

3. Applicant's Report: A written report must be submitted explaining the reasons for the rezoning/conditional rezoning request, and the intended use of the property. Information contained in the report will assist the staff in the preparation of its recommendation to the Planning Commission. The report and any supporting materials (i.e. plans) will also be used by staff to determine which zoning district would best accommodate the proposed development.

The property at 3516 Belt Boulevard is located on Belt Boulevard in the Parnell Industrial Area directly across from the City of Richmond Public Schools Bus Depot and backing up to the railroad tracks, flanked to the North by a small subdivision and to the South by vacant land. The property consists of a former home built in ~1940 that was turned into a contractor's office ~1994 by B & J Paving Inc. The zoning of the property is R-4 Residential (Single Family) with the Master Plan Future Land Use specified as IND.

We would like to rezone the property to M-1 Light Industrial to be used for a contractor's office as previously used by the previous owner for over 20 years.