



**CP – 22-1**  
**Comprehensive Plan Amendment Request**  
**A portion of Parcel ID 3000050000D**  
**Change land use map from Low Density Residential**  
**to Community Commercial**

The City of Colonial Heights, property owner, and applicant, wishes to change the land use classification of 115 Dupuy Avenue, from Low Density Residential to Community Commercial. The subject parcel was formerly known as parcel identification number 3000050000B, now part of parcel identification number 3000050000D. The parcel contains 0.277 acres and is currently occupied by a vacant dwelling unit.

**Location:**

This property is located at 115 Dupuy Avenue and is surrounded by the Courthouse properties, with the Community Commercial land use designation and zoned BB Boulevard Business. Several residential structures are located to the west and designated as low density residential. The legal description is Lot D, Carterette Subdivision.

**Existing Land Use:**

The existing land use is currently classified as Residential – low density.

**Existing Zoning:**

The existing zoning is currently RL – Low Density Residential District.

**Surrounding Land Uses:**

**North** – The property is directly across the street from commercial and residential, multi-family land uses, to include a car wash, gas station and the Dupuy Court Apartments.

**South** – The property directly adjoins the Courthouse properties.

**East** - The property directly adjoins the Courthouse properties.

**West** – The property adjoins Residential - Low Density Single Family land uses.

**Relationship to 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, 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.

**Analysis of Request:**

In 2015, this parcel was acquired by the City and the site has since then remained vacant.

In 2016, the surrounding city-owned Courthouse parcels were rezoned from RL – Low Density to BB – Boulevard Business. In addition, this area was changed in the Comprehensive Plan Land Use Map to Community Commercial.

In 2021, the subject property was combined with the larger parcel of undeveloped City-owned property that runs from 115 Dupuy to the Boulevard. If approved, 115 Dupuy Avenue will be changed to match the land use classification of the majority parcel which will make the whole parcel consistent. The proposed land use map amendment is effectively a housekeeping measure that will allow the subject property to be consistent with the remainder of the City-owned property, which is designated as Community Commercial.

**Recommendation:**

The recommendation from staff is for the Planning Commission to approve Planning Commission Resolution 22-09 which recommends passage of Ordinance Number 22-15 to City Council.

