

Kelly Hall

From: noreply@civicplus.com
Sent: Monday, August 19, 2019 10:28 AM
To: Brandi Payne; Kelly Hall
Subject: Online Form Submittal: Request for Rezoning

Request for Rezoning

Step 1

Date of Request	8/12/2019
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Address of Request	137 Pickwick Avenue, Colonial Heights, VA 23834
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Applicant Information

Property Owner	Pickwick Development, LLC
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Contact Name	Mark Cummins / Joey Cummins
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Address of Owner	408 Nottingham Drive, Colonial Heights, VA 23834
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Telephone No.	804-467-6756
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Fax No.	<i>Field not completed.</i>
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Email Address	markcummins9955@yahoo.com
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Applicant Information (continued)

Developer (if applicable)	<i>Field not completed.</i>
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Engineer (if applicable)	<i>Field not completed.</i>
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Contact Name	Joseph Cummins, 14201 Cherry St, Chester, VA 23831
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Telephone No.	8049439371
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Fax No.	<i>Field not completed.</i>
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Email Address	southernspunva@gmail.com
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Statement	All information is accurate to the best of my ability. By checking this box, you are agreeing to sign and take responsibility for the work on this permit.
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Site Plan Information

Site Acreage	Total - .1358 (2 Parcels)
Parcel Identification	40000105020A and 40000105020
Current Zoning	Residential Office
Existing Square Footage of Structure(s)	2348
Proposed Square Footage of Structure(s)	N/A
Name of Subdivision	Chesterfield Highlands
Proposed Land Use Activity	"Restaurant, Fast Food" & "Retail Sales"
Vehicles per Peak Hour (VPH)	<i>Field not completed.</i>
Traffic Impact Analysis	<i>Field not completed.</i>

Attachments

Attachments Adjacent Property Owners Form, Thirteen Copies of the Plat of the Subject Property and Preliminary Plans, Responses to Questions on following page, Required \$1,500 fee for Zoning Request

Adjoining Property Owners

All adjacent property owners shall be listed. Adjacent property owners include all property across from roadways, watercourses, railroads, and/or municipal boundaries. The names and addresses below are those of adjacent property owners as listed in the tax records of the City Assessor and County Assessor if applicable.

Parcel ID # 4000010515A
 4000010516A

 4000040014A

 40000106008
 40000106011
 40000106021

 40000105008

40000105010

40000105014

40000105016

40000105022

40000105024

40000105026

Name

NOBELS PROPERTIES LLC

HARRISON, VERNON L AND CATHERINE R

COLONIAL HEIGHTS PRESBYTERIAN CHURCH, INC

LANDMARK ASSOC. LLC OF VA

BOGESE,
JO ANN E

BULIFANT,
PAUL A AND LESLEY S

BADIN, BRYAN S

GOUDREAUULT, THOMAS AND PATRICIA P

DENNIS,
LARRY D

Street Address	310 MAPLE AVE, COLONIAL HEIGHTS, VA 23834
	270 N E 3RD ST, BOCA RATON, FL 33432
	211 LYNCHBURG AVE, COLONIAL HEIGHTS, VA 23834
	127 DANVILLE AVE, COLONIAL HEIGHTS, VA 23834
	206-D TEMPLE AVE, COLONIAL HEIGHTS, VA 23834
	1105 DUKE OF GLOUCESTER ST, COLONIAL HEIGHTS, VA 23834
	11801 REXMOOR CT, RICHMOND, VA 23236
	215 DANVILLE AVE, COLONIAL HEIGHTS, VA 23834
	219 DANVILLE AVE, COLONIAL HEIGHTS, VA 23834

Rezoning Questions

<p>Explain how this request is consistent with the Comprehensive Plan</p>	<p>Improvements to the property will be made to give it a high quality curb appeal and visually improve the separation between the zoning districts. (CC-3) With the location of the property, these improvements will complement the substantial public investments made along the Boulevard as stated in the Land Use Plan section of Chapter 3.</p> <p>This request would provide additional opportunities for local small businesses (EP-4) and enhance appearance (EP-3) of a property located within the Boulevard Commercial Strategy Area outlined in the Economic Development Opportunities section of Chapter 6 of the Comprehensive Plan.</p> <p>The addition of an attractive small local business will provide an increased flow of customers to the walkable shopping area, helping to strengthen and promote the local businesses. (SD-2) The parking area added will support the additional traffic to the area without detracting from the current available parking for those surrounding businesses.</p> <p>By working with the other small businesses in the shopping center and enhancing the appearance of the property, opportunities will be available for the planning of community</p>
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events in the area to aid in the preservation of the small town feel and character of Colonial Heights. (CC-1)

What is the Land Use and Transportation Plan Map designation of the subject property?

