



## 2012 ANNUAL REPORT

### CITY OF COLONIAL HEIGHTS PLANNING COMMISSION

#### I. RESOLUTIONS ACTED ON BY THE PLANNING COMMISSION

##### *ZONING ORDINANCE, SUBDIVISION REGULATIONS, SPECIAL USE PERMIT, ALLEY AND CITY PARCEL VARIATIONS RECOMMENDATIONS*

#### **RESOLUTION NO. 12-2 (PC)-Special use permit to KHJ Colonial, LLC for property located at 880 West Roslyn Road**

To recommend to City Council an ordinance to grant a special use permit to KHJ Colonial, LLC for property located at 880 West Roslyn Road; which property is presently zoned IN Industrial District, has parcel identification numbers 6805380004A, 68050000012C and 6805000012B, and comprises 11.5 acres, to allow for the property to be partially used for a restaurant not to exceed 2,000 square feet, which would be located in the existing farm museum building; and a free standing pole sign not exceeding 45 feet in height and 192 square feet in size, to be located within 500 feet of the Interstate 95 highway right-of-way.

#### **RESOLUTION NO. 12-3 (PC)-Chapter 286, Zoning**

To recommend that City Council approve an Ordinance No. 12-14, to amend and reordain sections 286-300.06, 286-302.06, 286-304.06, 286-306.06, 286-308.04, 286-308.06, 286-310.04, 286-310.06, 286-326.46, 286-506, 286-512.12, 286-518.04, 286-518.18, and 286-530.20 of Chapter 286, Zoning, of the Colonial Heights City Code by adding new side-yard set back requirements for corner lots; exempting the conversion of single family homes and duplexes to other uses from the site plan approval process; making minor changes to landscaping, parking and fencing regulations; and changing when the site plan review process is required in the Chesapeake Bay Overlay District; and

To recommend that City Council approve an Ordinance No. 12-16, significantly changing the City's Floodplain Overlay District provisions so as to comply with the National Flood Insurance Act of 1968, as amended. Among other changes, the Ordinance has: (i) new provisions that specify the responsibilities of the City Floodplain Administrator; (ii) new provisions relating to permitting, development, and construction in a floodplain district; (iii) more details regarding the establishment of a floodplain district; and (iv) its own definitional section.

**RESOLUTION NO. 12-5 (PC)-Special use permit to United Refrigeration, Inc. for property located at 1104 West Roslyn Road**

Recommending for approval in ordinance to grant a special use permit to United Refrigeration, Inc. for property located at 1104 West Roslyn Road; which property is presently zoned IN Industrial District and has parcel identification number 68053800004, to allow it to use a free standing pole sign not exceeding 35 feet in height and 143 square feet in size, that would be located within 500 feet of Interstate 95 highway right-of-way lines.

**RESOLUTION NO. 12-6 (PC)- Special use permit to CBL and Associates Properties Inc. for property located at 324 Southpark Circle**

Recommending approval of an ordinance number 12-23 to grant a special use permit to CBL and Associates Properties Inc. for property located at 324 Southpark Circle; which property is zoned GB General Business District, to allow CBL and Associates Properties Inc. to install a new pylon sign at Conduit Road and refurbish two existing pylon signs at Temple Avenue and Southpark Boulevard, all of which are located at the three intersections of Southpark Mall.

**RESOLUTION NO. 12-7 (PC)-Special use permit to CBL and Associates Properties Inc. for property located at 324 Southpark Circle**

Recommending approval of an ordinance number 12-24 to grant a special use permit to CBL and Associates Properties Inc. for property located at 324 Southpark Circle (parcel #68034700011), which property is zoned GB General Business District, to allow Dick's Sporting Goods to install wall signs totaling approximately 680 square feet, on the building formerly occupied by Dillard's department store.

**II SUBDIVISION/RESUBDIVISION**

*None*

**III. PLANS OF DEVELOPMENT (SITE PLANS)**

**SP-12-1 Colonial Square Fuel Station- 2960 Boulevard**

**SP-12-2 Family Dollar-1600 Boulevard**

**SP-12-4 Yew Avenue Medical Office Building-3611 Boulevard**

**SP-12-5 Riverview Medical Clinic Addition-439 Jennick Drive**

**SP-12-6 Southpark Square Shopping Center- Building addition/parking and restaurant-1891 Southpark Blvd**

**IV. MISCELLANEOUS**

**Resolution of the Colonial Heights Planning Commission Recognizing Harry B. Hargis**

**RESOLUTION NO. 12-4 (PC) To recommend to City Council that the City Manager's proposed 2012-2017 Capital improvement Program be approved.**