



Colonial Heights City Council Meeting Agenda Item Executive Summary

City Council Meeting

MEETING TYPE: City Council Regular Meeting

MEETING DATE: September 13, 2022

ITEM: ORDINANCE NO. 22-15 (First Reading)

DEPARTMENT: Planning and Community Development Department

PROPOSED ACTION: Hold a public hearing to consider approval of Ordinance No. 22-15 on first reading, to change the Comprehensive Plan Land Use Map designation of 115 Dupuy Avenue, former parcel 3000050000B, now part of parcel identification number 3000050000D, from Residential Low Density District to Community Commercial. The subject parcel contains 0.277 acres and is currently occupied by a vacant, single family dwelling.

BACKGROUND: The City of Colonial Heights, property owner and applicant, requests to change the land use classification of 115 Dupuy Avenue, to match the land use classification of the majority parcel, which is Community Commercial. As a result, the whole parcel will be consistent. In 2021, the subject property was combined with the larger parcel of undeveloped, City-owned property that runs from 115 Dupuy Avenue to the Boulevard.

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 the 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.

The Planning Commission held a public hearing at the September 6, 2022 Regular meeting and recommended approval with a vote of 7-0.

BUDGET/FINANCIAL IMPACT:

Funding for this item was: included not included in the current-year budget N/A

RECOMMENDATION: Staff recommends approval of Ordinance No. 22-15 on first reading.

ATTACHMENTS: Ordinance No. 22-15; Planning Commission Resolution No. 22-09 signed; application for Rezoning/Comprehensive Plan Amendment, Presentation, and Planning Commission Staff report (including attachments thereto).

- Staff will be making a detailed presentation on this agenda item at the meeting.**
- Staff will provide brief comments and answer questions on this item at the meeting.**
- This is a routine procedural item and no presentation is planned for the meeting.**

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.