacant and underutilized 0.077 acre parcel is being acquired for blight abatement and to assist with a planned mixed-used development including a grocery store at the intersection of N. 25th Street and Nine Mile Road. By selling this property the City will stimulate private investment, job creation and economic development in the area. This ordinance is required to replace the previously approved ordinance #2015-84-65 authorizing the conveyance of the property to Bon Secours for a medical village mixed-use development.

The subject property is located at 2534 Nine Mile Road on approximately 0.077 acres of vacant land. The City's current assessed value for the parcel is \$15,000. The property is now owned and maintained by the Department of Public Works. The property was previously declared surplus by Ordinance #2005-344-2006-25. Also on April 27, 2015 City Council approved Ordinance #2015-84-65 authorizing the conveyance of the property to Bon Secours for a medical village mixed-use development. The property will instead be transferred to RRHA for nominal consideration. The property is not currently being utilized and is contiguous to property owned by Bon Secours that RRHA is in the process of acquiring for redevelopment.

The property will be part of a planned mixed- used development including a grocery store at the intersection of N. 25th Street and Nine Mile Road. The proposed development requires the rezoning of 40 acres to B-5 Central Business District, a request that is simultaneously being considered. The applicant, Church Hill North Retail Center, Inc., has partnered with RRHA to develop a plan to redevelop and revitalize approximately 3.33 acres in an area known as the Church Hill Redevelopment Area. The applicant proposes a pedestrian-oriented, mixed-used development including a grocery store, retail space, and may include a neighborhood clinic, restaurant space, and multi-family housing, all with associated parking. The development is part of the City's initiative to transform the East End, eliminate spot blight and to provide community services and healthy food options.

It is recommended that the City convey the subject surplus property to RRHA to stimulate private investment, job creation and economic development in the area.

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## **FINDINGS OF FACT**

### **Site Description**

The subject property is located at the intersection of Nine Mile Road and North 26<sup>th</sup> Street. It on approximately 0.077 acres of vacant land.

### **Proposed Use of the Property**

The property is part of a larger project where applicant proposing a pedestrian-oriented, mixed-used development including a grocery store, retail space, and may include a neighborhood clinic, restaurant space, and multi-family housing, all with associated parking.

### **Master Plan**

The Master Plan was amended in 2003 to specifically recommend Community Commercial land uses for the subject properties. This land use designation identifies primary land uses that include office, retail, personal service and other commercial and service uses, intended to provide the shopping and service needs of residents of a number of nearby neighborhoods or sections of the City. This category includes a broader range of uses of greater scale and intensity, with greater vehicular access and orientation, but are also compatible with nearby residential areas.” (Page 134).

### **Zoning & Ordinance Conditions**

The subject property is zoned B-2 Community Business District. As part of the simultaneous rezoning request, the applicant has proffered that the properties will be developed in accordance with a conceptual layout, which is attached to the proposed rezoning ordinance. The conceptual layout shows an approximately 25,000 square foot grocery store, a number of smaller retail spaces with dwelling uses above, attached to the grocery store and fronting on Fairmount Avenue, a possible restaurant northwest of the traffic circle and additional commercial and multi-family dwelling uses north of the Nine Mile Road intersection with T Street and N. 26<sup>th</sup> Street. The layout shows parking located behind the proposed buildings fronting on Nine Mile Road and Fairmount Avenue.

In addition to the rezoning request, the applicant has petitioned to close an alley between T Street and Fairmount Avenue and the alley between North 25<sup>th</sup> Street and North 26<sup>th</sup> Street. There is also a request to close the portion of North 25<sup>th</sup> Street that runs from the Nine Mile Road traffic circle to T Street.

All uses on the site will have to provide parking as required in the zoning ordinance for off-premises parking as well as meet all other B-5 zoning requirements.

**Surrounding Area**

Neighboring properties include a mixture of uses. Properties to the east, south, and west of the property include retail properties zoned B-2. The properties are mostly unimproved with some vacant commercial buildings to the east. The properties to the north are zoned R-5.

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