

REZONING REPORT SUMMARY

TO: Chairman Alexander and Members of the Petersburg Planning Commission
FROM: Reginald Tabor, Interim Planning Director and Sandra A Robinson, Zoning Administrator
SUBJECT: Case 20-REZ-02
Tax Map Parcel 010-170017
607 High Street, Petersburg, VA. 23803

A petition by SC Maplewood Ave, LLC (Mark Baker) to rezone 607 High Street, T.P. # 010-170017, formerly the High Street United Methodist Church, from R-3, Two-Family Residence District to PUD, Planned Unit Development District. The rezoning is requested to permit a mixed-use development that would include multifamily residential and light intensity commercial uses.

APPLICANT: SC Maplewood Ave, LLC (Mark Baker-Presenter)
DATE: Delivery to the Planning Department on May 26, 2020 for consideration during the July 1, 2020 meeting of the Planning Commission.

I. APPLICANT'S PROPOSAL

Mr. Mark Baker of Baker Development Resources, Richmond, VA., submitted the petition on behalf of SC Maplewood, LLC. The applicant proposes the conversion of an existing two-story brick & granite church structure located at 607 High Street (formerly the High Street Methodist Church), a 1.091 acre parcel approximately 28,991.79 square feet of lot area. The parcel has a street frontage of 110.93 and rear yard of 66.06 feet. There is a long extended paved driveway on the West side of the church structure which enters into the rear of the asphalt, off-street parking lot with approximately 25+ spaces. The parking lot is screened by a privacy fence on the East, a mature, vegetative, tree lined buffer along the rear, North boundary of the parcel and a fence along the West side of the property. The property is currently zoned R-3, Two Family Residence District and owned by 607 High St LLC, Richmond, VA 23219.

It is the request of the applicant/developer to convert or reuse (repurpose) the existing structure to accommodate up to 24 dwelling units and a commercial use.

Occupancy of the building has not been achievable under the existing zoning regulations and prolonged vacancy has made it a challenge to maintain the structure and puts it at further risk of deterioration.

The conversion of the building for up to 24 dwelling units is proposed to be completed in two phases. The first phase would include the conversion of the rear addition and the ground floor area for use as 10 to 14 dwelling units and the use of the original church sanctuary as an event space, yoga studio, church or other activities. Phase II would entail the completion of the final dwelling/apartment unit count.

II. CHARACTER OF THE AREA

The parcels in the vicinity of this parcel adjacent to the North are zoned R-3, Two-Family Residential, MXD-1, Mixed Use District and MXD-2 along Grove Avenue, M-1, Light Industrial District along Hinton, Commerce, Lafayette, Davis, and N. South Streets. The properties located along the South side are zoned R-3, Two-Family Residence and PUD, Planned Unit Development Districts. There are approximately 6 Multi-family developments in the immediate vicinity of the property for rezoning. Those apartments are as follows: 1) The High Street Lofts units – Phase II; 2) High Street Lofts units– Phase IV, 3) High Street Lofts units – “Old Town 2 RA LP”; 4) Old Town 2 RA LP (Retail/Residential) Charlottes; 5) Commerce Street Apts; 6) Lundsford Holdings LLC; and 7) DF Lundsford Construction LLC. The number of units in each complex varies from 5 and above. Each of the properties with the exception of Commerce Street required a rezoning action and were rezoned to a PUD. There are clusters of homes in the area still being used as single-family and two-family residences (duplex) as well as apartments. (See Site Plan, depicting Zoning Information.) There are scattered B-2, General Commercial District designations at the corner of High Street & University Boulevard.

The subject property is currently vacant. The church is of historical significance to the City of Petersburg and is located in a Local Historic District as well as considered contributing to the Virginia Landmarks Register and National Register Districts.

The site is currently served by water and sewer, and there is no indication that development permitted under the proposed rezoning would overburden existing facilities.

The subject property is located close to Virginia State University Gateway which sits atop a rolling landscape just north of the Appomattox River and near several professional, business and retail establishments. The property is centrally located to all major thoroughfares including Fort Lee, Army base.

The City's Current Comprehensive Plan, updated in 2014 Future Land Use Plan. The City has rezoned several properties in the area for the repurposing or reuse of structures such as medium and high density residential. The development of these structures has added

to the quality of the rental housing stock in the City and the revitalization and redevelopment of underutilized lots and buildings.

III. ZONING ORDINANCE

Article 26. "PUD" Planned Unit Development District of the Zoning Ordinance offers developers the opportunity to overcome traditional zoning limitations, and is intended to encourage innovative design approaches to large-scale subdivisions or development. The purpose of this article is to establish procedures and standards for planned unit developments in order to achieve the following objectives:

- 1) Promote the use of land planning and design techniques that will result in the efficient, economical, and convenient arrangement of differing land uses, including residential and commercial, and supporting infrastructure;
- 2) Encourage flexibility in design to retain natural features, including but not limited to floodplains, steep slopes and unique geological formations as well as historical and archeological areas;
- 3) Provide the reservation of land for the public or private community facilities, including open space for scenic and recreational use; and
- 4) Encourage the creation of a variety of residential uses and compatible neighborhood arrangements that give the home occupant greater choice in the selection of types of environment and housing units.

IV. FINDINGS

The proposed rezoning will not impact the public welfare of either the neighborhood or the City as the proposed reuse of the property for the conversion to up to 24 dwelling units is a reasonable density and provides for density that are compatible with other uses in the area/neighborhood.

Off-street parking is provided on the current property for each of the proposed uses minimizing significant impacts related to traffic or parking in the neighborhood.

The proposed rezoning and reuse of the structure would prevent any further deterioration of a historically significant structure and removes the potential for the unoccupied building to be placed on the city's "Blight List."

The request will provide for new, unique and desirable market rate housing options to the City of Petersburg and help to support a range of housing options in the neighborhood.

The proposed Phase I use of the sanctuary with as event space, yoga studio, or potential church would serve the community and provide access for the public to enjoy the historically significant building.

The request is driven by the need to rehabilitate and reuse an existing structure located in an R-3, Two-Family Residence District. The PUD district has been designated to provide

for flexibility in the redevelopment of historically significant buildings that could not otherwise be achieved under the constraints of existing traditional zoning classifications. The rezoning of the property would allow the building to be repurposed in a way that acknowledges its historical significance which is otherwise prohibited by the current zoning classification.

