

INTRODUCED: February 25, 2019

AN ORDINANCE No. 2019-035

To rezone the property known as 3516 Belt Boulevard from the R-4 Single-Family Residential District to the M-1 Light Industrial District.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAR 25 2019 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “Physical Improvement Survey, Webb Comm, LLC Property, City of Richmond, Virginia,” prepared by Draper Aden Associates, and dated July 17, 2018, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 3516 Belt Boulevard, with Tax Parcel No. C009-0692/022 as shown in the 2019 records of the City Assessor, is excluded from the R-4 Single-Family Residential District and shall no longer be subject to the provisions of sections 30-408.1 through 30-408.7 of the Code of the City of Richmond (2015), as amended, and that the same is included in the M-1 Light Industrial District and shall be subject to the provisions of sections 30-452.1

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: MAR 25 2019 REJECTED: _____ STRICKEN: _____

through 30-452.4 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended.

§ 2. This ordinance shall be in force and effect upon adoption.

City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.richmondgov.com

Item Request

File Number: PRE.2019.007

O & R REQUEST

4-8539

JAN 30 2019

Office of the
Chief Administrative Officer

O & R Request

DATE: January 30, 2019

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Selena Cuffee Glenn, Chief Administrative Officer

THROUGH: Douglas C. Dunlap, Interim Deputy Chief Administrative Officer for Economic
Development and Planning

FROM: Mark A. Olinger, Director, Department of Planning and Development Review

RE: To rezone the property known as 3516 Belt Boulevard from the R-4 Single-Family
Residential District to the M-1 Light Industrial District

ORD. OR RES. No. _____

PURPOSE: To rezone the property known as 3516 Belt Boulevard from the R-4 Single-Family
Residential District to the M-1 Light Industrial District.

REASON: The property contains a structure that is being used as a contractor's office. A certificate of
occupancy has never been issued allowing a contractor's office on the property. Therefore this use is in
violation of the zoning ordinance. Contractor offices are allowed in the M-1 Light Industrial zoning district
and the requested change of zoning will cause the contractor office to be in compliance with the zoning
ordinance.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning
Ordinance, the City Planning Commission will review this request and make a recommendation to City
Council. This item will be scheduled for consideration by the Commission at its March 18, 2019, meeting. A
letter outlining the Commission's recommendation will be forwarded to City Council following that
meeting.

BACKGROUND: The subject property is a 1.602 acre parcel located in the Parnell Industrial Area of the

Broad Rock Planning District and is zoned R-4 Single-Family Residential. The property contains a former single-family dwelling that has been used as an unauthorized contractor's office for a number of years. In April 2018, the current owner purchased the property with the intent to continue using the property for a contractor's office. The M-1 Light Industrial District allows contractor offices as a permitted use.

The City of Richmond's Master Plan designates the subject property for Industrial uses. Primary uses in this category include a wide variety of manufacturing, processing, research and development, warehousing, distribution, office-warehouse and service uses. Typical zoning classifications that may accommodate this land use category include M-1 Light Industrial and M-2 Heavy Industrial.

Specifically for the Broad Rock District, the Master Plan notes that between Jefferson Davis Highway and west to the CSX main line, large areas of land are identified for industrial use, most of which are currently used as such. Several undeveloped sites are included and represent rare opportunities in the City for new industrial or employment based development. Such locations are frequently near rail lines and in proximity to other similar uses.

The properties located to the north and south of the subject property are in the R-4 Single-Family Residential District. The southern properties are vacant and two properties to the north are vacant. Three properties containing single-family dwellings abut to the north. The CSX Main Line dual track rail corridor abuts to the west Across Belt Boulevard to the east is a City of Richmond Public Schools warehouse facility on property zoned M-1 Light Industrial.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$1,600 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: February 25, 2019

CITY COUNCIL PUBLIC HEARING DATE: March 25, 2019

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, March 18, 2019.

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Survey, Map

STAFF: David Watson, Senior Planner
Land Use Administration (Room 511) 804-646-1036



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

Project Name/Location

Property Address: 3516 Belt Boulevard Date: 10/11/2018
Tax Map #: C0090692022 Fee: (\$1500 + (\$100 x 1) = \$1600)
Total area of affected site in acres: 1.602

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-4

Existing Use: Contractor Office

Proposed Zoning/Conditional Zoning

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

M-1 Light Industrial for a Contractor Office, No Proffers

Existing Use: Contractor Office since 1994

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Ed Bowman

Company: WEB Comm, LLC
Mailing Address: 3715 Belt Boulevard
City: Richmond State: VA Zip Code: 23234
Telephone: (804) 4.393.300 Fax: ()
Email: edbowman@webowman.com

Property Owner: WEB Comm, LLC

If Business Entity, name and title of authorized signee: Ed Bowman, Manager

(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: 3715 Belt Boulevard
City: Richmond State: VA Zip Code: 23234
Telephone: (804) 4.393.300 Fax: ()
Email: edbowman@webowman.com

Property Owner Signature: _____

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.

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.

