



**Z – 22-1**  
**Rezoning Request**  
**Parcel ID 3000050000D**  
**Rezone from RL Low Density District**  
**to BB Boulevard Business District**

The City of Colonial Heights, property owner, and applicant, wishes to rezone 115 Dupuy Avenue, from RL Low Density Residential to BB Boulevard Business District; and amend the Zoning Map accordingly. 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, single-family dwelling.

**Location:**

This property is located at 115 Dupuy Avenue and is surrounded by the Courthouse properties, zoned BB Boulevard Business, and several residential structures to the west, zoned RL Low Density. The legal description is Lot D, Carterette Subdivision. The parcel contains 0.277 acres.

**Existing & Future Land Use:**

Moving forward concurrently with this rezoning request is a Comprehensive Plan Land Use Map request to change the land use classification from low density residential to community commercial, which is consistent with the majority of this property.

**Existing Zoning:**

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

**Future Zoning:**

Pursuant to § Section 286-308.04, the BB Boulevard Business District allows a variety of residential, civic, office and commercial use types, such as, but not limited to, general retail, offices, and restaurant uses.

**Surrounding Uses & Zoning:**

**North** – The Flag Stop car wash and Wawa commercial uses are directly across Dupuy Avenue and zoned BB Boulevard Business.

**South** – The property directly adjoins the Courthouse properties, zoned BB – Boulevard Business.

**East** - The property directly adjoins the Courthouse properties, zoned BB – Boulevard Business.

**West** – The parcel immediately adjacent to the West is residential, zoned RL – Low Density Residential.

**Relationship to Comprehensive Plan:**

The requested rezoning and concurrent comprehensive plan amendment will match the remainder of this property, which is zoned BB – Boulevard Business with a comprehensive plan land use designation as Community Commercial.

**Analysis of Request:**

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

In 2016, the surrounding city-owned Courthouse parcels were rezoned from RL – Low Density to BB – Boulevard Business.

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 rezoned to match the zoning of the majority parcel which will make the zoning of the whole parcel consistent. The proposed rezoning is effectively a housekeeping measure that will allow the subject property to be zoned consistently with the remainder of the City-owned property, which is zoned BB – Boulevard Business. Additionally, there has been interest in the site and the proposed rezoning will prevent delays and create a “site ready” property.

**Recommendation:**

The recommendation from staff is for the Planning Commission to approve Planning Commission Resolution 22-10 which recommends passage of Ordinance Number 22-16 to the City Council.