V. RECOMMENDED CONDITIONS

Staff recommends that the Planning Commission approves the rezoning request with the following conditions:

- 1) That the design of the proposed redevelopment of the existing structure located at 607 High Street substantially conform to the submitted preliminary site plan, which will be reviewed through the City's Site Plan Review process;
- 2) That the applicant agrees, in writing to maintain appropriate landscaping around the parking lot and at the entrance of the building along High Street.
- 3) That the applicant employs landscaping measures to maximize coverage and reduce any potential visual impacts;
- 4) That the applicant will comply with all signage criteria as outlined in Article 21, Sign Regulations of the Zoning Ordinance and understands that any/all signage must be reviewed by the Architectural Review Board (ARB) prior to erection or placement. All exterior alterations and changes must also be reviewed and approved by the ARB after submitted application is reviewed by the City of Petersburg's Preservation Planner.
- 5) That the applicant agrees to maintain the parking lot in a manner which will minimize its aesthetic and visual impact. That applicants shall ensure that the parking lot regardless of the number of spaces, must have individual spaces marked.
- 6) Each parking space is properly delineated with paint or plastic stripping which shall provide a permanent delineation between spaces. Spaces should be arranged so that any maneuvering directly incidental to entering or leaving a parking space shall not be on any public street, alley or walkway. ** Preservation Planner should be notified of any materials used to change parking surface and coloring. Parking requirements: Church or civic associations – One (1) space for every four (4) seats; Multi-family – One (1) space per each one-bedroom unit Two (2) spaces per every two (2) or more bedroom units; Yoga studio – One (1) space for every 200 square feet of floor space.
- 7) That no advertising or other signs be placed on the building without the review and approval of the ARB;

VI. EXHIBITS

- Tax Parcel Map Extract

- Zoning Map Extract
- Applicants Petition
- Public Notification Information
- Applicant Exhibits

CASE NUMBER 2020 RD2 02

Applicant: Mark Baker

Baker Development Resources

1519 Summit Avenue, Suite 102

Richmond, Virginia 23230

PETITION FOR REZONING OR SPECIAL USE PERMIT

RETURN TO: DEPARTMENT OF PLANNING (CITY HALL, THIRD FLOOR, ROOM 304) WITH THE FILING FEE: \$1,500 (CHECK/MONEY ORDER/CASH) AT THE TIME OF SUBMITTAL

A. Property Information

1. SC Maplewood Ave, LLC c/o Parmeet Soin, do hereby petition to rezone the following described properties from zoning district R-3 Two-Family Residence District to zoning district PUD District to permit the redevelopment of a existing building in two phases with up to 24 dwelling units, with phase one including use of the main sanctuary within the building as an event space, yoga studio, church or similar use.

2. **Legal Description:** (Use attachment if necessary) - **Identify proposed Use**
Conversion of the existing building on the site for use as up to 24 dwelling units, to be completed in two phases. The first phase would include the conversion of a rear addition and ground floor area for use as 10 to 14 dwelling units and the use of the original church sanctuary as an event space, yoga studio, church or similar use. The second phase would include the conversion of the sanctuary for use as dwellings with the final dwelling unit count being 24.

3. Tax Parcel Identification Number(s):	Map	Block	Lot
	Parcel ID	010-170017	

4. **Current Street Address(es): - (if assigned)** 607 High Street, Petersburg, VA 23803

5. **Approximate Area:** 28991.79 sq. ft. 0.6656 acres

6. **Public Street Frontage** High Street: 110.93 ft. Gilliam Street: 66.06 ft.

7. **A boundary plat of this property outlining the area to be rezoned shall be attached to this petition.**

8. **The following deed restrictions may affect the use of this property:**
There are no applicable deed restrictions to our knowledge.

9. Brief:

Said deed restrictions will expire on : Not applicable

B. JUSTIFICATION FOR REZONING

- 1. The proposed change in zoning is necessary for the preservation and enjoyment of a substantial property right because: (A detailed statement of reasons why the proposed rezoning should be granted).**

The former church building on the property is historically significant, having been built circa 1844, and is a part of the neighborhood fabric. Occupancy of the building has not been achievable under the limitations of the current zoning. Prolonged vacancy challenges building upkeep and puts this community asset at risk of further deterioration. Consistent with the PUD regulations, this request would allow for the imaginative and respectful reuse of the building thereby preserving the building and providing for its future ongoing maintenance.

- 2. The material impact of the proposed rezoning will not be detrimental to the public welfare of the City nor to adjacent property owner(s) or properties located within the nearby vicinity because: (Specify reasons to substantiate this statement).**

The proposed zoning change and use will not impact the public welfare of either the City or nearby neighborhoods.

The proposed dwellings represent a reasonable density and provide for a use that is compatible with other uses in the vicinity. Parking meeting normal zoning requirements would be provided on site for the dwellings within an existing parking area and access would continue as it was historically provided, thereby preventing any detrimental impacts related to parking or traffic.

- 3. The proposed rezoning will be advantageous to the City and benefit the welfare of the general public because: (Specify reasons to substantiate this statement).**

The proposed rehabilitation will remove the potential for the unoccupied building to become a blighting influence in the neighborhood while providing an asset for the community. The request will provide for new, unique, and desirable market rate housing options to the City and will help support a range of housing options in the neighborhood. The proposed Phase I use of the sanctuary with a use such as an event space, yoga studio, or church would serve the community and provide access for the public to enjoy this significant building.

- 4. The proposed rezoning is necessary because suitable property for the proposed use is not presently situated within required existing zoning districts. (Specify reasons for this determination).**

This request is driven by the need to rehabilitate an existing building in an R-3 Two-Family Residential District.

As applied in this vicinity in the past, the PUD district has been used to provide for flexibility in the redevelopment of historically significant buildings that could not otherwise be achieved under the constraints of existing

traditional zoning classifications. The rezoning would allow the building to repurposed in a way that
acknowledges its historical significance and which would otherwise be prohibited by the current zoning.

