



Application for **REZONING/CONDITIONAL REZONING**

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6304  
<http://www.richmondgov.com/>

**Project Name/Location**

Project Name: 27th Street MOB Date: May 16, 2016

Property Address: See Attached Tax Map #: See Attached

Fee: \_\_\_\_\_ Total area of affected site in acres: 1.233  
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: R-6 and B-2

Existing Use: Vacant & Single Family Residential

Is this property subject to any previous land use cases? Medical office building and uses accessory thereto  
 Yes  No

If Yes, please list the Ordinance Number: \_\_\_\_\_

2003-294-310

**Proposed Zoning/Conditional Zoning**

(Please include a detailed description of the proposed use and proffers in the required applicant's report)

**Applicant/Contact Person:** Charles H. Rothenberg, Esq. and James W. Theobald, Esq.

Company: Hirschler Fleischer

Mailing Address: P.O. Box 500

City: Richmond State: VA Zip Code: 23218-0500

Telephone: (804) 771-9503 and 771-9513 Fax: (804) 644-0957

Email: crothenberg@hf-law.com

jtheobald@hf-law.com

**Property Owner:** Bon Secours-Richmond Community Hospital, Inc.

If Business Entity, name and title of authorized signee: \_\_\_\_\_

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: c/o Cabell Ackerly, 1501 Maple Avenue, Suite 105

City: Richmond State: VA Zip Code: 23226

Telephone: (804) 287-7374 Fax: ( )

Email: cabell\_ackerly@bshsi.org

Bon Secours-Richmond Community Hospital, Inc.

**Property Owner Signature:** By: 

(The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.)

**BON SECOURS-RICHMOND COMMUNITY HOSPITAL, INC.  
27<sup>TH</sup> STREET MOB SITE  
APPLICATION/PROPERTY INFORMATION**

<b>Property Address</b>	<b>Tax Map Number</b>	<b>Current Zoning</b>
2603 Nine Mile Road	E0000714019	B-2
2605 Nine Mile Road	E0000714020	B-2
2607 Nine Mile Road	E0000714021	B-2
2623 Nine Mile Road	E0000714001	B-2
1401 N. 26 <sup>th</sup> Street	E0000714017	B-2
1403 N. 26 <sup>th</sup> Street	E0000714018	B-2
1400 N. 27 <sup>th</sup> Street	E0000714016	R-6
1404 N. 27 <sup>th</sup> Street	E0000714013	R-6
1408 N. 27 <sup>th</sup> Street	E0000714012	R-6
1410 N. 27 <sup>th</sup> Street	E0000714011	R-6
1412 N. 27 <sup>th</sup> Street	E0000714010	R-6
1414 N. 27 <sup>th</sup> Street	E0000714008	R-6
1416 N. 27 <sup>th</sup> Street	E0000714007	R-6
1418 N. 27 <sup>th</sup> Street	E0000714006	B-2
1420 N. 27 <sup>th</sup> Street	E0000714005	B-2
1422 N. 27 <sup>th</sup> Street	E0000714004	B-2

**BON SECOURS-RICHMOND COMMUNITY HOSPITAL, INC.**  
**27<sup>TH</sup> STREET MOB**  
**APPLICANT'S REPORT**

**1. INTRODUCTION.**

In furtherance of the Richmond Community Hospital expansion described in the 2012 Performance Agreement between the City of Richmond (the “City”), the Economic Development Authority (“EDA”) and Bon-Secours Richmond Community Hospital, Inc. (the “Applicant”), the Applicant is planning to develop an approximately 25,000 square feet, two-story office building providing space for medical and office use (“MOB”) and related parking on sixteen (16) parcels totaling approximately 1.2 acres of land located in the City. The subject parcel is triangular in shape and located on Nine Mile Road between 26<sup>th</sup> and 27<sup>th</sup> Streets, adjacent to Richmond Community Hospital (the “Property”). The Property is shown on the City’s tax map as E0000714019, E0000714020, E0000714021, E0000714001, E0000714017, E0000714018, E0000714016, E0000714013, E0000714012, E0000714011, E0000714010, E0000714008, E0000714007, E0000714006, E0000714005, E0000714004C0050500006 and many of the parcels have never been developed. The Applicant’s proposed MOB will support health care services in an area that the City has targeted as needing additional medical services, and will complement Richmond Community Hospital as well. The Applicant’s investment in the Property will be a catalyst for continued growth and improvement in this area of Nine Mile Road. Development of the MOB will also require closing the alley running internally through the Property between T Street and Nine Mile Road simultaneously with zoning.

**2. PROPERTY/AREA.**

The Property is shown on the enclosed ALTA/ACSM survey prepared by Jennings Stephenson P.C. dated May 4, 2016. The Property is currently zoned B-2 and R-6. The majority of the lots comprising the Property are unimproved, with perhaps four lots having unused improvements located upon them.

Neighboring properties include a mixture of uses. Properties near the southwestern property line of the Property include vacant lots and a few improved lots zoned R-6. Properties near the south and eastern property lines of the Property include Richmond Community Hospital which is zoned R-O2. To the north across Nine Mile Road are properties owned by the Applicant, zoned B-2 and currently under construction for use as the Center for Healthy Communities.

**3. DEVELOPMENT OVERVIEW.**

In furtherance of the Bon Secours Richmond Community Hospital expansion described in the 2012 Performance Agreement between the City, the EDA and the Applicant, the Applicant plans to develop an approximately 25,000 square feet, two-story MOB with related parking, as well as the closing of the alley running internally through the Property between T Street and Nine Mile Road simultaneously with zoning. A proposed layout of the development and elevations of the building have been provided to the City for informational purposes. The

proposed MOB will provide a transitional use between the Bon Secours Richmond Community Hospital and the residences in the area. Access will be provided on Nine Mile Road in the area of the current alley, and on N. 27<sup>th</sup> Street.

To permit the development of the MOB, the Applicant requests the City's approval of a rezoning for the Property from the current B-2 and R-6 classifications to the UB-2 classification. The City's Master Plan designates the area Institutional, and the proposed MOB, along with the adjacent hospital, are in keeping with that designation.

The Applicant's proposed investment in the Property will help to revitalize the area and help increase the City's tax base.

#### 4. **CONCLUSION.**

Currently, the Property is underutilized and ripe for development. The development is in response to the 2012 Performance Agreement, and the City's Master Plan's designation calls for Institutional development in the area. The proposed request supports both these goals, brings an appropriate transitional use to the area, will help stimulate the Nine Mile Road area, and increase the City's tax base. The MOB will help Bon Secours in achieving its mission of bringing compassion to healthcare, to be good help to those in need, and to support patients and their families.