



Legislation Details (With Text)

**File #:** ORD. 2018-135    **Version:** 2    **Name:**

**Type:** Ordinance    **Status:** Adopted

**File created:** 3/8/2018    **In control:** City Council

**On agenda:** 5/21/2018    **Final action:** 5/29/2018

**Title:** 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.

**Sponsors:** Mayor Stoney (By Request)

**Indexes:**

**Code sections:**

**Attachments:** 1. Ord. No. 2018-135, 2. Staff Report, 3. Proffer Statement, 4. Application Form & Applicant's Report, 5. Map1, 6. Survey, 7. Map, 8. Public Response Forms

Date	Ver.	Action By	Action	Result
5/29/2018	2	City Council	adopted	Fail
5/21/2018	2	Planning Commission	recommended for approval	
4/23/2018	2	City Council	introduced and referred	

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.

**O & R Request**

**DATE:** April 16, 2018    **EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor  
(This is no way reflects a recommendation on behalf of the Mayor.)

**THROUGH:** Selena Cuffee-Glenn, Chief Administrative Officer

**THROUGH:** Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning

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

**ORD. OR RES. No.**

**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.

**REASON:** 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 in accordance with the Nodal Mixed-Use land use designation of the Pulse Corridor Plan.

**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 June 4, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The property is located near the intersection of North Belvidere and West Franklin Streets. It is comprised of a 3,659 sq. ft, .08 acre parcel of land, currently improved and located in the VCU Neighborhood. The existing building is a three-story 9,249 SF building constructed in 1925, per tax assessment records.

The applicant proposes a conditional rezoning to the B-4 district to allow for mixed use of the property. The applicant has proffered that the existing historic building would be retained on the property.

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).

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 and public-open space (Monroe Park), and vacant land uses are present in the area.

**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:** \$1,500 application fee

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** May 14, 2018

**CITY COUNCIL PUBLIC HEARING DATE:** June 11, 2018

**REQUESTED AGENDA:** Consent.

**RECOMMENDED COUNCIL COMMITTEE:** None.

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, June 4, 2018

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

**STAFF:** Jonathan Brown, Senior Planner  
Land Use Administration (Room 511) 646-5734

*PDR O&R No. 18-17*

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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