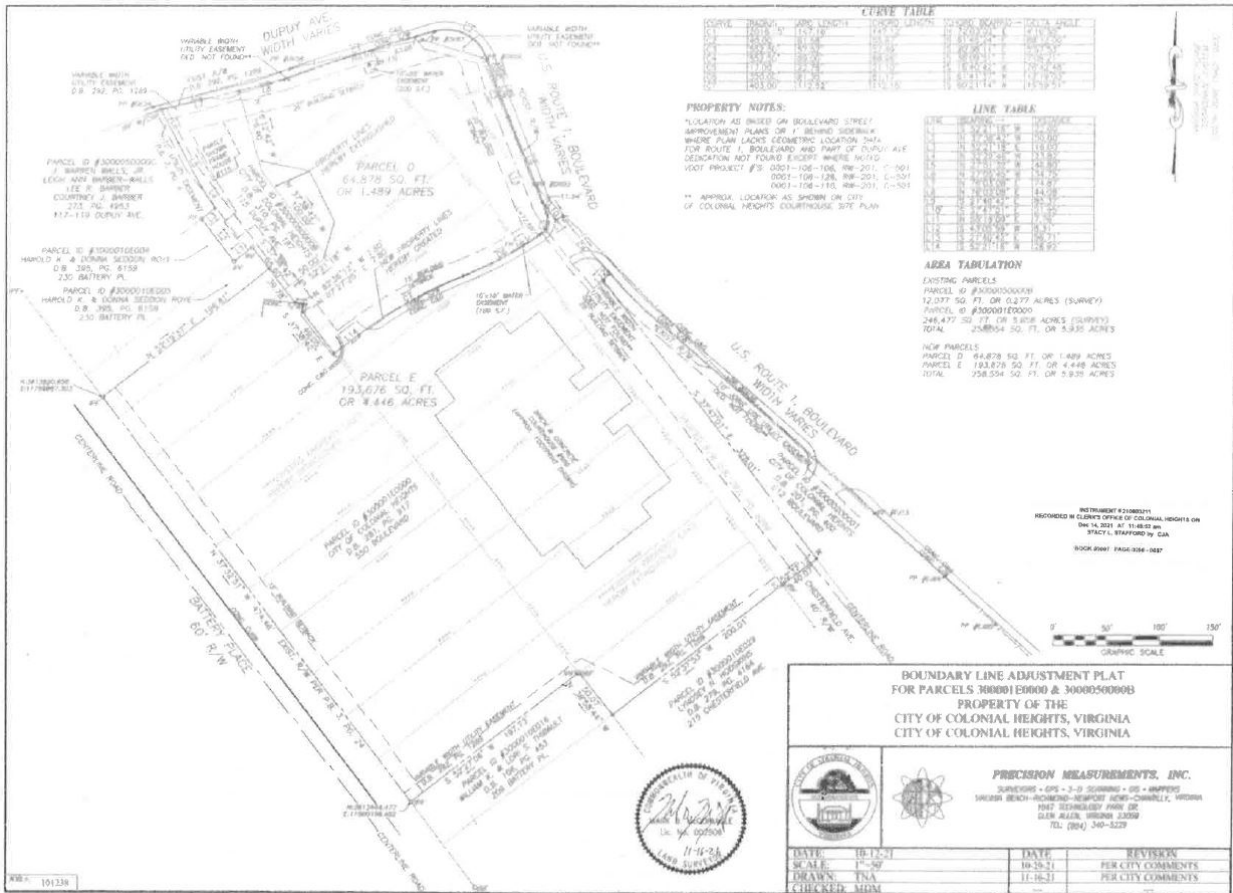
**Exhibit 1 – Plat**

**Exhibit 2 – Location Map**

**Exhibit 3 – BEFORE - Land Use Map**

**Exhibit 4 –AFTER - Land Use Map**

# Exhibit 1 - Plat



**LEGEND**

- 1" = 40'
- 2" = 80'
- 3" = 120'
- 4" = 160'
- 5" = 200'
- 6" = 240'
- 7" = 280'
- 8" = 320'
- 9" = 360'
- 10" = 400'
- 11" = 440'
- 12" = 480'
- 13" = 520'
- 14" = 560'
- 15" = 600'
- 16" = 640'
- 17" = 680'
- 18" = 720'
- 19" = 760'
- 20" = 800'
- 21" = 840'
- 22" = 880'
- 23" = 920'
- 24" = 960'
- 25" = 1000'

**BOUNDARY LINE ADJUSTMENT CERTIFICATE:**  
 I, the undersigned, do hereby certify that the boundary line adjustment as shown on this plat between PARCELS D #3000050000 and PARCEL E #3000050000, COMMISSION EXP. 7/10/2023, IS TRUE AND CORRECT AND THAT THE SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE INSTRUMENTS AND RECORDS OF THE CITY OF COLONIAL HEIGHTS, VIRGINIA, ARE TRUE AND CORRECT AND THAT THE SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE INSTRUMENTS AND RECORDS OF THE CITY OF COLONIAL HEIGHTS, VIRGINIA, ARE TRUE AND CORRECT.

**NOTARY CERTIFICATE:**  
 I, the undersigned, do hereby certify that the boundary line adjustment as shown on this plat between PARCELS D #3000050000 and PARCEL E #3000050000, COMMISSION EXP. 7/10/2023, IS TRUE AND CORRECT AND THAT THE SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE INSTRUMENTS AND RECORDS OF THE CITY OF COLONIAL HEIGHTS, VIRGINIA, ARE TRUE AND CORRECT.

**CITY ENGINEER'S CERTIFICATE:**  
 EXAMINED THIS 29th DAY OF December, 2021 AND APPROVED AS MEETING ALL REQUIREMENTS.

**DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT'S CERTIFICATE:**  
 ALL REQUIREMENTS OF THE COLONIAL HEIGHTS SUBDIVISION ORDINANCE HAVE BEEN COMPLIED WITH AND APPROVED FOR RECORDING THIS 29th DAY OF December, 2021.

**RECORDED IN:** CITY OF COLONIAL HEIGHTS VA  
**BOOK:** 00007  
**START PAGE:** 0096  
**END PAGE:** 0097  
**INSTRUMENT #:** 210003211

**SOURCE OF TITLE:**  
 SOURCE OF TITLE AND LAST PART OF SECTION AND PARCEL AS REFERENCED IS SHOWN ON THE PLAT OF THE CITY OF COLONIAL HEIGHTS, VIRGINIA, AND THAT THE INSTRUMENTS AND RECORDS OF THE CITY OF COLONIAL HEIGHTS, VIRGINIA, ARE TRUE AND CORRECT AND THAT THE SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE INSTRUMENTS AND RECORDS OF THE CITY OF COLONIAL HEIGHTS, VIRGINIA, ARE TRUE AND CORRECT.