C. CERTIFICATION:

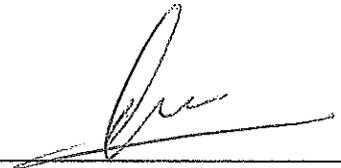
The undersigned applicant certifies that: (He) (She):

_____ (a) Is the owner or lessee or agent specified in writing, for

X (b) Possesses a proprietary interest in: (contract or option agreement)

the property(ies) identified within this PETITION FOR REZONING; and that the foregoing answer and statements herein contained and all other information herewith submitted are in all respects true and correct to the best of (his) (her) knowledge and belief.

APPROVED

Signed: 

Mailing Address: 3420 Pump Road, #148
Henrico, VA 23233

City Attorney

Phone Number: (804)867-8565

TO BE FILED IN TRIPLICATE (3-SETS) IN THE PLANNING DEPARTMENT, CITY HALL

ACTION RECORD

Date Filed (with Planning Department) 5-18-2020

Date of Planning Commission Public Hearing 6-3-2020

Planning Commission Action(s) _____

Date of City Council Hearing: _____

City Council Action(s): _____

SC MAPLEWOOD AVENUE, LLC
c/o PARMEET SOIN
DEVELOPER: MARK BAKER
T. P. 010170017
2020 REZ-02 (REZONE: R-3 TO PUD)

607 HIGH STREET
PETERSBURG, VA 23803

MARK BAKER
BAKER DEVELOPMENT RESOURCES
1519 SUMMIT AVENUE, SUITE 102
RICHMOND, VIRGINIA 23230

SC MAPLEWOOD AVENUE, LLC
c/o PARMEET SOIN
3420 PUMP ROAD, #148
HENRICO, VA 23233

Robert E. & Cynthia Jenkins
561 High Street
Petersburg, VA 23803

Judson Leach
557 High Street
Petersburg, VA 23803

Thomas B. & Brenda K. Redfern, III
P. O. Box 2525
Petersburg, VA 23803

Occupant
625 High St.
Petersburg, VA 23803

Darren A. & Cathy White
625 High St.
Petersburg, VA 23803

Decole Properties
7708 Tanner Robert Ct.
Springfield, VA 22153

Occupant
624 Gilliam St.
Petersburg, VA 23803

Kevin Allen Desmond
7708 Tanner Robert Ct.
Springfield, VA 22153

Occupant
618 High St.
Petersburg, VA 23803

Charles W. & Mary Virginia Sheltman
5504 Oakdell Ct.
Richmond, VA 23237

SC MAPLEWOOD AVENUE, LLC
c/o PARMEET SOIN
DEVELOPER: MARK BAKER
T. P. 010170017
2020 REZ-02 (REZONE: R-3 TO PUD)

607 HIGH STREET
PETERSBURG, VA 23803

Occupant
618 High St.
Petersburg, VA 23803

Gianna Grier
c/o Mvmt Mtg, LLC
P. O. Box 10610
Virginia Beach, VA 23450

Occupant
614 High St.
Petersburg, VA 23803

Patrick A. Hagerich
602 High St.
Petersburg, VA 23803

William Lee Gipson
558 High St.
Petersburg, VA 23803

Occupant
558-568 High St.
Petersburg, VA 23803

Risha L. Stebbins
610 High St.
Petersburg, VA 23803

Vickie L. McCall
604 High St.
Petersburg, VA 23803

Labrador Properties, LLC
G. E. Matthews
2425 Boulevard #6
Colonial Heights, VA 23834

Occupant
615 Gilliam St.
Petersburg, VA 23803

Plum Street Partners, LLC
230 E. Bank St.
Petersburg, VA 23803

Occupant
601 Gilliam St.
Petersburg, VA 23803

SC MAPLEWOOD AVENUE, LLC
c/o PARMEET SOIN
DEVELOPER: MARK BAKER
T. P. 010170017
2020 REZ-02 (REZONE: R-3 TO PUD)

607 HIGH STREET
PETERSBURG, VA 23803

Occupant
617 Gilliam St.
Petersburg, VA 23803

PC MEETING DATE: July 1, 2020 @ 6:00 P.M.
APPLICANT: SC Maplewood Avenue, LLC
c/o Parmeet Soin (Mark Baker, Applicant)
2020 REZ-02
USE: Rezone: "R-3" - (Two-Family Residential District)
to "PUD" (Planned Unit Development)
T. P. 010-170017

Mark Baker, Applicant
Baker Development Resources
1519 Summit Avenue, Suite 102
Richmond, VA 23230



Card 1 of 1

Location 607 HIGH ST	Property Account Number	Parcel ID 010-170017
		Old Parcel ID --

Current Property Mailing Address

Owner 607 HIGH ST LLC	City RICHMOND
Address 116 E FRANKLIN ST	State VA
	Zip 23219-2118
	Zoning R-3

Current Property Sales Information

Sale Date 12/20/2004	Legal Reference 2004-5688
Sale Price 40,000	Grantor(Seller)

Current Property Assessment

Year 2020	<u>Card 1 Value</u>
	Building Value 12,500
	Xtra Features Value 0
Land Area 0.828 acres	Land Value 53,200
	Total Value 65,700

Narrative Description

This property contains **0.828 acres** of land mainly classified as **Urban Res** with a(n) **2STORY** style building, built about **1844** , having **N/A** exterior and **METAL** roof cover, with **1** unit(s), **0** total room(s), **0** total bedroom(s), **2** total bath(s), **0** total half bath(s), **0** total 3/4 bath(s).

Legal Description

PARCEL B 0.665 ACRES

Property Images

<p>Unsketched SubAreas: FFL: 10183, BMT: 4300,</p> <p>Sum Area By Label :</p>	
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Property Record Card - Petersburg, VA

General Property Data

Parcel ID **010-200013**
Prior Parcel ID **--**
Property Owner **HIGH STREET LOFTS LLC**
Mailing Address **116 E FRANKLIN ST.**
City **RICHMOND**
Mailing State **VA** Zip **23219**
ParcelZoning **PUD**

Account Number **High Street Lofts - Phase II**
Property Location **422 HIGH ST**
Property Use **Other Multi**
Most Recent Sale Date **2/13/2006**
Legal Reference **2006-721**
Grantor
Sale Price **0**
Land Area **acres**

Current Property Assessment

Card 1 Value Building Value **2,963,200** Xtra Features Value **0** Land Value **10,300** Total Value **2,973,500**