Transitional Office

Describe in Detail the Proposed Use of the Property.

The building on the property will be home to a small locally owned non-chain fast food style restaurant serving made from scratch southern inspired food with a combination of unique and traditional menu items that utilize some local ingredients. The restaurant will serve breakfast and lunch with approximate hours of operation from 7:00 am - 3:00 pm, Tuesday through Saturday. The restaurant will offer take out as well as a small seating area with preliminary plans for the dining area to include seating for up to 24 guests. Initially the restaurant estimates to serve up to 150 meals per day from a combination of dine in and take out service.

Preliminary plans also include for building to contain a small retail shop that will be compatible with other shops in the area and will be consistent with the characteristics of the area. Lot of land (Parcel ID - 40000105020 will be primarily used for a paved parking lot. Preliminary plans include up to 8 parking spaces (1 handicap accessible space) with curb cut to provide 2 way entry/exit onto Pickwick Avenue. Lot will also contain an area with a privacy fence to screen trash/grease disposal as well as HVAC equipment. Developers will work directly with the planning commission and/or the Director of Planning and Community Development to establish suitable buffer yards for the parking area.

Explain how this request will impact the surrounding neighborhood and/or the City of Colonial Heights.

The initial impact of the rezoning will provide the opportunity to enhance the appearance of a transition from a residential area to part of the Boulevard Business Corridor while supporting the continued progress and development of an original shopping center within the city. Expanding the options of business types to be located on the property will also provide continued opportunities for a variety of small businesses in the future.

List any sensitive environmental or unique features of the property.

The property is located on the fringe of a Residential Office zoning area while also serving as a threshold to part of the Boulevard Business Corridor. The building on the property fronts Pickwick Avenue with a design that is consistent with adjacent commercial properties zoned for Boulevard Business.

Have you prepared a conceptual plan of the

Conceptual plan for exterior of the building is to be included with application. This will include parking lot configuration and

proposed development, including proposed uses, general lot configurations and road locations? landscaping, as well as location of screened area to contain trash/grease disposal, HVAC equipment, etc. Plans also include to face the building on the property with glass windows to enhance curb appeal. Signage for the business/businesses contained within the structure on the property will be added and will be consistent with the appearance and characteristics of the neighboring businesses within the shopping center.

What provisions will be made to provide safe and adequate access to the subject property? Lot of land (Parcel ID - 40000105020 will be primarily used for a paved parking lot. Preliminary plans include up to 8 parking spaces (1 handicap accessible space) with curb cut to provide 2 way entry/exit onto Pickwick Avenue subject to Engineering Department's approval.

Please identify any known or suspected historic resources on both the subject property and adjacent properties. The subject property is a contributing structure located within the Chesterfield Highlands Historic District. "137 Pickwick Avenue is a free-standing, one-story brick commercial building. The building features a shallow, full-width, pent with asphalt shingle covering, a flat roof hidden behind a parapet, and brick walls laid in seven-course American bond. There are three large window openings, covered with boards and two door openings, one of which is boarded. The building is currently occupied by Faith Heritage Church"

Conditional Zoning Application

Approval

The City Clerk on behalf of the City Council will send a letter to the applicant, with the approved ordinance including all proffers approved with the rezoning. Upon consideration of the proposed rezoning, the City Council shall consider the following factors and shall concur therein before acceptance of any of the additional conditions proffered.

