

Print

Special Use Permit Application - Submission #55315

Date Submitted: 11/19/2021



Special Use Permit Application

The deadline for Special Use Permit applications is the first Tuesday of the month. An application is complete when the fee and all request information is received.

Date of Request*

11/19/2021

Address of Request*

114 Southpark Circle Colonial Heights, VA 23834

Street Address, City, State, Zip Code

Name of Project*

Southpark Mall - Sears Redevelopment

Description of Request*

The Special Use Permit is needed due to the requirements listed in the Multi-family Additional Standards in BB and GB Districts 286-404.20 (D)(1) that apply to Multi-family in the General Business District - specifically that multi-family use shall be allowed only in the same structure as, and in conjunction with, an associated civic, office or commercial use type. In addition, a Special Use Permit is needed because the City Code Section Multi-family Additional Standards in BB and GB Districts 286-404.20 (D)(2) states that a civic, office or commercial use type must occupy at least 50% of the gross floor area of the structure.

Applicant Information

Name of Applicant*

SPE - TBD

Applicant is...*

Representative of Owner or Contract Purchaser

Mailing Address of Applicant*

10243 Kimlynn Trail Chesterfield VA 23838

Street Address, City State, Zip Code

Telephone Number of Applicant*

302.745.7559

Email Address of Applicant*

nick.wexler@schellbrothers.com

Purchase Contract

No file chosen

If applicant is the Contract Purchaser, attach contract.

Statement*

All information is accurate to the best of my ability. By checking this box, you are agreeing to sign and take responsibility for the work on this permit.

Property Owner Information

If applicant is property owner, skip section.

Name of Property Owner

Southpark Mall CMBS LLC

Property Owner Mailing Address*

2030 Hamilton Place Blvd Suite 500 Chattanooga, TN 37421

Street Address, City, State, Zip Code

Telephone Number of Property Owner*

423.490.8354

Email Address of Property Owner

lewis.hilton@cblproperties.com

Other Representative

Provide information for engineer, developer, attorney, or permit expeditor associated with this application. If no other representatives are associated with this application, or information has already been provided in the applicant section, skip section.

Other Representative Contact Information

Shane Burnette shane.burnette@icloud.com

Provide the name, company, mailing address, telephone number, and email address for all representatives associated with this application.

Parcel Identification*

68204700013

Subdivision Lot & Parcel # and/or Tax Map Designation

Site Acreage

8.62

Current Zoning

Existing/Proposed Square Footage of Structure(s) (if applicable)

107,854 / 370,000

Name of Subdivision

(if applicable)

Proposed Land Use Activity*

Multi-Family Residential

Vehicles per Peak Hour (VPH)

Traffic Impact Analysis

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(if required)

Adjoining Property Owners

All adjacent property owner information shall be listed below or separately attached. Please provide property address, property owner name, and property owner mailing address for each adjacent parcel to the subject property. Applicants may submit property cards to satisfy this requirement. Property cards may be printed at the City Assessor's Office. Adjacent property owners include all property across from roadways, watercourses, railroads, and/or municipal boundaries.

List information below*

170 SOUTHPARK
165 SOUTHPARK
830 SOUTHPARK
820 SOUTHPARK
773 SOUTHPARK
735 SOUTHPARK
1823 SOUTHPARK
1857 SOUTHPARK

The names and addresses above are those of adjacent property owners as listed in the tax records of the City Assessor (or County Assessor, if applicable.)

Adjacent Property Owner Information

Choose File No file chosen

Information may be attached here or filled out above.

Narrative

The Comprehensive Plan is available on the City's website within the Planning Department webpage.

What is the Land Use and Transportation Plan Map designation of the subject property?*

Commercial

Describe in Detail the Proposed Use of the Property.*

The proposed use is for a class "A" multi-family project with community amenities - pool, clubhouse, gym, business center, coffee bar, etc.

Explain how this request is consistent with the Comprehensive Plan.*

It conforms perfectly with the comp plan as there are multiple experts from the document that focus on helping keep the mall a vibrant asset for the community through redevelopment, specifically including multi-family. On page 13 of the plan under, "Economic Prosperity Objectives" item number 5 states the objective is to, "Redevelop the mall area to spur economic growth". The comp plan goes on to say on page 23 under a section titled, "Mall Area Mixed Use Center", that "As many residents reach retirement age and look for alternative housing, there is little opportunity for them to stay in the City. Providing senior-friendly apartments at the Mall area would provide an opportunity for residents to stay in the City and be close to shopping and services. Additionally, this mixed-use center is an opportunity to attract young adults. With the marriage age increasing and the impact of the recent recession, young people are putting off buying homes and are choosing to live closer to their jobs and entertainment. Mixed use developments allow them to live, work and play in one area. Attracting this population could benefit the City in the future, because these young people may choose to stay, purchase homes and start families in Colonial Heights." We also wanted to note the the comment the plan has on housing, which states that it is a, "substantial concern" and that it's, "an important part of maintaining a high quality of life and a powerful economic development tool to attract new residents and jobs."

List any sensitive environmental or unique features of the property.*

None

Explain how this request will impact the surrounding neighborhood and/or the City of Colonial Heights.*

Providing a class "A" multi-family project on the Sears building will have no adverse impact on the surrounding neighborhood or community as this asset is something that the City is in desperate need of in order to try and keep people local that can contribute to the local economy. There is currently very few, to arguably no class "A" rental housing alternatives and therefore anyone who works or wants to live in Colonial Heights needs to seek living accommodations outside of the city.

Have you prepared a conceptual plan of the proposed development, including proposed uses, general lot configurations and road locations?*

yes

What provisions will be made to provide safe and adequate access to the subject property?*

There is already existing infrastructure to accommodate the proposed use.

Please identify any known or suspected historic resources on both the subject property and adjacent properties.*

None

Attachments*

Check all applicable below:

- Adjacent Property Owners Form
- Thirteen Copies of the Plat of the Subject Property
- Responses to Questions on following page
- Owner's Power of Attorney Affidavit, if not applicant
- Required \$1,500 fee
- Traffic Impact Analysis Fee (\$500-100VPH or less, \$1,000-more than 100VPH)

Attachments

No file chosen

If needed, please email additional attachments to siteplans@colonialheightsva.gov to include with your submission.