Building Description

Building Style **NONE**
of Living Units **0**
Year Built **N/A**
Building Grade **EXCELLENT**
Building Condition **N/A**
Finished Area (SF)
Number Rooms **0**
of 3/4 Baths

Foundation Type
Frame Type
Roof Structure
Roof Cover
Siding
Interior Walls **N/A**
of Bedrooms **0**
of 1/2 Baths

Flooring Type **CARPET**
Basement Floor **N/A**
Heating Type **NONE**
Heating Fuel **N/A**
Air Conditioning
of Bsmt Garages **0**
of Full Baths
of Other Fixtures

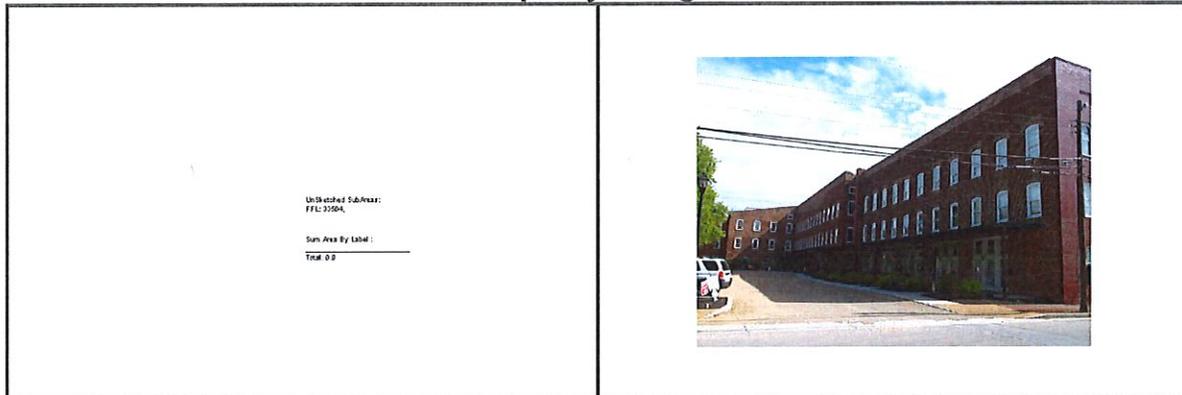
Legal Description

FORMER CONDOMINIUM - PARCEL A-2A .20 ACRES

Narrative Description of Property

This property contains acres of land mainly classified as Other Multi with a(n) NONE style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), bath(s), half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Property Record Card - Petersburg, VA

General Property Data

Parcel ID **010-180800** Account Number **High St. Lofts Phase IV**
Prior Parcel ID **40000 -691000-690000**
Property Owner **HIGH STREET LOFTS LLC** Property Location **526 HIGH ST**
Mailing Address **116 E FRANKLIN ST** Property Use **21/More**
City **RICHMOND** Most Recent Sale Date **1/2/2013**
Mailing State **VA** Zip **23219** Legal Reference **2013-19**
ParcelZoning **M-1** Grantor
Sale Price **0**
Land Area **acres**

Current Property Assessment

Card 1 Value Building Value **691,000** Xtra Features Value **0** Land Value **10,000** Total Value **701,000**

Building Description

Building Style 3STORY	Foundation Type	Flooring Type CARPET
# of Living Units 0	Frame Type	Basement Floor N/A
Year Built N/A	Roof Structure	Heating Type N/A
Building Grade EXCELLENT	Roof Cover	Heating Fuel N/A
Building Condition N/A	Siding	Air Conditioning
Finished Area (SF)	Interior Walls N/A	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths
# of 3/4 Baths	# of 1/2 Baths	# of Other Fixtures

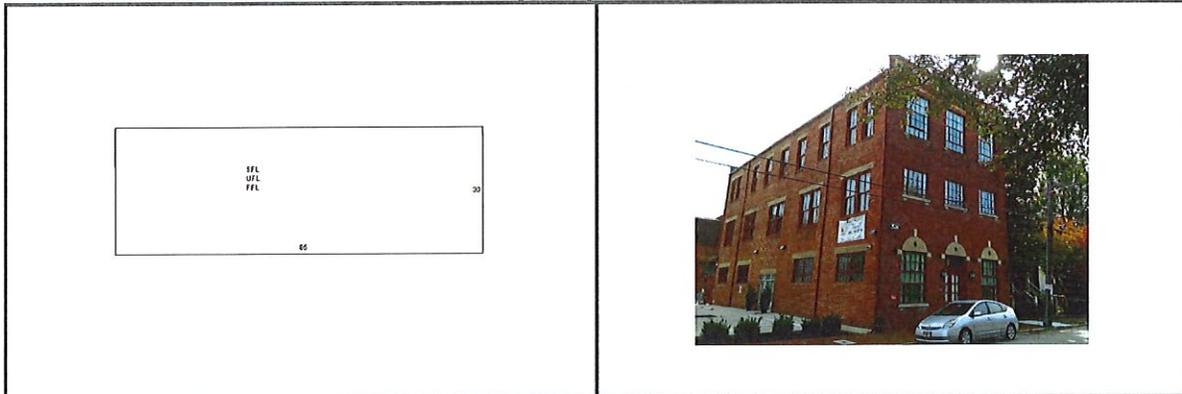
Legal Description

PARCEL A-10.126 ACRES

Narrative Description of Property

This property contains acres of land mainly classified as 21/More with a(n) 3STORY style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), bath(s), half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Property Record Card - Petersburg, VA

General Property Data

Parcel ID 023-020004	Account Number 714 High St. Lofts
Prior Parcel ID --	Property Location 714 HIGH ST
Property Owner OLD TOWN 2 RA LP	Property Use 5-20 Units
Mailing Address 927 HULL ST	Most Recent Sale Date 12/3/2012
UNKNOWN	Legal Reference 2012-2876
City RICHMOND	Grantor CANTERBURY ENTERPRISES LLC
Mailing State VA Zip 23224	Sale Price 90,000
ParcelZoning B-2	Land Area acres

Current Property Assessment

Card 1 Value Building Value 625,800	Xtra Features Value 0	Land Value 49,200	Total Value 675,000
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Building Description

