



MEMORANDUM

TO: Timothy J. Baroody, City Manager
FROM: Marne Sherman, Development Administrator
DATE: October 5, 2022 (for the October 11 City Council Work Session)
SUBJECT: Donation of 1.8 Acre Open Space Parcel on the North Side of Blue Gray Parkway, GPIN 7779-71-0000

ISSUE

Should the City accept the land donation offer of a 1.8-acre parcel, identified as GPIN 7779-71-0000, for open space from the Spratt W Campbell Jr Estate?

RECOMMENDATION

Provide feedback to staff regarding the offered donation.

DISCUSSION

Spratt W Campbell Jr Estate is in the process of selling some of its property along Alum Spring Road and the Blue Gray Parkway. As part of this effort, the property owner has offered to donate a 1.8-acre tract on the north side of the Blue Gray Parkway to the City for the preservation of open space. This portion of the collective Spratt properties was separated from the rest due to the 1990s extension of the Blue Gray Parkway. Hazel Run serves as the northern boundary of this area.

The property is currently zoned I-1, Light Intensity Industrial, and R-2, Residential and lies within Planning Areas 5 and 9, but is proposed to be shifted to Area 10. Hazel Run, a tributary of the Rappahannock River, and a public sanitary sewer easement encumber the majority of the property. It is almost entirely within the FEMA designated 1% Annual Chance Flood Hazard Zone and later this year be identified as a newly designated floodway with the expected FEMA map update.

The City of Fredericksburg's 2015 Comprehensive Plan identifies goals for Public Facilities and Preserved Open Spaces, Environmental Protection, and Preservation Areas within Planning Areas 5 (north side of Hazel Run) and 9. The Plan recognizes that preservation of environmentally sensitive areas and connectivity of open spaces and trails are of strategic importance to the City of Fredericksburg and its residents. If practical, it is good floodplain management practice to preserve floodplains and flood-prone areas by acquiring the property to inhibit future encroachment or development.

In 2019, the Planning Commission found that the donation of the adjacent 0.5359-acre tract (GPIN 7779-70-2819), also located between the Blue Gray Parkway and Hazel Run, was

consistent with the City's Comprehensive Plan and the City Council subsequently voted to accept the donation. On October 12, 2022, the Planning Commission will conduct a Comprehensive Plan compliance review of the proposed Spratt property donation.

ATTACHMENTS


Spratt Donation Offer, dated September 7, 2022

GIS Exhibit, dated October 5, 2022

Spratt Open Space Donation Offer



October 5, 2022

-  City Boundary
- Road Labels
- Addresses

