



Z-19-1
Rezoning Request
Parcel IDs 40000105020 and 4000010520A
Rezoning from RO Residential Office District
to BB Boulevard Business District

The applicant for this rezoning request is Pickwick Development LLC, represented by Mr. Joseph “Joey” Cummings and Mr. Mark Cummings. Mr. Mark Cummings owns the subject property and is also business owner of Pickwick Laundromat. The property owner’s son, Mr. Joey Cummings, is the representative on this application. Mr. Joey Cummings is owner of the SouthernSpun LLC, a southern-style food truck and currently serves at the Colonial Heights Farmers Market. Mr. Joey Cummings proposes to turn his food truck business into a bricks-and-mortar restaurant at this subject property and to use the attached vacant lot as parking for the business.

To change the land use classification of a tract of approximately 0.1358 acre of real property on the Land Use Plan map, which is part of the City Comprehensive Plan (i.e., Master Plan), from Transitional Office to Community Commercial. The approximate 0.1358 acre tract is known as Chesterfield Highlands, Block 5, Lots 19, 19A, 20, and 20A, parcel identification numbers 40000105020 and 4000010520A; with a physical address of 137 Pickwick Avenue.

To change the zoning classification of an approximate 0.0819 acre parcel with parcel identification number 40000105020, and of an approximate 0.0539 acre parcel with parcel identification number 4000010520A, collectively known as 137 Pickwick Avenue, from RO Residential Office District to BB Boulevard Business District; and to amend the Zoning Map accordingly.

Location

The location of the rezoning request is two adjacent parcels under the same ownership. The parcels are located on the southeast corner of Pickwick and Danville Avenues. Parcel ID 40000105020 is comprised of Lots 19 and 20, Block 5, of the Chesterfield Highlands Subdivision. Parcel ID 4000010520A is the rear 47.52 feet of the property, denoted as Lots 19A and 20A, Block 5, of the Chesterfield Highlands Subdivision.

Parcel ID 40000105020 is a vacant parcel. Parcel ID 4000010520A is addressed as 137 Pickwick Avenue and contains a 2,062 square foot masonry, single-story building.

Pickwick Development, LLC acquired the two parcels on 5/13/2019.

Existing & Land Use Plan

The existing land use of the parcels are currently classified as Commercial and the Land Use Plan identifies the properties as Transitional Office.

Surrounding Land Use

North – For all parcels north of the subject parcels, the existing land use is Institutional/Public and are identified as Civic/Institutional in the Land Use Plan.

South – For the parcels immediately south of the subject parcels, the existing land use is Commercial and are the parcels are identified as Community Commercial in the Land Use Plan.

East – For all parcels adjacent to the east of the subject parcels, the existing land use is Residential – Single Family and the parcels are identified as Low Density Single-Family in the Land Use Plan.

West – The parcel west of the subject parcel on the corner of Pickwick and Danville Avenues has the existing land use of Commercial and is classified as Transitional Office in the Land Use Plan. The parcels west of the subject parcel, located immediately behind the corner parcel, have the existing land use of Commercial and are classified as Community Commercial due to a reclassification that occurred in 2016.

Existing Zoning

The existing zoning is currently RO – Residential Office

Surrounding Zoning

North – For all adjacent parcels north of the subject parcel, the zoning is RL – Low Density Residential.

South – For all adjacent parcels south of the subject parcel, the zoning is BB – Boulevard Business.

East – For all adjacent parcels east of the subject parcel, the zoning is RL – Low Density Residential.

West – The parcel west of the subject parcel on the corner of Pickwick and Danville Avenues is zoned RO – Residential Office. The parcels west of the subject parcel, located immediately behind the corner parcel, were rezoned to BB – Boulevard Business in 2016.

Relationship to Comprehensive Plan

Chapter 2 from the Comprehensive Plan provides the visions, goals and objectives to be the foundation of this community's vision for the future. The objectives of the Comprehensive Plan are organized under four goals; community character, quality of life, economic prosperity, sustainable development.

The following Comprehensive Plan objectives align with this proposed rezoning request:

Community Character:

- Promote high-quality curb appeal that is inviting and of human scale (CC-3).

Economic Prosperity:

- Improve the physical appearance and capacity of City businesses (EP-3).
- Generate and sustain successful small businesses (EP-4).
- Diversify the economic base (EP-6).
- Improve the overall condition of infrastructure in the City (EP-7).

Sustainable Development:

- Strengthen and promote the City's commercial areas (SD-2).

The following Comprehensive Plan objectives do not align with this proposed rezoning request:

Community Character:

- Promote compatible land uses that protect and preserve the City's neighborhoods (CC-4).

Analysis of Request

On May 23, 2019, ownership changed from Bruce and Milton Rose to Pickwick Development, LLC and the parcel is referred to as 137 Pickwick Avenue. The parcel, and the surrounding parcels, have not changed zoning or land use designations since the purchase of the property.

The structure at 137 Pickwick Avenue has been used as a religious institution (Faith Heritage Church) from 1993-2019 with brief periods of vacancy. There are no records prior to the use of the religious institution, institutional knowledges recalls the structure being used as a record store.

In 2016, 138 and 140 Pickwick Avenue rezoned from Residential Office to Boulevard Business. 138 and 140 Pickwick Avenue is an attached brick structure that faces into the Pickwick Avenue parking lot. It is similarly situated to the subject property of this rezoning in regards to the size, massing, and distance from the closest residential property. Although the properties across the street are still being used as Residential Office, the HVAC equipment servicing the building is located in the rear within 10 feet of the adjacent residential structure. This differs from 137 Pickwick Avenue, the subject property in the rezoning as the zero-lot line in the rear of the property will require equipment to be located and screened on the side of the building. The applicant proposes locating all trash and grease disposal in a screened area on the side of the building.

The proposed rezoning of 137 Pickwick Avenue does not provide any more or less of an encroachment than 138 and 140 Pickwick Avenue.

Staff Recommendation

The recommendation from staff is to approve Planning Commission Resolutions 19-5 and 19-6 which recommends passage of Ordinance Numbers 19-26 and 19-27 by City Council.

Attachments

Rezoning Application

Application Attachments (Site Renderings)

Map – Parcels

Map - Existing Land Use

Map - Future Land Use Plan

Map - Zoning