Building Style Retail/Apts	Foundation Type	Flooring Type CARPET
# of Living Units 0	Frame Type	Basement Floor N/A
Year Built N/A	Roof Structure	Heating Type N/A
Building Grade AVERAGE	Roof Cover BUILTUP	Heating Fuel N/A
Building Condition N/A	Siding	Air Conditioning
Finished Area (SF)	Interior Walls N/A	# of Bsmt Garages 0
Number Rooms 8	# of Bedrooms 8	# of Full Baths
# of 3/4 Baths	# of 1/2 Baths	# of Other Fixtures

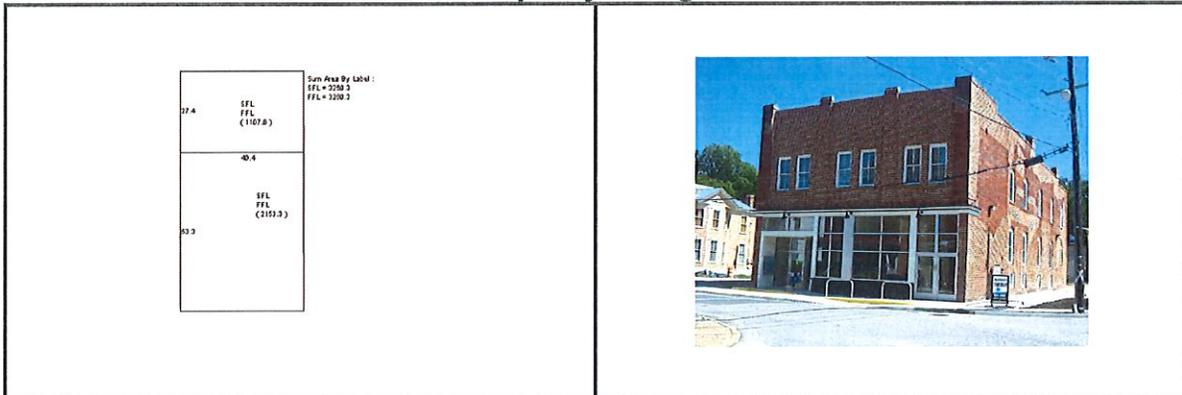
Legal Description

LOT 1 BLK AP W SMITH PROP PLAT (1939)

Narrative Description of Property

This property contains acres of land mainly classified as 5-20 Units with a(n) Retail/Apts style building, built about N/A , having exterior and BUILTUP roof cover, with 0 unit(s), 8 room(s), 8 bedroom(s), bath(s), half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Property Record Card - Petersburg, VA

General Property Data

Parcel ID	010-150016	Account Number	
Prior Parcel ID	--	Property Location	719 HIGH ST
Property Owner	OLD TOWN 2 RA LP	Property Use	Retail-Res
Mailing Address	927 HULL ST	Most Recent Sale Date	12/3/2012
	UNKNOWN	Legal Reference	2012-2877
City	RICHMOND	Grantor	OLD MANCHESTER PLAZA III
Mailing State	VA	Zip	23224
Parcel Zoning	R-3	Sale Price	55,000
		Land Area	acres

Current Property Assessment

Card 1 Value Building Value	170,100	Xtra Features Value	0	Land Value	22,600	Total Value	192,700
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Building Description

Building Style	Retail/Apts	Foundation Type		Flooring Type	CARPET
# of Living Units	0	Frame Type		Basement Floor	N/A
Year Built	N/A	Roof Structure		Heating Type	WOOD
Building Grade	FAIR	Roof Cover	METAL	Heating Fuel	N/A
Building Condition	N/A	Siding		Air Conditioning	
Finished Area (SF)		Interior Walls	N/A	# of Bsmt Garages	0
Number Rooms	0	# of Bedrooms	0	# of Full Baths	
# of 3/4 Baths		# of 1/2 Baths		# of Other Fixtures	

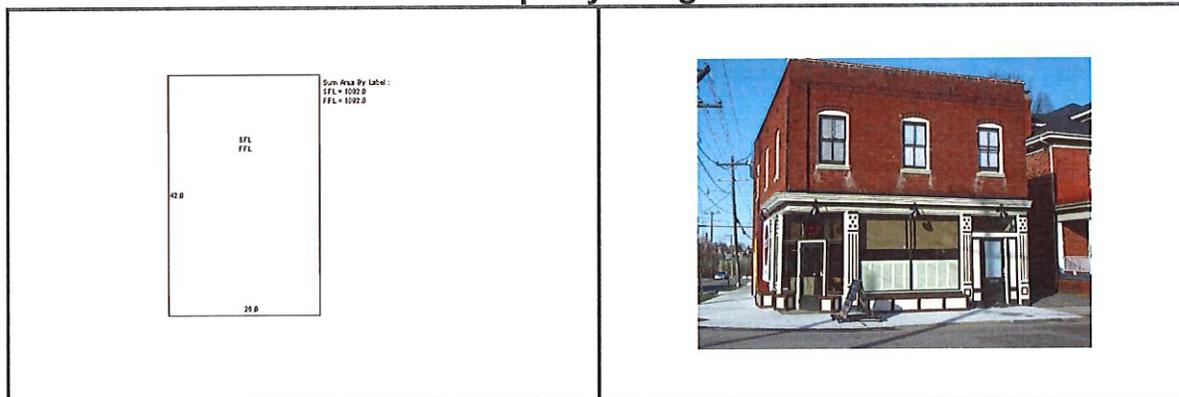
Legal Description

28.93 x 123.70

Narrative Description of Property

This property contains acres of land mainly classified as Retail-Res with a(n) Retail/Apts style building, built about N/A, having exterior and METAL roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), bath(s), half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Property Record Card - Petersburg, VA

General Property Data

Parcel ID **023-020002** Account Number **Former Southern Hardware**
Prior Parcel ID **--**
Property Owner **LUNSFORD HOLDINGS LLC** Property Location **225 SOUTH ST**
Mailing Address **4017 BIRCHETT PLACE** Property Use **Multi-Retail**
City **PRINCE GEORGE** Most Recent Sale Date **4/22/2019**
Mailing State **VA** Zip **23875** Legal Reference **2019-0991**
Parcel Zoning **B-2** Grantor **DF LUNSFORD CONSTRUCTION LLC,**
Sale Price **0**
Land Area **acres**

