



## CITY OF RICHMOND

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

**Ord. No. 2016-287:** To direct the sale of City-owned real estate located at 1006 West Franklin Street for the price of \$291,500 to K and L Sales LLC as the winning bidder at an auction held pursuant to Res. No. 2016-R036, adopted May 23, 2016.

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

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#### **PETITIONER**

K and L Sales LLC

#### **LOCATION**

1006 West Franklin Street

#### **PURPOSE**

To Authorize the Chief Administrative Office to convey the City-Owned Property located at 1006 West Franklin Street (Parcel Map Number W0000470022) to K&L Sales LLC for the amount of \$265,000 plus a buyer's premium of \$26,500.

#### **SUMMARY & RECOMMENDATION**

This is part of the City's efforts to reduce its overall maintenance expenses for vacant properties and to increase the tax rolls. This property was acquired as part of a Spot Blight Abatement Program. Resolution # 2016-R036 was approved to designate the property as surplus property and identify the sales process through auction. The property was auctioned through Motleys on August 23, 2016 and the successful bidder, K & L Sales LLC, had the high bid of \$265,000 which is the final offered price. This transfer will increase the city tax revenues by returning the City-owned property that has been deemed eligible for sale to new, private owners.

The property is located within the Fan District and consists of a single family structure totaling approximately 4,730 square foot on 4,210 square feet of land. It is zoned R-6 Residential (Single Family Attached).

Staff recommends approval of the proposed transfer.

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#### **FINDINGS OF FACT**

##### **Site Description**

The subject property is located on the north side of West Franklin Street near the corner of West Franklin Street and North Harrison Street and contains 0.097 acres of lot area. The

property is improved with an existing three story brick building measuring 4,730 square feet in size.

**Master Plan**

The Master Plan designates this area as Single Family medium density land use. Primary uses include single-family houses, both detached and attached, at densities of 8 to 20 units per acre. This designation also includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semipublic uses.

**Zoning**

The subject property is located in the R-6 Single-Family attached residential district. In addition the subject property is also located in the West Franklin Street City Old and Historic district.

**Surrounding Area**

The properties to the east, south and west are zoned R-6 Single-Family attached residential district. Properties to the north are located in the B-4 Central Business District.

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