



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2018-135:** To conditionally rezone the property known as 104 North Belvidere Street from the R-73 Multifamily Residential District to the B-4 Central Business District (Conditional), upon certain proffered conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** May 21, 2018

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#### **PETITIONER**

Hamid M. Gharagozloo

#### **LOCATION**

104 North Belvidere Street

#### **PURPOSE**

To conditionally rezone the property known as 104 North Belvidere Street from the R-73 Multifamily Residential District to the B-4 Central Business District (Conditional), upon certain proffered conditions.

#### **SUMMARY & RECOMMENDATION**

The applicant has requested to conditionally rezone the property to the B-4 Central Business District in order to allow a mix of uses within the building on the property under the regulations found in the B-4 District.

Staff finds the proposed B-4 zoning of the property would be in accordance with the Nodal Mixed-Use land use designation of the Pulse Corridor Plan.

Staff further finds the proffer to retain the historic building would be consistent with the historic preservation Corridor Principal.

Therefore staff recommends approval of the conditional rezoning request.

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## **FINDINGS OF FACT**

### **Site Description**

The property is located near the intersection of North Belvidere and West Franklin Streets. It is comprised of a 3,659 SF (.08 acre) parcel of land, currently improved and located in the VCU – Monroe Park Campus area. The existing building is a three-story 9,249 SF building constructed in 1925, per tax assessment records, and located in the Monroe Park National Register Historic District.

### **Proposed Use of the Property**

The applicant proposes a conditional rezoning to the B-4 district to allow for a mix of uses, including office, commercial, and residential uses, within the existing building.

### **Master Plan**

The City of Richmond’s Pulse Corridor Plan designates a future land use category for the subject property as Nodal Mixed-Use. The Nodal Mixed-Use designation is a “transit-oriented district located immediately adjacent to the Pulse BRT or other frequent transit service at key gateways and prominent places in the city in order to provide for significant, urban-form development in appropriate locations. Higher-density pedestrian- and transit-oriented development encouraged on vacant and underutilized sites; new development should be urban in form and may be of larger scale than existing context. It should directly engage with the prominence of Nodal Mixed-Use places and the public realm. Potential future zoning districts to accomplish Nodal Mixed-Use: B-4, B-5, RF-1, RF-2, or a new district” (p. XI)

Historic Preservation is a Corridor Principle, as outlined in the plan: Retaining existing historic buildings is a priority. Smaller historic buildings add to a diversity of style and use along the Corridor (p. 26).

### **Zoning and Ordinance Conditions**

The current Zoning District for the property is R-73 Multifamily Residential, which does not allow the full mix of land uses allowed within the B-4 Central Business District, including commercial uses.

If rezoned, the B-4 regulations would pertain to the property, as well as the following proffered condition:

1. The existing building shall be retained on the property.

**Surrounding Area**

Properties to the south and west are located in the same R-73 District as the subject property. Properties to the north are located in the B-4 District. Properties to the east are located in the RO-3 Residential-Office District.

A mix of multifamily residential, office, commercial, institutional (VCU) and public-open space (Monroe Park), and vacant land uses are present in the area.

**Neighborhood Participation**

The Fan District Association, Downtown Neighborhood Association, and Prestwold Association were notified of the application. No letters in support of or in opposition to the proposed conditional rezoning have been received.

**Staff Contact:** Jonathan Brown, PDR, Land Use Division, 804-646-5734