Current Property Assessment

Card 1 Value Building Value **165,000** Xtra Features Value **0** Land Value **30,000** Total Value **195,000**

Building Description

Building Style Multi Retail	Foundation Type	Flooring Type CARPET
# of Living Units 0	Frame Type	Basement Floor N/A
Year Built N/A	Roof Structure	Heating Type NONE
Building Grade AVERAGE	Roof Cover BUILTUP	Heating Fuel N/A
Building Condition N/A	Siding	Air Conditioning
Finished Area (SF)	Interior Walls N/A	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths
# of 3/4 Baths	# of 1/2 Baths	# of Other Fixtures

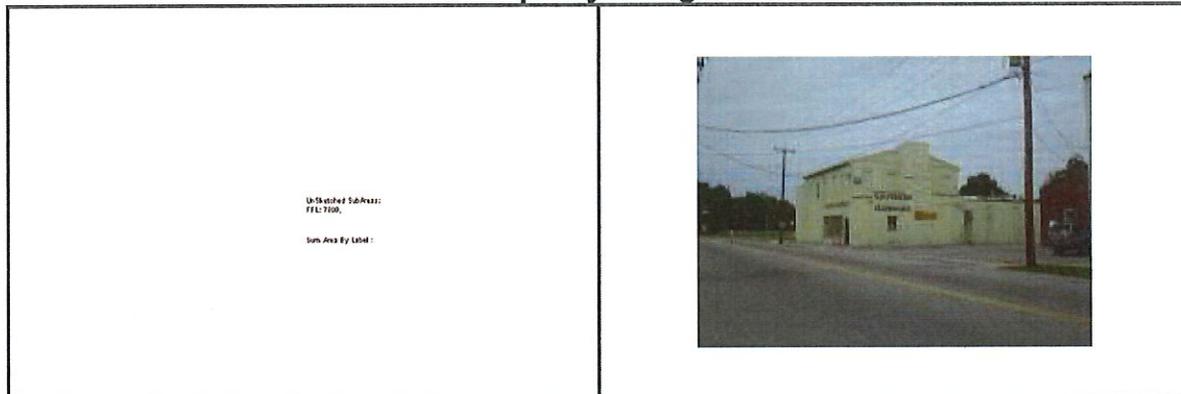
Legal Description

105.2-61.7X169.6-133.8

Narrative Description of Property

This property contains acres of land mainly classified as Multi-Retail with a(n) Multi Retail style building, built about N/A , having exterior and BUILTUP roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), bath(s), half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Property Record Card - Petersburg, VA

General Property Data

Parcel ID	023-020800	Account Number	
Prior Parcel ID	--	Property Location	217-221 SOUTH ST
Property Owner	DF LUNSFORD CONSTRUCTION LLC	Property Use	Warehouse
Mailing Address	4017 BIRCHETT PLACE	Most Recent Sale Date	9/15/2016
City	PRINCE GEORGE	Legal Reference	2016-2196
Mailing State	VA	Zip	23875
Parcel Zoning	M-1	Grantor	SMITHTIMOTHY C
		Sale Price	122,900
		Land Area	acres

Current Property Assessment

Card 1 Value Building Value	241,500	Xtra Features Value	0	Land Value	28,500	Total Value	270,000
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Building Description

Building Style	Multi Wrehse	Foundation Type		Flooring Type	CARPET
# of Living Units	0	Frame Type		Basement Floor	N/A
Year Built	1895	Roof Structure		Heating Type	NONE
Building Grade	AVERAGE	Roof Cover	BUILTUP	Heating Fuel	N/A
Building Condition	N/A	Siding		Air Conditioning	
Finished Area (SF)		Interior Walls	N/A	# of Bsmt Garages	0
Number Rooms	0	# of Bedrooms	0	# of Full Baths	
# of 3/4 Baths		# of 1/2 Baths		# of Other Fixtures	

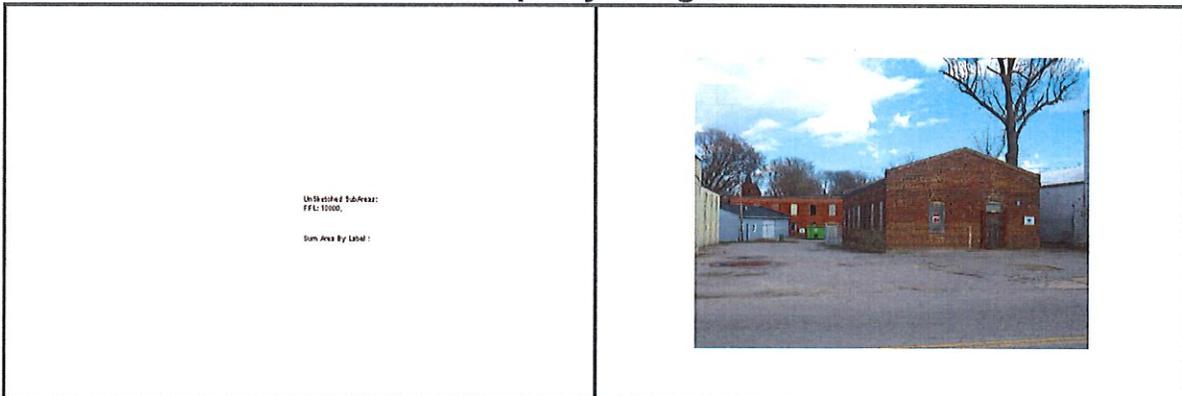
Legal Description

45.12 FEET

Narrative Description of Property

This property contains acres of land mainly classified as Warehouse with a(n) Multi Wrehse style building, built about 1895 , having exterior and BUILTUP roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), bath(s), half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Property Record Card - Petersburg, VA

General Property Data

Parcel ID **010-170005** Account Number
Prior Parcel ID **--**
Property Owner **PRADIA MITCHELL P. PERITA A** Property Location **517 HIGH ST**
Property Use **Urban Res**
Mailing Address **517 HIGH ST** Most Recent Sale Date **2/25/2003**
Legal Reference **2003-730**
City **PETERSBURG** Grantor
Mailing State **VA** Zip **23803** Sale Price **279,000**
ParcelZoning **R-3** Land Area **acres**

Current Property Assessment

Card 1 Value Building Value **250,400** Xtra Features Value **0** Land Value **33,700** Total Value **284,100**