**Exhibit 1 – Location Map**

**Exhibit 2 – Property Card from Assessor’s Office**

**Exhibit 3 – Existing Zoning Map**

**Exhibit 4 – Proposed Zoning Map**

**Exhibit 1 – Location Map**

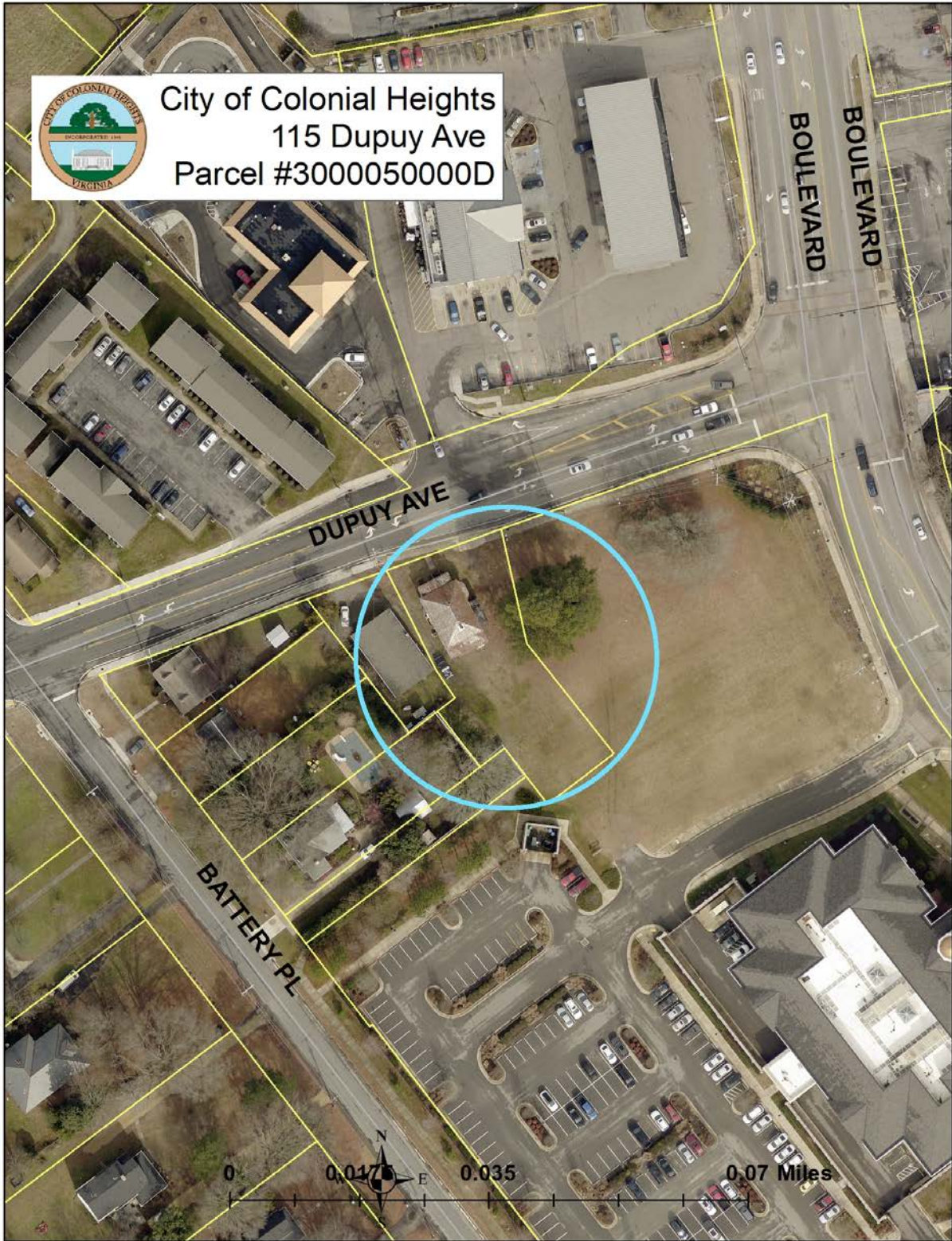




Exhibit 2 – Property Card from Assessor’s Office

COLONIAL HEIGHTS



Exhibit 3 – Existing Zoning Map

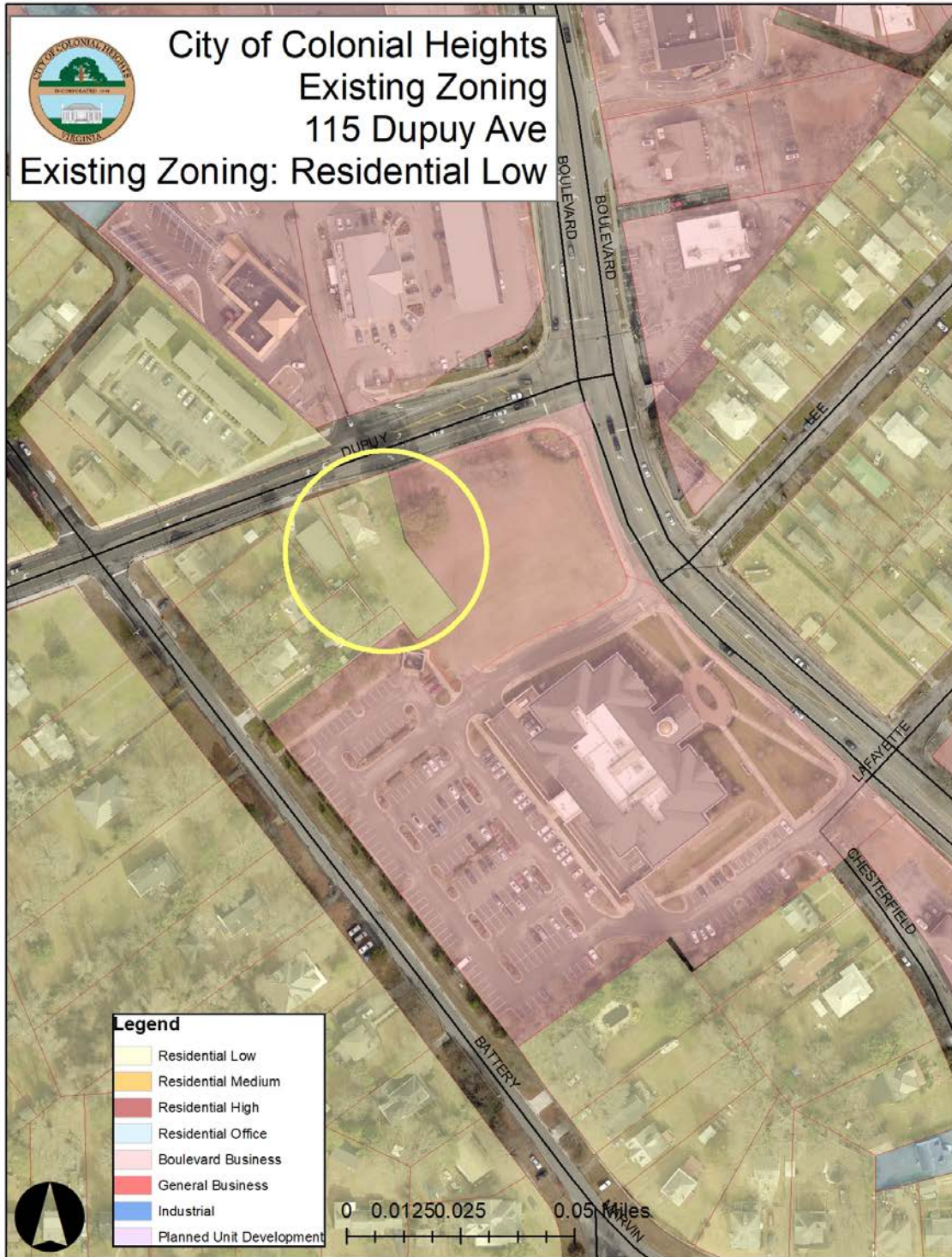




Exhibit 4 – Proposed Zoning Map

