



## CITY OF RICHMOND

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

**Ord. 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

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** March 18, 2019

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#### **PETITIONER**

Ed Bowman, WEB Comm, LLC

#### **LOCATION**

3516 Belt Boulevard

#### **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

#### **SUMMARY & RECOMMENDATION**

The property contains a structure that was used as a contractor's office by previous owners. A certificate of occupancy has never been issued allowing a contractor's office on the property, however, contractor offices are allowed in the M-1 Light Industrial zoning district. The requested change of zoning will cause the contractor office to be in compliance with the zoning ordinance.

Staff finds the proposed zoning district to be appropriate for the property and would be consistent with the Master Plan's designation for industrial uses for the property.

Staff finds the proposed rezoning would cause the existing contractor's office to be in compliance with the zoning ordinance.

Therefore, staff recommends approval of this rezoning request.

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#### **FINDINGS OF FACT**

##### **Site Description**

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.

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

In April 2018, the current owner purchased the property with the intent to continue using the property for a contractor's office.

### **Master Plan**

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.

### **Zoning and Ordinance Conditions**

The current Zoning District for the property is R-4 Single-Family Residential. This district permits single-family dwellings as well as certain non-residential uses such as churches, schools and parks. The proposed M-1 Light Industrial District permits contractor's offices.

### **Surrounding Area**

The properties located to the north of the subject property are in the R-4 Single-Family Residential District. Three of these properties are vacant and two properties contain single-family dwellings.

To the south are vacant properties that are zoned R-4 Single-Family Residential as well as vacant properties zoned M-1 Light Industrial. The CSX Main Line dual track rail corridor abuts to the west on property zoned R-4 Single-Family Residential.

Across Belt Boulevard to the east is a City of Richmond Public Schools warehouse facility on property zoned M-1 Light Industrial.

### **Neighborhood Participation**

No letters of opposition or support have been received.

**Staff Contact:** David Watson AICP, Senior Planner, Land Use Administration, 804-646-1036