Building Description

Building Style 2STORY	Foundation Type	Flooring Type CARPET
# of Living Units 1	Frame Type	Basement Floor N/A
Year Built 1894	Roof Structure	Heating Type HEATPUM
Building Grade GOOD	Roof Cover METAL	Heating Fuel N/A
Building Condition N/A	Siding	Air Conditioning
Finished Area (SF)	Interior Walls DRYWALL	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths
# of 3/4 Baths	# of 1/2 Baths	# of Other Fixtures

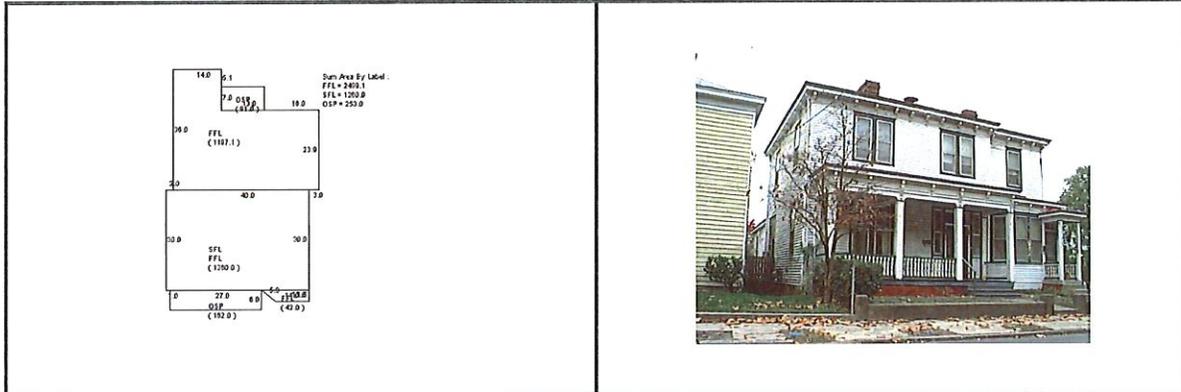
Legal Description

113.72 x 150

Narrative Description of Property

This property contains acres of land mainly classified as Urban Res with a(n) 2STORY style building, built about 1894 , having exterior and METAL roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), bath(s), half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

ARTICLE 26. "PUD" PLANNED UNIT DEVELOPMENT DISTRICT*

Section 1. Purpose.

The regulations set forth in this article or set forth elsewhere in this ordinance when referred to in this article are the regulations for the Planned Unit Development District. Single-use zoning often has tended to constrain imaginative design for new community projects. The Planned Unit Development District, by offering developers the opportunity to overcome traditional zoning limitations, is intended to encourage innovative design approaches to large-scale subdivisions and commercial development. The purpose of this article is to establish procedures and standards for planned unit developments in order to achieve the following objectives:

- (1) Promote the use of land planning and design techniques that will result in the efficient, economical, and convenient arrangement of differing land uses, including residential and commercial, and their supporting infrastructure;
 - (2) Encourage flexibility in design to retain natural land features, including but not limited to floodplains, steep slopes and unique geological formations as well as historical and archeological areas;
 - (3) Provide the reservation of land for public or private community facilities, including open space for scenic and recreational use; and
 - (4) Encourage the creation of a variety of residential uses and compatible neighborhood arrangements that give the home occupant greater choice in the selection of types of environment and housing units.
- (Ord. No. 89-103, 10-3-89)

Section 2. Definition.

A *planned unit development* is herein defined as a complete development scheme. This scheme should include development programs and plans for all land and structural improvements within the planned area and should be in accord with the comprehensive plan and other such guidelines and objective as may be established by the city council. Such development may be permitted on tracts of at least ten (10) acres which are under unified ownership or control.

*Editor's note – Ord. No. 89-103, adopted October 3, 1989, amended Art. 26, § § 1-6, to read as herein set out with similar provisions in §§ 1-9; § 3 of said former Art. 26 was amended by Ord. No. 85-105, adopted Oct. 1, 1985; the remaining sections (1 and 2, and 4-6) bore no history notes.

Notwithstanding the provisions of this section, an application for a planned unit development on a tract of land less than ten (10) acres may be filed, and a public hearing shall be held thereon as hereinafter provided, but no recommendation for approval of such an application shall be given by the planning commission unless the commission shall find, upon a showing by the land-owner, that the minimum number of acres required should be waived because a planned unit development is in the public interest and that one or more of the following conditions exist:

- (1) Because of unusual features of the property itself or of the neighborhood in which it is located, a substantial deviation from the regulations otherwise applicable is necessary or appropriate in order to conserve a physical or topographic feature of importance to the city;
- (2) The property or its neighborhood possesses an historical character, that is of importance to the community, which will be preserved and protected by a planned unit development; or
- (3) The property is adjacent to or across the street from property which has been developed or redeveloped under the Planned Unit Development District, and a planned unit development will contribute to the maintenance of the amenities and values of the neighboring property.

(Ord. No. 89-103, 10-3-89)

Section 3. Application.

In areas where a planned unit development is contemplated, the owner or owners shall file an application for inclusion of the area within a PUD zone. Such applications should be filed with the planning commission accompanied by a fee as established by the city council. Such applications shall be accepted for consideration under the following conditions:

- (1) The area proposed shall be in unified ownership or control and the application filed jointly by all of the owners of the properties included in the plan;
- (2) The plan should consider and work toward the implementation of the purposes of the planned unit development zoning district established in this article.

(Ord. No. 89-103, 10-3-89)

Section 4. Data to accompany application.

Together with the application for zoning reclassification of the area and evidence of unified control of the proposed development unit, the following information shall be submitted in triplicate:

- (1) A map or maps showing the proposed development in relation to its surrounding area depicting relative size and location of streets, utilities, schools and commercial facilities expected to serve the area;
- (2) A summary and report covering soil conditions, drainage, topography, location and character of surface water and other such information as may be required to determine if the site is suitable for unit development without hazards to occupants or adjoining properties;
- (3) An overall preliminary development plan which shall show:
 - a. Proposed major vehicular and pedestrian circulation systems;
 - b. Proposed land uses of each lot or tract within the development;
 - c. Proposed reservations for parks, parkways, playgrounds, school sites and other community facilities, including open spaces;
 - d. Relationship to existing land uses in the surrounding areas;
 - e. Proposed landscaping which shall be intended to provide shading, screening, erosion and sedimentation control and a sense of privacy and separation between uses;
 - f. Proposed numbers and size of parking spaces, parking lot surfaces and landscaping of parking lots as required by article 19 of the zoning ordinance; and
 - g. Proposed locations and dimensions of commercial signage.
- (4) A development schedule of the project if planned in stages.