**SURVEYOR'S CERTIFICATE:**  
 I, the undersigned, do hereby certify that the boundary line adjustment as shown on this plat between PARCELS D #3000050000 and PARCEL E #3000050000, COMMISSION EXP. 7/10/2023, IS TRUE AND CORRECT AND THAT THE SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE INSTRUMENTS AND RECORDS OF THE CITY OF COLONIAL HEIGHTS, VIRGINIA, ARE TRUE AND CORRECT.

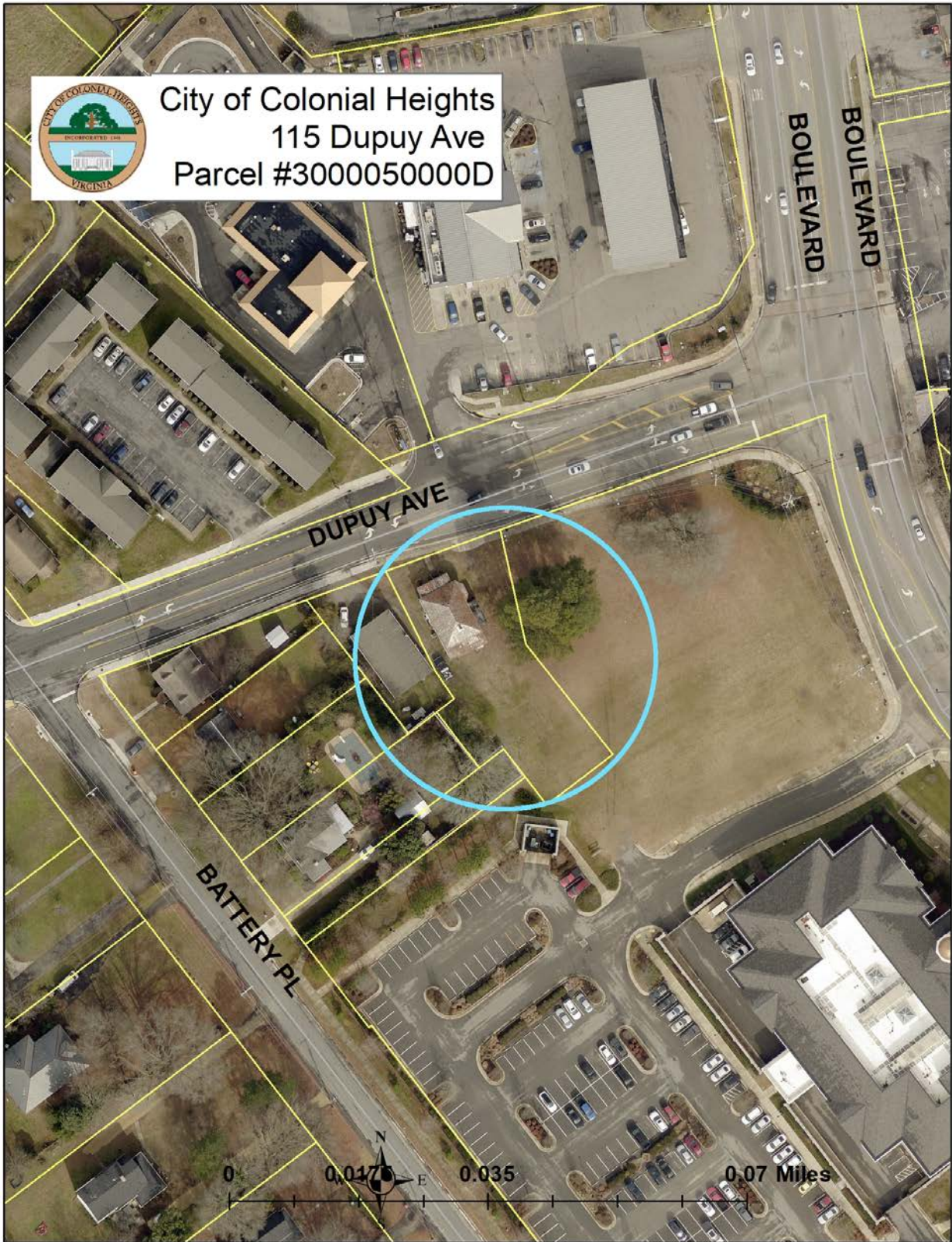
**BOUNDARY LINE ADJUSTMENT PLAT FOR PARCEL 3000050000 & 3000050000 PROPERTY OF THE CITY OF COLONIAL HEIGHTS, VIRGINIA CITY OF COLONIAL HEIGHTS, VIRGINIA**

