



Colonial Heights City Council Meeting Agenda Item Executive Summary

City Council Meeting

MEETING TYPE: City Council Regular Meeting

MEETING DATE: March 08, 2022

ITEM: ORDINANCE NO. 22-2 (First Reading)

DEPARTMENT: Planning and Community Development Department

PROPOSED ACTION: Hold a public hearing to consider approval of Ordinance No. 22-2 on first reading, to grant a special use permit, to Southpark Mall CMBS LLC, located at Southpark Circle, also known as parcel identification number 68204700013, and zoned GB – General Business, to allow the redevelopment of the former Sears Building into multi-family residential apartments.

BACKGROUND: Property owner Southpark Mall CMBS LLC is applying for a special use permit to allow multi-family residential apartments in the GB – General Business District without complying with the following City Code provisions:

1. Section 286-404.20 D (1): The multi-family use shall be allowed only in the same structure as, and in conjunction with, an associated civic, office or commercial use type; and
2. Section 286-404.20 D (2): The civic, office or commercial use type must occupy at least 50% of the gross floor area of the structure.

The Planning Commission held a public hearing at the January 4, 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. 22-2 on first reading.

ATTACHMENTS: Ordinance No. 22-2; Planning Commission Resolution No. 22-2 signed; Staff report; SUP application; Concept Plan; Presentation.

- 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.