



# City of Petersburg

## Planning Commission

**DATE:** June 3, 2020

**TO:** The Members of the Planning Commission

**FROM:** Reginald Tabor, Interim Director of Planning and Community Development

**RE:** **A Request from the City Council for the Planning Commission to review and make recommendations regarding a Proposal to Purchase and Develop forty-nine (49) parcels in Ward 5 of City-owned property**

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**PURPOSE:** For the Planning Commission to review and develop recommendations to the City Council regarding a Proposal to Purchase and Develop Forty-nine (49) parcels in Ward 5 of City-owned property.

**BACKGROUND:** The City has received a proposal from PB Petersburg Owner LLC to purchase the following City-owned property:

	Parcel ID	Premise	Street	Total Assessed Value	Land Area (ac)	Zoning	Home estimate
1	044-200001	52	North Carolina Av	\$9,800	2.15	R-2	3
2	044-210001	246	St Luke St	\$8,400	1.84	R-2	6
3	023-110001	522	Hinton St	\$38,400	1.07	R-3	1
4	044-280002	500	St John St	\$1,900	0.79	R-2	2
5	030-090003	612	Pegram St	\$14,400	0.43	R-3	2
6	044-090016	151	St Mark St	\$34,100	0.39	R-2	2
7	030-180009	709	Ann St	\$25,800	0.31	R-3	2
8	030-200011	735	Halifax St	\$17,400	0.31	R-3	2
9	022-350010	334	Harrison St	\$6,900	0.29	R-5	1
10	030-200018	803	Jones St S	\$18,100	0.29	R-3	1
11	030-250003	604	Shore St	\$17,300	0.27	R-2	1
12	029-150006	425	West St S	\$15,700	0.27	R-3	1
13	030-090035	715	West St S	\$10,300	0.24	R-3	1
14	031-040057	449	Harding St	\$6,300	0.23	R-3	1

15	030-260005	517	St Matthew St	\$9,400	0.23	R-2	1
16	031-310011	980	Sycamore St S	\$10,900	0.23	R-2	1
17	031-250012	716	Harding St	\$7,400	0.22	R-3	1
18	045-380033	708-10	Kirkham St	\$6,800	0.22	R-2	1
19	031-250014	724	Harding St	\$9,600	0.21	R-3	1
20	044-110020	249	North Carolina Av	\$6,600	0.21	R-2	1
21	030-250011	808	Halifax St	\$10,400	0.2	R-2	1
22	030-240007	811	Halifax St	\$8,000	0.2	R-3	1
23	045-060002	839-41	Jones St S	\$11,800	0.2	R-3	1
24	045-380031	716	Kirkham St	\$6,300	0.2	R-2	1
25	030-220012	742	Mount Airy St	\$7,800	0.2	R-3	1
26	030-240011	829	Jones St S	\$11,129	0.19	R-3	1
27	031-230009	742	Blick St	\$9,000	0.18	R-3	1
28	031-200046	627	Harding St	\$9,000	0.18	R-3	1
29	023-110002	516	Hinton St	\$16,500	0.18	R-3	1
30	030-230012	804	Jones St S	\$7,400	0.17	R-3	1
31	031-200028	135	Kentucky Ave	\$11,000	0.17	R-3	1
32	031-260022	230	Kentucky Ave Rea	\$2,800	0.16	R-3	1
33	045-380032	712-14	Kirkham St	\$5,000	0.16	R-2	1
34	031-040003	436	Byrne St	\$4,500	0.15	R-3	1
35	030-240014	809	Jones St S	\$10,100	0.15	R-3	1
36	031-390005	408	Shore St	\$6,900	0.15	R-2	1
37	031-390009	415	St Matthew St	\$11,800	0.15	R-2	1
38	030-040002	1004	Farmer St	\$6,500	0.14	R-3	1
39	023-400025	852	Rome St	\$7,400	0.14	R-3	1
40	031-380003	328	Shore St	\$6,600	0.14	R-2	1
41	031-380004	322	Shore St	\$6,000	0.13	R-2	1
42	031-260036	204	Kentucky Ave	\$5,400	0.12	R-3	1
43	044-050011	521	St Mark St	\$5,000	0.12	R-2	1
44	031-250024	725	Sterling St	\$2,800	0.12	R-3	1
45	030-090029	731	West St S	\$3,000	0.12	R-3	1
46	024-270022	919	Wythe St W	\$6,300	0.12	R-3	1
47	031-260037	202	Kentucky Ave	\$4,500	0.11	R-3	1
48	031-320023	151	Virginia Ave	\$6,900	0.11	R-2	1
49	023-110025	539	Washington St W	\$16,600	0.11	R-3	1
			Assessed value:	\$501,929	37.2		<b>61</b>
			PCPS MOU:	\$600,000			

PB Petersburg Owner LLC proposes to develop the property as infill development of single-family homes. Homes will be lease to purchase.

The parcels are located in residential neighborhoods and they include vacant lots and one parcel with an existing structure. The parcels total 37.20 acres and the single-family structure totals 1,216 sf. Potential benefits include, infill development, population growth, increased tax base, and future homeownership.

The total assessed value of the property is \$623,029. The offer price is \$540.00, and the proposed private investment is \$12,000,000.

Development would have to comply with the zoning of each parcel, and related height, area and bulk requirements. In accordance with applicable legal requirements, A public hearing is required prior to approving and authorizing the sale of City-owned property.

During the February 4, 2020 City Council meeting, the City Council approved the consent agenda item to schedule a public hearing on February 18, 2020 regarding a Proposal to Purchase and Develop 54 City-owned properties. The item was not heard on February 18, 2020. During the April 14, 2020 City Council Meeting, the City Council scheduled a public hearing to be held on April 28, 2020.

Proposal to purchase City-owned properties for in-fill residential development

The City Council, during the April 28, 2020 City Council meeting, voted unanimously to refer the matter to the Planning Commission for review and a recommendation.

Specifically, City Council asks the Planning Commission to recommend action for Council to take after the Planning Commission has explored all aspects of this proposed sale deemed relevant by the Planning Commission, including but not limited to:

1. Exactly what is the Developer promising to do and how can these promises be made enforceable by the City.
2. The likely fair market value of the houses when construction is completed and also when the houses are 15 years old.
3. Whether the Developer will be obligated to accept Section 8 housing vouchers as rent payments.
4. The likely cost of additional municipal services (such as public-school education) and the amount of likely additional revenue (such as real estate taxes) if the lots are developed as proposed.
5. Whether it would be to the City's advantage to offer these lots for sale by issuing a Request for Proposal, open to all interested potential purchasers.

**ATTACHMENTS:** List of Properties, Map