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

Angela King – Deputy City Attorney

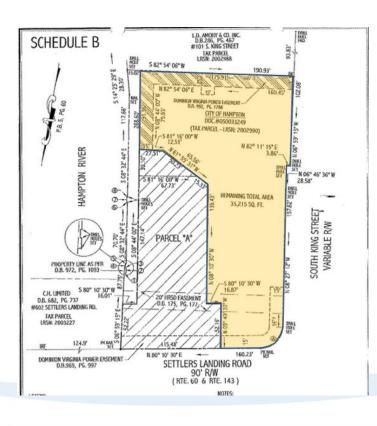
Bonnie Brown – Deputy City Attorney; Interim Deputy Director Community Development Department

> 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 <u>currently allowed</u> – this would require a release of deed restrictions (identification of a replacement "conservation area"; permission of Department of Conservation & Recreation)

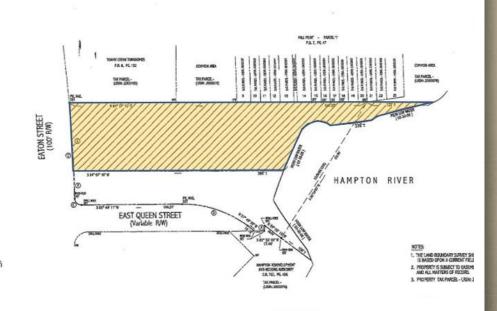
# Mill Point Park

## **Declaration of Restrictive Covenants (2006)**

 Created "conservation area" in Mill Point Park to replace area within Carousel Park where deed restrictions were released

## **Siting of Carousel**

- Allowed as outdoor public recreation
- Notify Department of Conservation & Recreation prior to undertaking project



# **Buckroe Beach**

### **Deed of Gift of Easement (2010)**

Parcel A under the easement includes portions of Buckroe Beach

### **Siting of Carousel**

- CONSERVATION EXCERNING PLAT
  THE BUCKNES AREA

  FORT SHALL AND A CONSTRUCT THE STRUCTURE OF THE SHALL AND A CONSTRUCT THE STRUCTURE OF THE SHALL AND A CONSTRUCT THE STRUCT THE STRUCT THE SHALL AND A CONSTRUCT THE STRUCT THE SHALL AND A CONSTRUCT THE SHAL
- Allowed as a building or structure incidental to public recreational activities
- Impervious footprint limited to 5% of total area – any new impervious limited to 12,000 sq. ft.
- Notify Virginia Outdoors
   Foundation prior to
   undertaking project

# **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