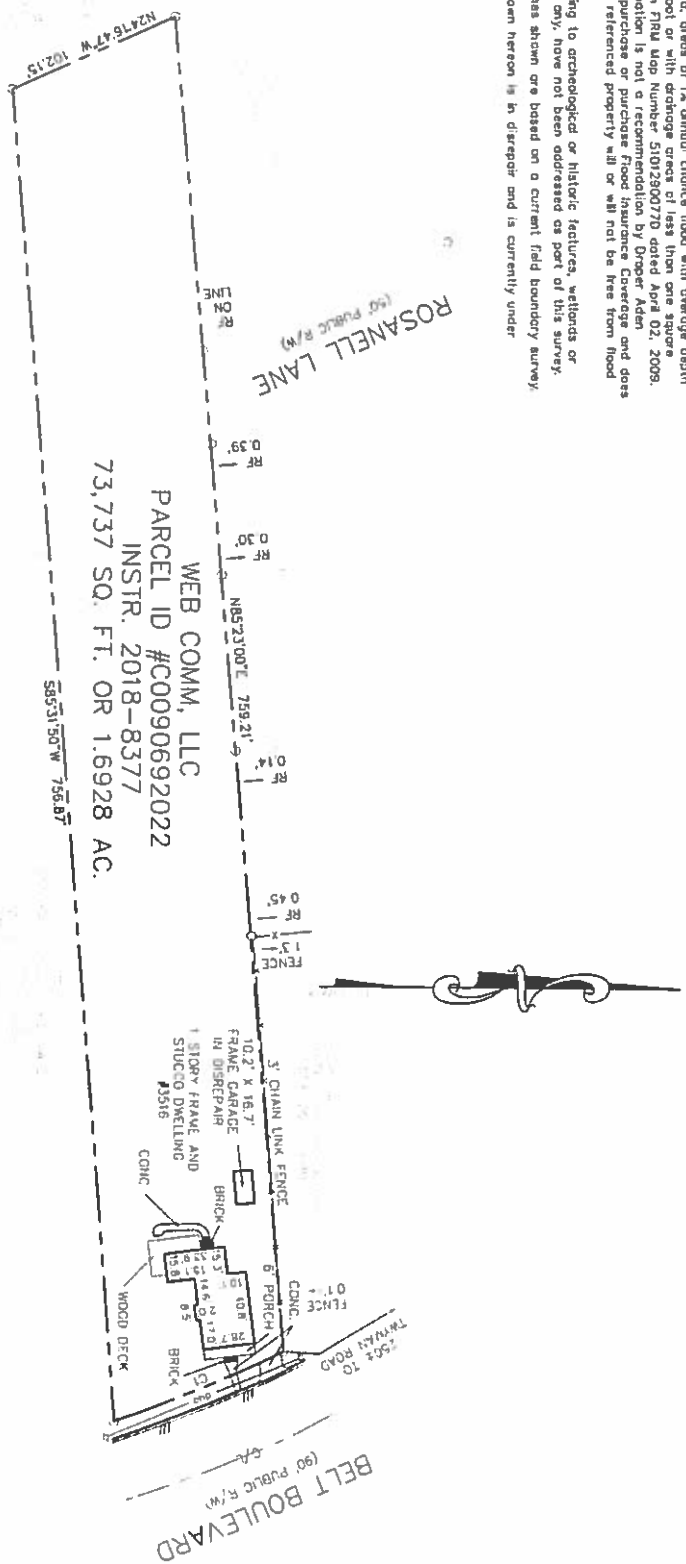
NOTES:

- 1) Source of Meridian: Plot Book 10 at Page 81
- 2) This plot is based on a field survey performed on July 13, 2018.
- 3) This survey was prepared without the benefit of a title commitment or this report and all easements and encroachments that might be disclosed in a title search may not be shown.
- 4) Utilities shown are based upon:
 - SUE Quality Level A, ASCE 38-02 - completed records only with completed records.
 - SUE Quality Level B, ASCE 38-02 - field designation of underground utilities performed by (DAI: Miss Utility, Ticket # _____) and visible evidence in conjunction with completed records.
 - SUE Quality Level C, ASCE 38-02 - test pits at locations shown hereon performed by (DAI: Other) in conjunction with field designation of underground utilities performed by (DAI: Miss Utility, Ticket # _____) and visible evidence and completed records.
- 5) No SUE was performed or requested for this survey. Utilities shown hereon are based on field observation only.
- 6) The properties shown hereon lie within flood zone "X" (0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth of less than one foot or with drainage areas of less than one square mile) as shown on FEMA Map Number 5107290077D dated April 02, 2009. This flood determination is not a recommendation by Draper Aden Associates to not purchase or purchase Flood Insurance Coverage and does not imply that the referenced property will or will not be free from flood damage.
- 7) Matters pertaining to archeological or historic features, wetlands or food conditions, if any, have not been addressed as part of this survey.
- 8) The property lines shown hereon is in disrepair and is currently under construction.

DRAPER ADEN ASSOCIATES REVIEW

THESE PLANS HAVE BEEN SUBMITTED TO TECHNICAL AND QUALITY REVIEWS BY

NAME: PRINTED GARY LAYTON SIGNATURE: [Signature] DATE: 7/22/2018
 NAME: PRINTED BRIAN W. SMER SIGNATURE: [Signature] DATE: 7-22-18
 PROJECT MANAGER
 NAME: PRINTED LOREN W. KNIGHTING SIGNATURE: [Signature] DATE: 7/21/18
 QUALITY REVIEWER



CURVE TABLE	CURVE TABLE
CHORD LENGTH 103.31'	CHORD LENGTH 103.24'
ANGLE 103.24°	ANGLE 103.24°
BEARING S22°41'40"E	BEARING S22°41'40"E

LEGEND

- Rod Found
- Monument Found
- Rod Set
- Monument Set
- ⊕ Electric Power Pole
- Asphalt
- Property Line
- Overhead Utility
- Stream/Creek/River
- Building
- Fence (as noted)



PHYSICAL IMPROVEMENT SURVEY
WEBB COMM, LLC
PROPERTY
 CITY OF RICHMOND, VIRGINIA

Draper Aden Associates
 Engineering • Surveying • Environmental Services

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1 OF 1