Proffered Conditions *Field not completed.*

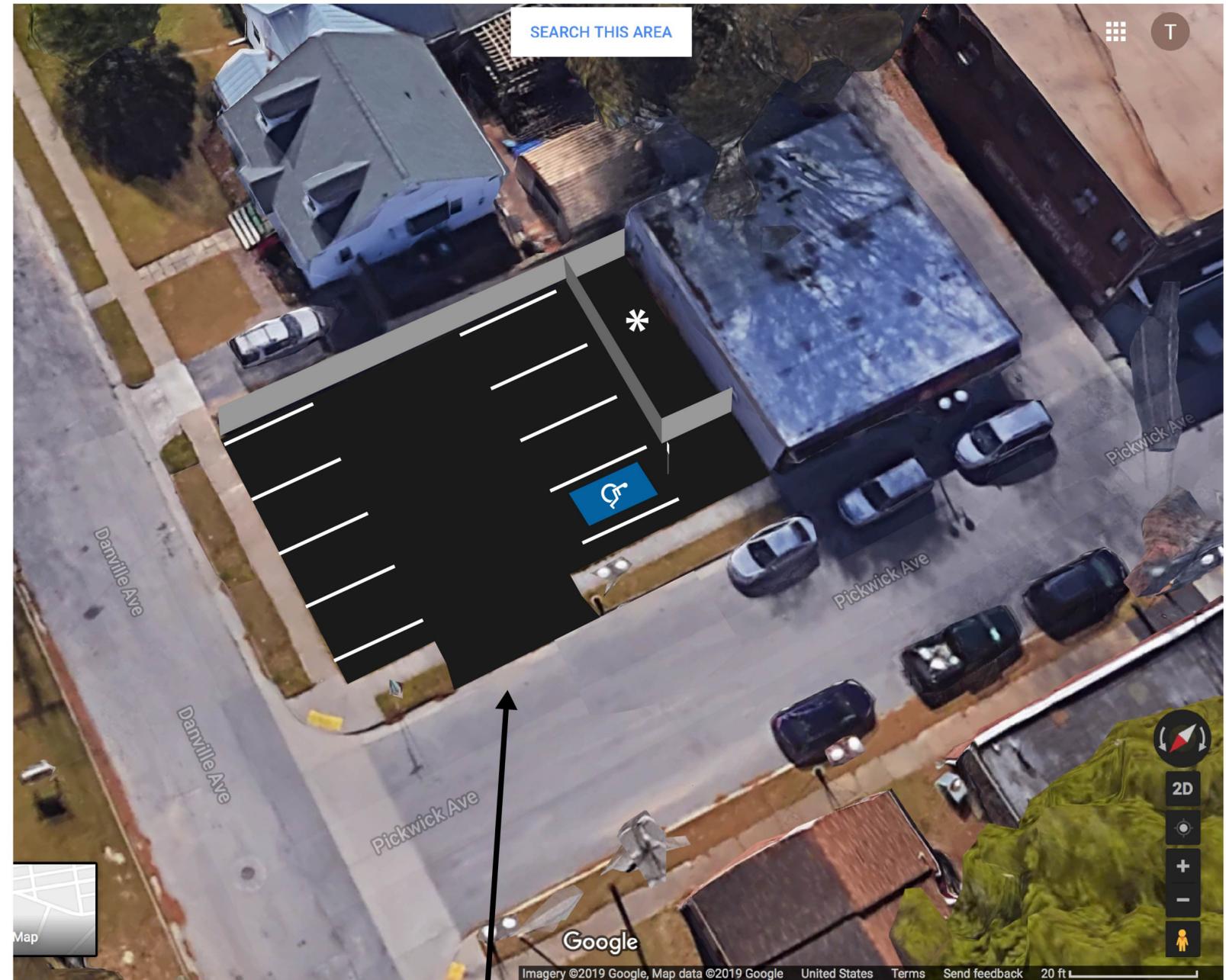
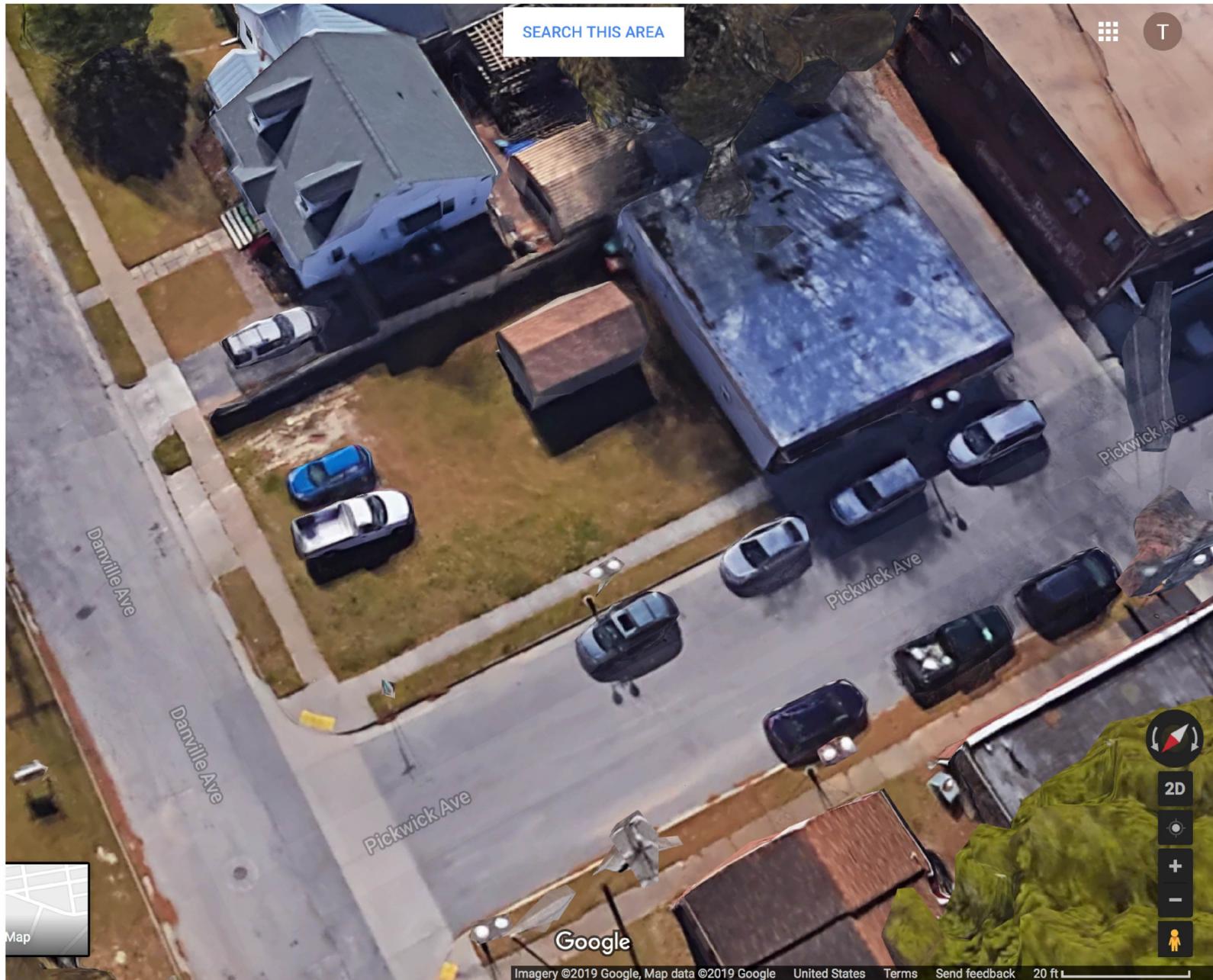
Please explain the manner in which the proposed zoning itself gives rise to the need for the additional conditions, relationship to the rezoning and the physical operation of the property and consistency with the Comprehensive Plan. *Field not completed.*

Statement

With the signing of this form, the property owner certifies that no cash contribution

to the City has been solicited or offered as part of the proffer; as has no mandatory dedication of real or personal property, on- or off-site, for open space, parks, schools, fire departments or other public facilities.

Email not displaying correctly? [View it in your browser.](#)



**Proposed Entry
2- Way**

***FENCED AREA
-Trash cans/Grease Disposal**



PICKWICK
DEVELOPMENT, LLC



**Parking Lot & Facade Update
Proposed Concept**



Existing



Proposed Concept



Parking Lot & Facade Update

* FENCED AREA
-Trash cans/Grease Disposal

Proposed Entry
2-Way