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Mr. Mark Olinger, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
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RE: Applicant's Report for Rezoning of 1403 Roseneath Road

Mr. Mark Olinger,

Please accept this letter as the Applicant's Report accompanying the application for a rezoning from B-7 Mixed-Use Business District to TOD-1 Transit-Oriented Nodal District (TOD-1) for the property known as 1403 Roseneath Road, identified as Tax Parcel N000-1785/005 (the "Property"). The proposed rezoning would facilitate the redevelopment and reorientation of the Property in character with the Scott's Addition updated zoning.

The property is located in the Scott's Addition neighborhood at the intersection of Roseneath Road and W Clay St. The Property contains approximately .433 acres of lot area and is currently a mixed-use property with a vacant nightclub/restaurant on the ground floor and office space above along with surface parking spaces on both Roseneath Road and West Clay St. The building on the subject Property is comprised of 11,306 square feet of finished living area above grade and 544 square feet of basement storage area. The first floor of the building is 7,784 square feet of nightclub/restaurant space that was most recently occupied by Infuzion Nightclub/Taste Restaurant. The second floor is 3,352 square feet of general office space currently occupied by Business Owners Institute (BOI).

The Property is currently zoned B-7 Mixed-Use Business District ("B-7"). "The intent of the B-7 district is to encourage a broad range of mixed land uses, including residential, commercial and compatible industrial and service uses. The district is intended to promote enhancement of the character of mixed-use areas that are undergoing revitalization and adaptive reuse by providing for alternative economic use of existing structures, while enabling continuation of existing industrial and service uses."

As constructed, the property is non-conforming with the B-7 master zoning of the Scott's Addition neighborhood. "Areas devoted to the parking or circulation of vehicles shall not be located between the main building on a lot and the street line, nor shall such areas be located closer to the street than the main building on the lot. On a lot having more than one street frontage, the provisions of this paragraph shall apply to the principal street frontage of the lot as defined in article XII of this chapter as well as any priority street frontage. (Ord. No. 2017-150, 9-25-2017)." With Roseneath designated as a priority street and the current parking between Roseneath and the main building, the property is non-conforming. By eliminating commercial parking requirements and allowing the additional outdoor patio space be constructed on the current parking spaces facing Roseneath, this will be in conformance. In addition, the relationship between the Property and streetscape will be more in pattern with the priority street designation.

The Property is located within a Plan of Development Overlay District. In addition, TOD-1 district regulations specify that a Plan of Development (POD) is required by any redevelopment or new construction of the site that is greater than 30,000 square feet of floor area, or any construction of a new building or addition to the current building where vehicular circulation, including driveways, parking areas, or loading areas is affected. POD approval would take place after the proposed rezoning and would ensure compliance with the technical requirements of the code and the site planning criteria set forth in the zoning ordinance, appropriate general character and overall quality of the redevelopment, and compatibility with nearby uses.

This redevelopment is a unique investment opportunity in an increasingly attractive neighborhood flooded by young professionals, new and expanding retail businesses, luxury apartments, and an increasingly dynamic office market. A mix of breweries, restaurants, offices, and entertainment options has grown this former sleepy industrial warehouse district into the premier cultural hub within the greater Richmond metropolitan area.

The rezoning is at a significant intersection of Roseneath Road and Expressway terminus at Clay Street providing direct access from major interstates, public transportation, and city bicycle networks. Along with the growing commercial space within the neighborhood, this will allow the Property flexibility as the neighborhood matures. It is hoped that this rezoning will set the tone for future development further into the Scott's Addition neighborhood by encouraging the elimination of street front parking, the reorientation of buildings to relate to the priority streets, create continuity in storefront character and a safe, inviting pedestrian sense of place.

Sincerely,



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