



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2016-291: To declare surplus and to direct the sale of City-owned real estate located at 509 Dove Street for nominal consideration to the Richmond Redevelopment and Housing Authority for the purpose of facilitating the redevelopment of the Dove Street Redevelopment Area.

To: City Planning Commission
From: Land Use Administration
Date: December 5, 2016

PETITIONER

Richmond Redevelopment Housing Authority

LOCATION

509 Dove Street

PURPOSE

To declare as surplus and authorize conveyance of the City-owned property located at 509 Dove Street to RRHA.

SUMMARY & RECOMMENDATION

This property is currently a playground and recreation area. The City's intent is to convey the property to RRHA for redevelopment that will consist of mixed income housing. In addition RRHA will provide 2 acres of playground/recreation open space as part of the development on the north side of Dove Street to replace the existing improved playground/recreation area on the 509 Dove Street site.

The 509 Dove Street property consists of approximately 4.952 acres of land plus playground/recreation improvements. The 509 Dove Street site is adjacent to the Phase I and II Highland Grove housing development and the Overby Sheppard Elementary School.

The City Administration including the Department of Economic Development and Community Development recommend approval.

FINDINGS OF FACT

Site Description

The 509 Dove Street property consists of approximately 4.952 acres of land plus playground/recreation improvements. The 509 Dove Street site is adjacent to the Phase I and II Highland Grove housing development and the Overby Sheppard Elementary School.

Proposed Use of the Property

The City's intent is to convey the property to RRHA for redevelopment that will consist of mixed income housing. In addition RRHA will provide 2 acres of playground/recreation open space as part of the development on the north side of Dove Street to replace the existing improved playground/recreation area on the 509 Dove Street site.

Master Plan

The City of Richmond's Master Plan designates the subject property for Single Family (medium Density) land use. Primary uses in this category are "single-family and two-family dwellings, both detached and attached at densities of 8 to 20 units per acre" (p. 133). The Master Plan lists general policies for new housing throughout the City, including: "Promote the development of new, high-quality housing" and "encourage the development of a range of housing types, styles and prices" (p. 100).

Zoning

The subject property is located within the R-6 Single-Family Residential District and would be subject to the R-6 zoning regulations.

Surrounding Area

Properties to the north are located within the R-6 Single-Family Residential District, to the south properties are located within the R-6 Single-Family Residential District, to the east are located within the R-53 Multi Family Residential District, and to the west properties are located within the R-6 Single-Family Residential District.

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