

Print

Rezoning and Comprehensive Plan Amendment Application - Submission #57060

Date Submitted: 8/26/2022

Rezoning and Comprehensive Plan Amendment Application

Please respond in full to those questions that pertain to the particular map, text or both map and text amendment(s) that are being requested. An application is complete when the fee and all requested information is received. Incomplete applications will not be considered. The deadline for an application is the first Tuesday of the month.

Please put N/A for a question that is not related to the request.

Date of Request*

7/20/2022

Amendment Type*

Please check the type of amendment.

- Map Amendment
- Text Amendment
- Map and Text Amendment

Applicant Information

Property Owner

City of Colonial Heights

Mailing Address of Owner

201 James Ave Colonial Heights, VA 23834

Street Address, City, State, Zip Code

Contact Name*

Karen Epps

Email Address *

eppsk@colonialheightsva.gov

Telephone Number*

804-898-3002

Purchaser/Lessee

N/A

Name, Phone Number, Mailing Address and Email Address

Developer (if applicable)

N/A

Name, Phone Number, Mailing Address and Email Address

Engineer (if applicable)

N/A

Name, Phone Number, Mailing Address and Email Address

Correspondence *

Please check who should receive correspondence in addition to the Contact.

- Purchaser/Lessee
- Developer
- Engineer
- None

Map Plan Amendment

Parcel Identification

3000050000D

Subdivision Lot and Parcel Number and/or Tax Map Designation

Name of Subdivision

Lot D Carterette Subdivision

Address of Request

115 Dupuy Ave Colonial Heights, VA 23834

Street Address, City, State, Zip Code

Site Acreage

0.277 FKA 3000050000B

Current Square Footage of Structure(s)

1382

Current Land Use

Residential Single Family

Current Zoning

Residential Low

Proposed Land Use

Community Commercial

Proposed Zoning

Boulevard Business

Proposed Square Footage of Structure(s)

Not known

Vehicles per Peak Hour (VPH)

Not known

Traffic Impact Analysis

Not known

Attachments*

Check all applicable below:

- Adjacent Property Owners Form
- Ten Copies of the Plat of the Subject Property and Preliminary Plans
- Conditional Zoning document (if applicable)
- Applicant's Affidavit, if not owner
- Building Elevations
- Traffic Impact Analysis Fee (\$500-100VPH or less, \$1,000-more than 100VPH)
- \$1,500 application fee (non-refundable)

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 #

3000050000D
 3000050000C
 3000010E001
 3000010E002
 3000010E003
 3000010E004
 3000010E005
 27001000003
 29001000002
 29000800016
 2900010K001
 29000700004,
 2900070001A
 3900010030A
 2900010A001
 2900010A002
 3100040A006
 3100040A003
 3000010F006

Name

Please see excel spreadsheet.

Street Address

Please see excel spreadsheet.

Supplemental Questions

Comprehensive Plan

[Comprehensive Plan](#)

Colonial Heights Zoning

[Chapter 286 Zoning](#)

Explain how this request is consistent with the Comprehensive Plan.*

The requested Community Commercial land use map amendment corresponds to the requested rezoning to BB – Boulevard Business. The Community Commercial designation would also match the remainder of this property. According to the Comprehensive Plan, Chapter 3, (Land Use), the primary uses in the Community Commercial classification include office, retail, personal service, and other commercial and service uses, intended to provide the shopping and service needs of residents of a number of nearby neighborhoods and other City residents. This category includes a range of uses with vehicular access and orientation, but that is also compatible with nearby residential areas.

The proposed change in land use designation to Community Commercial would also further the following goals and objectives listed in the Comprehensive Plan, Chapter 2:

- Increase employment opportunities in the City.
- Diversify the economic base.
- Improve commercial areas.
- Revitalize neighborhoods; and
- Strengthen and promote the City's commercial areas.

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

This request is consistent with the majority of this property as zoned Boulevard Business.

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

Boulevard Commercial Strategy Area

Describe in detail the proposed use of the property.

Uses allowed under the Boulevard Business Classification include, but are not limited to, retail and offices.

List any sensitive environmental or unique features of the property.

Once demolished, this will be a site ready for infill development possibilities.

Have you prepared a conceptual plan of the proposed development, including proposed uses, general lot configurations and road locations?

Not known at this time

What provisions will be made to provide safe and adequate access to the subject property?

Ingress/Egress will be approved by the Engineering department.

Please identify any known or suspected historic resources on both the subject property and adjacent properties.

No, this property is located in the architectural character district but is exempt from ARB review and approval per §286-324.16.

Text Amendment - ORIGINAL

N/A

Please copy and paste the original text to be amended, along with page numbers.

Text Amendment - PROPOSED

N/A

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

None

(list all items)

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.

None

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.

Surety Bond required?

[Empty text box]

Attachments

If additional attachments needs to be sent, please send them to siteplans@colonilaheightsva.gov

Attachment #1

LABELS_Excel Mail Merge.xlsx

Attachment #2

No file chosen

Attachment #3

No file chosen

Attachment #4

No file chosen

Attachment #5

No file chosen

Correspondence

For questions, please call (804) 520-9297

Please mail paper correspondence to:

Planning & Community Development

201 James Avenue

Colonial Heights, VA 23834

Please make checks payable to The City of Colonial Heights.