



# City of Richmond

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

## Legislation Text

---

**File #:** ORD. 2019-035, **Version:** 1

---

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

**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 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.

### **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

**Key Issues:**

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

Continue to: