



Docket Item #6
City Charter Section 9.06
Case #2024-0001
129 S Gordon Street

Planning Commission

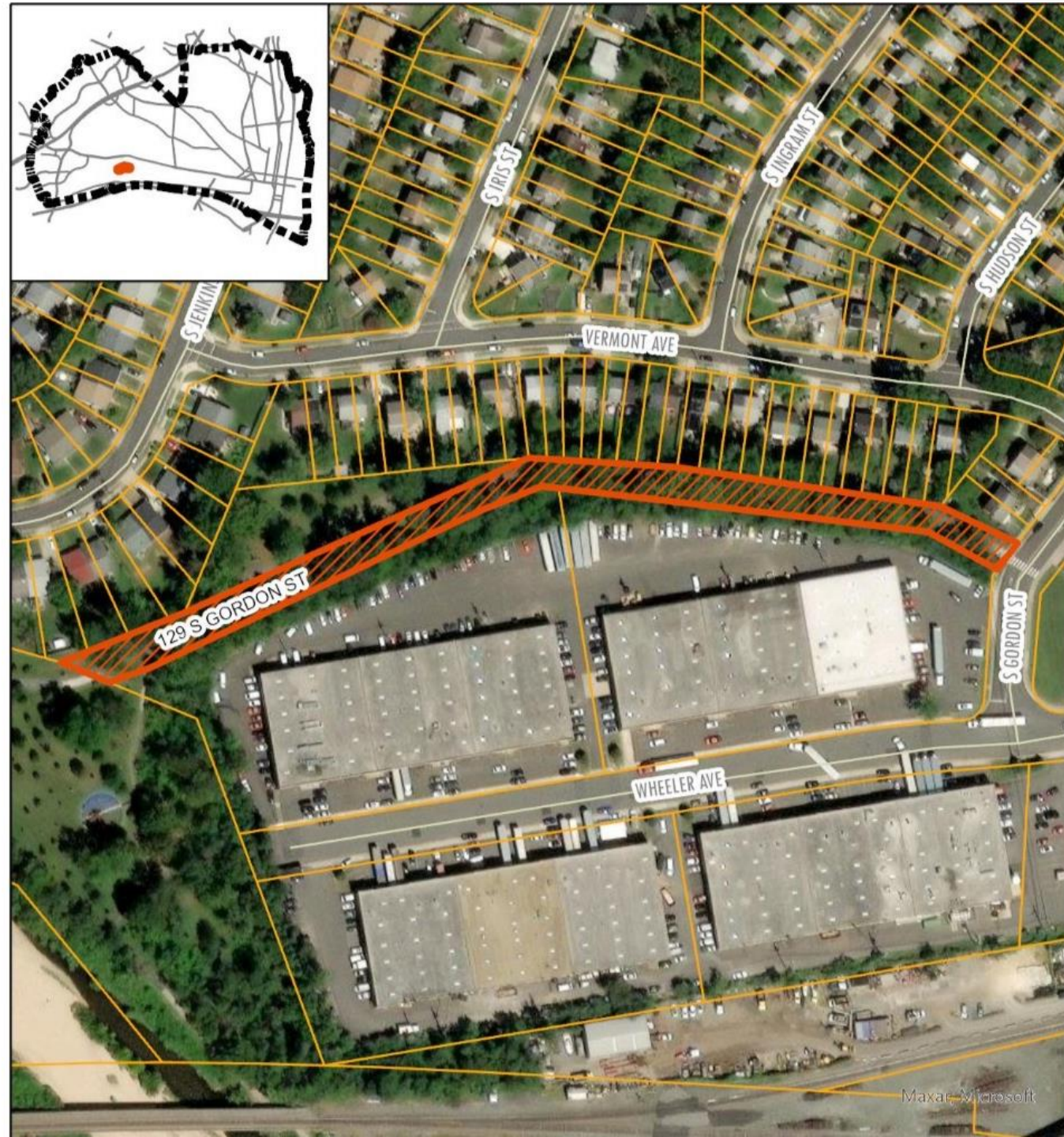
March 5, 2024

Proposed Acquisition of 129 South Gordon Street

- Section 9.06 of the City's Charter requires that the Planning Commission review any acquisition or sale of public land.
- The Planning Commission is charged with ensuring that any such acquisition, sale or change is consistent with the City's Master Plan.

Site Context

- 0.93-acre parcel located between S. Gordon Street to the east, Wheeler Ave warehouses to the south, and Vermont Avenue and single-unit residential properties to the north
- Zoned R2-5 – Residential and POS – Public Open Space.
- Property is almost entirely landlocked, with the only roadway access from the eastern end of the property.



Background information

- In lieu of the tax assessment fines, City proposes to initiate a petition to appoint a Special Commissioner to convey the property to the City on behalf of all the owners.
- Established access easement runs the length of the site, connecting multiple adjacent City parcels, including Tarleton Park. RPCA has expressed interest in acquisition to better connect existing resources (dog park and Tarleton Park).
- Public park use is considered highest and best use. Allows for accessibility to adjacent parks, and, because of its narrow width, it would be extremely difficult to develop anything on this lot.

Consistency with Master Plan

- The acquisition of the site would maintain the current land use as public open space.
- Consistent with Seminary Hill/Strawberry Hill SAP
 - SAP designates the subject property as P-Park and RL-Residential Low. Adjoining areas are designated as RL-Residential Low to the North and I-Industrial to the South.
 - SAP highlights the need to “ensure preservation of open space” areas.
 - Proposed acquisition is consistent with the goals of the SAP
- Consistent with the City’s Open Space Plan to preserve and add open space.

Staff Recommends Approval