



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2017-028: To declare a public necessity for and to authorize the acquisition of a 4.956-acre portion of the real property known as 1401 Commerce Road for the purpose of housing the property and evidence center of the Department of Police.

To: City Planning Commission
From: Land Use Administration
Date: February 21, 2017

PETITIONER

City of Richmond, Department of Economic & Community Development

LOCATION

1401 Commerce Road

PURPOSE

To declare a public necessity for and to authorize the acquisition of a 4.956 acre portion of the parcel of real property owned by City Central, LLC and known as 1401 Commerce Road (Tax Parcel No. S0070836002) for the purpose of housing the City's Police Property & Evidence Center pursuant to the terms of the Real Estate Purchase Agreement (the "Purchase Agreement" attached hereto).

SUMMARY & RECOMMENDATION

Currently, Property & Evidence is housed in the basement of the old Public Safety building at 501 N. 9th Street that was built in 1962. Because of the age of the building and lack of preventative maintenance over the years this facility has numerous deficiencies rendering it inadequate to meet the needs of the Police Department as set forth in City Auditor report #2011-01. A new facility is needed to meet such needs.

Under the terms of the Purchase Agreement, the City would purchase 4.956 acres of the existing 23.85 acre parcel provided Seller first improves the property to certain standards. Included on the 4.956 acres is a 75,000 sq. ft. building with 50,000 sq. ft. of space to be improved by the seller to accommodate office, storage functions, on-site parking, outdoor storage to meet the Police Evidence program requirements; and site access from Commerce Road and Ingram Avenue. The purchase price is \$2,632,048. The assessed value of the existing 23.85 acre parcel including minimal site improvements and unimproved warehouse buildings is \$3,287,000. Upon the seller's completion of extensive building and site improvements to the acre parcel, it is expected that the assessed value of that parcel will increase to reflect the value of a fully improved property.

City Administration recommends approval of this ordinance.

FINDINGS OF FACT

Site Description

The City's current Police Property & Evidence Center functions are located in the basement of the Public Safety Building at 501 N. 9th Street in deteriorating conditions. The Police Evidence functions currently occupy approximately 21,000 sq. ft. at the Public Safety Building. Police Evidence functions include the following operations: administrative offices and storage of all found property and evidence collected by members of the department. These items include guns, monies and drugs. The site to be acquired will also accommodate employee and customer parking on the east parking lot and a secured parking lot for police department tactical equipment on the paved area on the west side of the site.

The site adjoins the 1250 Ingram Avenue property that the City acquired in 2014 to house Richmond Public Schools Facility Services functions. After market research and evaluating other properties, the City has determined that the building located at 1401 Commerce Road is the most suitable location for the Police Evidence functions.

Master Plan & Zoning

The City's Master Plan calls for the future land use of the property in question to be Industrial. Properties within the area are designated as part of the Old South Planning District. The subject property is zoned M-1 Light Industrial.

Surrounding properties adjacent to and nearby are a combination of M-1 Light Industrial, R-48 Multi-Family, and R-5 Residential Single-Family.

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