


# Carousel Considerations: Conservation Areas, Zoning, and Master Plans

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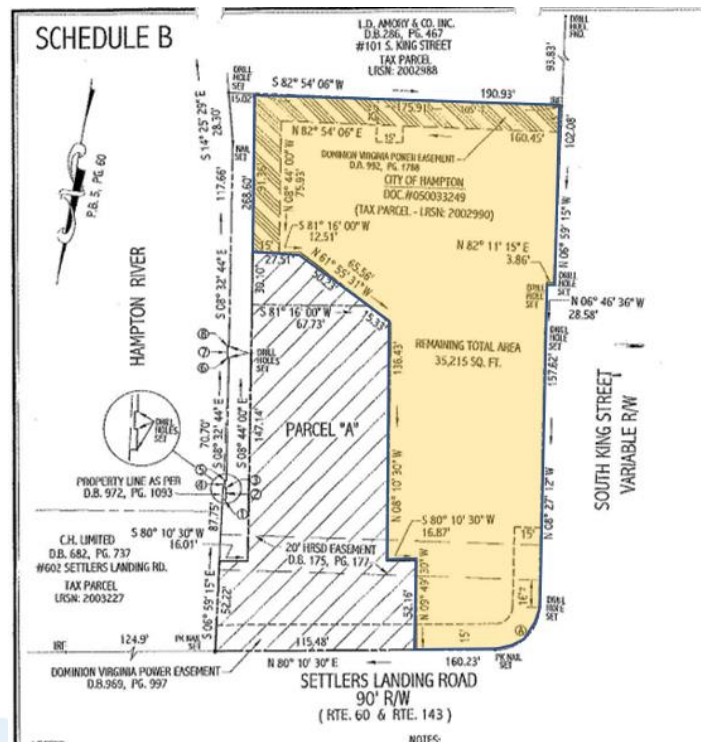
City Council Work Session  
February 22, 2023



# Carousel Park

## Open Space Deed Restrictions (1989)

- Deed restrictions required because Park's initial development funded in part via Commonwealth funding related to open space



## Redevelopment Options

- Public outdoor recreation uses allowed
- Private development is not currently allowed – this would require a release of deed restrictions (identification of a replacement “conservation area”; permission of Department of Conservation & Recreation)





# Relocation to Mill Point Park

- Zoning considerations:
  - Requires a rezoning to Parks Open Space
  - Must address parking needs
  - Must be built compliant with AE07 flood zone
- Downtown Master Plan Recommendation
  - Considered a highly successful park
  - Open view through the park



# Relocation to Buckroe Park

- Zoning considerations:
  - Must address parking needs
- Buckroe Master Plan Recommendation
  - Regional park within the context of a year round neighborhood
  - More intense use of the park expected
  - Additional parking needed