**PRECISION MEASUREMENTS, INC.**  
 SURVEYORS • GPS • 3-D SCANNING • GIS • SUPPORTS  
 VIRGINIA BEACH • RICHMOND • NORFOLK • CHARLOTTE, VIRGINIA  
 10021 BUCKINGHAM PARK DR. GLEN ALLEN, VIRGINIA 23060  
 TEL: (804) 340-3229

**DATE:** 10-29-21  
**SCALE:** 1" = 40'  
**DRAWN BY:** TNA  
**CHECKED BY:** MEAN

**REVISION:**  
 10-29-21 PER CITY COMMENTS  
 11-16-2021 PER CITY COMMENTS

Exhibit 2 - Location Map



**Exhibit 3 – BEFORE Land Use Map**

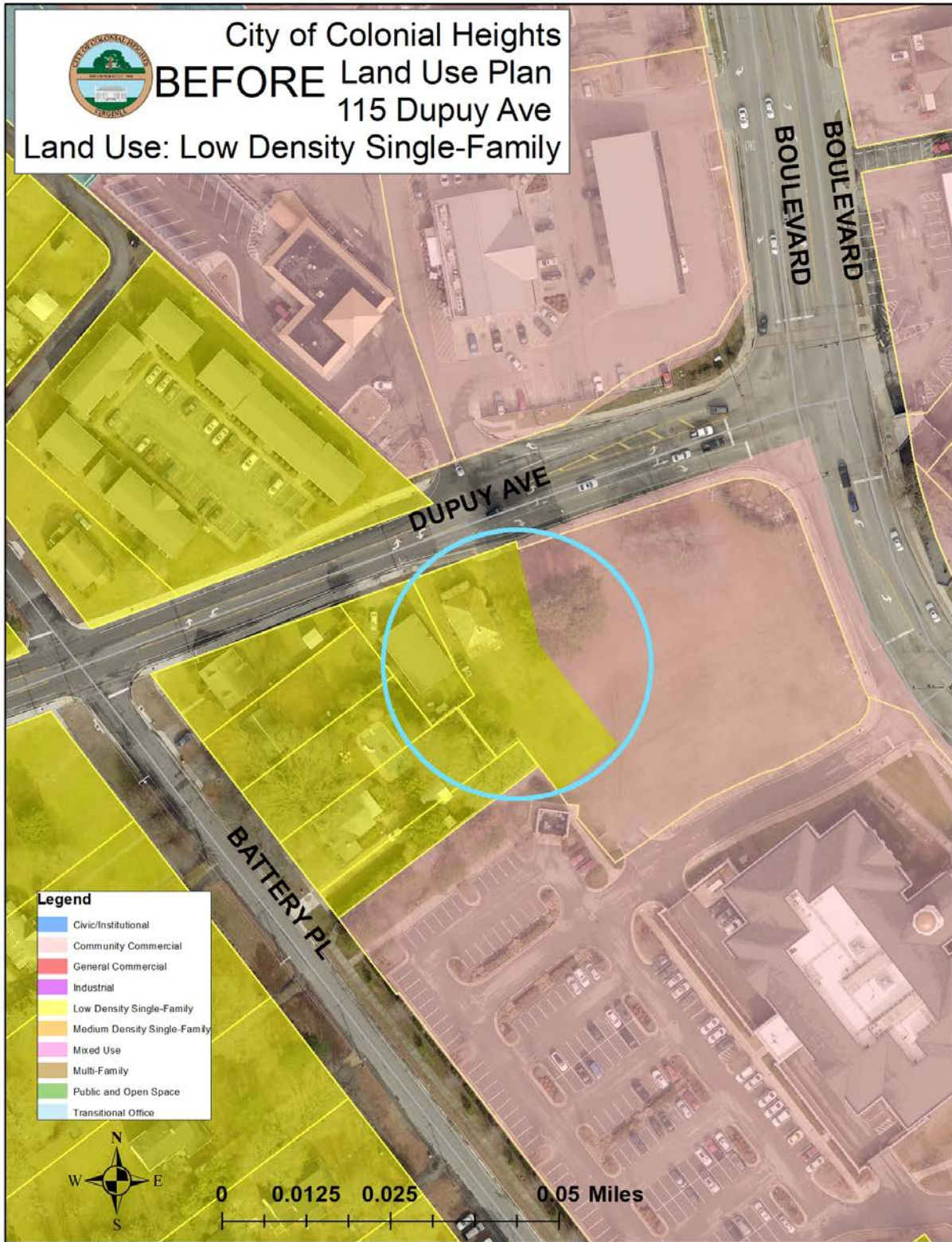


Exhibit 4 – AFTER Land Use Map

