



CITY OF RICHMOND

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

Ord. No. 2021-312 - To declare a public necessity for and to authorize the acquisition of the parcel of real property owned by the Virginia Department of Transportation and known as 3008 Idlewood Avenue for the purpose maintaining the property as a City green space, playground, and recreational area. (5th District)

To: City Planning Commission
From: Land Use Administration
Date: November 15, 2021

PETITIONER

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

LOCATION

3008 Idlewood Avenue

PURPOSE

To declare that a public necessity exists and to authorize the Chief Administrative Officer or the designee thereof, for and on behalf of the City of Richmond, to accept the transfer of real property from the Commonwealth of Virginia, Department of Transportation, at no cost, the property at 3008 Idlewood Avenue, Richmond VA 23221 and to authorize the Chief Administrative Officer or the designee thereof to accept deed and title to such property for the purpose of maintaining such property as public green space, playground and for recreational uses.

SUMMARY & RECOMMENDATION

A public necessity exists to accept the transfer of this property from the Commonwealth of Virginia Department of Transportation of 3008 Idlewood Avenue and maintain the land as public green space, a playground and for recreational uses. The land is adjacent to Interstate 195 and Idlewood Avenue and currently functions as a community playground and basketball court and is maintained by Parks, Recreation, and Community Facilities though it is not officially part of the department's portfolio.

As part of the search for continuous opportunities to expand existing park properties and provide for enhanced public use, the City, at times, accepts the transfer of real property from public and private entities. An adjacent parcel, 311 South Belmont Avenue, was transferred to City of Richmond ownership in September 2020 (Ordinance No. 2020-199). This parcel currently functions as Grayland Playground for the Carytown and City Stadium Neighborhoods. The Virginia Department of Transportation acquired the property during the construction of Interstate 195. This current request will transfer an adjacent parcel to the City of Richmond that was not identified to be included in the ordinance adopted in 2020.

Staff recommends approval of this request.

FINDINGS OF FACT

SITE DESCRIPTION

State Owned Property

PROPOSED USE FOR THE PROPERTY

Public green space, playground and recreational uses.

MASTER PLAN

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use which is defined as "existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." These areas feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small scale commercial buildings should be introduced. Regardless of use, buildings should engage the street with features such as street-oriented façades with windows and door openings along street frontages. Appropriate setbacks, open space, front porches, elevated ground floors, and other features that provide a sense of privacy should be provided for residential uses. Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings.

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

ZONING

R-5 Single-Family Residential

SURROUNDING AREA

The area includes primarily single-family attached and detached dwellings with some existing public recreational space to east of the property.

Staff Contact:

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