



Legislation Text

File #: ORD. 2022-273, **Version:** 1

To (i) declare surplus and direct the sale of a portion of the City-owned real estate known as 2101 Commerce Road, consisting of 1.546 acres \pm , for nominal consideration to 2107 West Commerce LLC and (ii) retain certain easements for the purpose of providing access from the public right-of-way to an adjacent parcel of real estate known as 2107 Commerce Road. (As Amended) (8th District)

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, notwithstanding any provision of section [8-34] 8-58 of the Code of the City of Richmond (2020), as amended, to the contrary, a portion of the City-owned real estate known as 2101 Commerce Road, consisting of approximately 1.546 acres, identified as Tax Parcel No. S008-0276/010 in the 2022 records of the City Assessor, and labeled as “Parcel B” on a drawing prepared by the Department of Public Works, designated as DPW Drawing No. N-28994, dated June 28, 2022, and last revised August 8, 2022, and entitled “Plat Showing Division of City Owned Parcel S008-0276-010 with a Portion Being Conveyed and Consolidated with Parcel S008-0276-009,” a copy of which is attached to and made a part of this ordinance, is hereby declared surplus real estate and directed to be conveyed to 2107 West Commerce [~~Properties~~] LLC for nominal consideration for the purpose of providing access from the public right-of-way to an adjacent parcel of real estate known as 2107 Commerce Road and identified as Tax Parcel No. S008-0276/009 in the 2022 records of the City Assessor.

§ 2. That the City shall retain a 20-foot public access easement, consisting of approximately 8,538 square feet, over, under, and across the real estate known as 2101 Commerce Road, identified as Tax Parcel No. S008-0276/010 in the 2022 records of the City Assessor, and labeled as “20’ Wide FLT Esmt. (Fall Line Trail Connector) 8,538 Sq. Ft. to be Retained by City,” on a drawing prepared by the Department of Public Works, designated as DPW Drawing No. N-28994, dated June 28, 2022, last revised August 8, 2022, and entitled “Plat Showing Division of City Owned Parcel S008-0276-010 with a Portion Being Conveyed and Consolidated with

Parcel S008-0276-009,” a copy of which is attached to and made a part of this ordinance.

§ 3. That the City shall retain a stormwater drainage easement, consisting of approximately 1,024 square feet, over, under, and across the real estate known as 2101 Commerce Road, identified as Tax Parcel S008-0276/010 in the 2022 records of the City Assessor, and labeled as “Proposed Drainage Easement 25’ Wide,” drawing prepared by the Department of Public Works, designated as DPW Drawing No. N-28994, dated June 28, 2022, last revised August 8, 2022, and entitled “Plat Showing Division of City Owned Parcel S008-0276-010 with a Portion Being Conveyed and Consolidated with Parcel S008-0276-009,” a copy of which is attached to and made a part of this ordinance.

§ 4. That the conveyance authorized by section 1 of this ordinance shall be conditioned upon the (i) City’s acquisition of the six parcels of real estate owned by West Commerce Properties LLC, known as 2215 Concord Avenue, 2237 Concord Avenue, 2110 Lumkin Avenue, 2114 Rear Bellemeade Road, 2101 Rear Commerce Road, and 2600 Rear Lynhaven Avenue, and identified as Tax Parcel Nos. S008-0490/017, S008-0490/031, S008-0490/016, S008-0276/008, S008-0276/012, and S008-0418/003, respectively, in the 2022 records of the City Assessor pursuant to Ordinance No. _____ - ____, adopted _____, _____ and (ii) consolidation of the City-owned real estate described in section 1 of this ordinance with the real estate known as 2107 Commerce Road and identified as Tax Parcel No. S008-0276/009 in the 2022 records of the City Assessor.

§ 5. That the Chief Administrative Officer is hereby directed to execute, on behalf of the City, the deed and such documents, all of which must first be approved as to form by the City Attorney, as may be necessary to consummate the conveyance of the Property upon the satisfaction of all conditions for which sections 2, 3, and 4 of this ordinance provide.

§ 6. This ordinance shall be in force and effect upon adoption.