All maps should be four-hundred-foot scale or less to the inch. Illustrations at this stage may be in generalized form; nothing herein contained shall be deemed to forbid or discourage informal consultations between the developer and the staff of the planning department prior to the filing of an application provided that no statement or representation by a member of the staff shall be binding upon the planning commission or city council. (Ord. No. 89-103, 10-3-89)

Section 5. Planning commission consideration.

Upon receipt of an application for a planned unit development meeting the foregoing requirements, the planning commission shall take the same under consideration after review and recommendations by other city departments. The commission shall consider the general plan of the development using as its guide the comprehensive plan, zoning ordinance and other such guides and objectives as established by city council.

Upon review of the tentative plan, the commission shall advertise the proposed planned unit development for public hearing in accordance with the provisions of article 28 of the zoning ordinance.

The commission may recommend approval of the final plan as submitted or, before taking action, may recommend that the applicant modify, alter adjust or amend the plan.

The planning commission may designate divisible geographic sections of the entire parcel to be developed as a planned unit development and shall, in such case, specify reasonable periods within which development of each such section must be commenced and may permit in each section deviations from the number of dwelling units per acre established for the entire planned unit development provided such deviation shall be adjusted for in other sections of the development so that the number of dwelling units per acre authorized for the entire planned unit development is not affected. The period of the entire development and the commencement date for each section thereof may be modified from time to time by the planning commission upon the showing of good cause by the developer. The developer shall make such easements, covenants and other arrangements as may be determined by the planning commission to be reasonably required to assure performance in accordance with the plan and to protect the public interest in the event of abandonment of said plan before completion. (Ord. No. 89-103, 10-3-89)

Section 6. Final consideration.

The planned unit proposal shall be presented to the city council in accordance with article 28 of the zoning ordinance. If the planned unit development is approved by the city council, the developer before beginning development shall submit final plans phase by phase to the city planning department for staff review and approval. Department approval shall be based on substantial compliance with the comprehensive plan, guides, objective and other such standards as may be established by city council. No building permits or certificates of occupancy shall be issued until final approval of the development plans is given by the department of planning. No structure or use other than those indicated on final approval plans shall be permitted. (Ord. No. 89-103, 10-3-89)

Section 7. Amendment.

An approved plan of development for a planned unit development may be amended in concept or in minor details by application by the owner, owners or an authorized representative of same:

- (1) Where the proposed change is not clearly in keeping with the concept of the plan of development as approved by city council, such change or amendment shall be approved only in the manner of approval of the original plan of development. Any changes to housing type, density, allowed land uses, open space area, type of community facilities, method of management of common land and facilities, location of any of the elements or overall design layout shall be considered to be changes in concept.
- (2) Where the proposed change is one of minor detail, the planning director may approve an amendment to the plan of development, upon being presented a written request clearly stating the nature and reason for the proposed change, including any necessary graphic representations. Changes in the location or design of structures, but not number and height, street utilities, parking, community facilities and landscaping shall be considered to be changes of minor detail. (Ord. No. 89-103, 10-3-89)

Section 8. Abandonment.

A development plan or section thereof, after being given final approval, shall be declared abandoned after the applicant or his successors notify the city council in writing of said abandonment or in the event the applicant or his successors fail to commence the planned unit development within two (2) years after final approval has been granted. The applicant or his successor, however, may be granted by city council upon recommendation by the planning commission a single extension of two (2) year in which to commence construction provided the applicant or his successor submits a written request and demonstrates good cause for such extension. Upon termination of an approved plan of development, the remaining undeveloped property shall automatically revert to the original zoning, and the planning commission shall determine if the zoning classification of the developed portion of the planned unit development shall be revised to reflect any changes brought by the proposed development. (Ord. No. 89-103, 10-3-89)

Section 9. Exemption of currently approved PUD.

This ordinance shall become effective immediately provided, however, that any currently approved planned unit developed shall be governed by the terms of the city's planned unit development ordinance in effect prior to the passage of this article. (Ord. No. 89-103, 10-3-89)

ARTICLE 26A. CONDITIONAL ZONING**Section 1. Declaration of policy.**

It is the policy of the city in accordance with the provisions of Article 2 to provide for the orderly development of land, for all purposes, through zoning and other land development regulation. Frequently, where competing and incompatible uses conflict, traditional zoning methods and procedures are inadequate. In these cases, more flexible and adaptable zoning methods are needed to permit differing land uses, and at the same time to recognize effects of change. It is the purpose of this article to provide a more flexible and adaptable zoning method to cope with situations found in such zones through conditional zoning, whereby a zoning reclassification may be allowed subject to certain conditions proffered by the zoning applicant for the protection of the community that are not generally applicable to land similarly

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Section 2. Conditions as part of rezoning or amendment to zoning map.

Any applicant may proffer in writing any reasonable conditions, prior to a public hearing before the city council, in addition to the regulations provided for within the rezoning district by this chapter, as part of a rezoning or amendment to the zoning map; provided that:

- (1) The rezoning itself must give rise for the need for the conditions;
- (2) Such conditions shall have a reasonable relation to the rezoning;
- (3) Such conditions shall not include a cash contribution to the city;
- (4) Such conditions shall not include mandatory dedication of real or personal property for open space, parks, schools, fire departments or other public facilities not otherwise provided for;
- (5) Such conditions shall no include payment for or construction of off-site improvements except those provided for in City Codes;
- (6) No conditions shall be proffered that are not related to the physical development or physical operation of the property; and
- (7) All such conditions shall be in conformity with the general plan as defined in proffers.

A draft of all of the applicant's proffers shall be submitted as part of the application in a format established by the zoning administrator. The city council reserves the right to reject or amend any proffer prior to making a decision on the map amendment to the zoning ordinance.

Prior to final action by the city council, the proffers shall be completed and signed by the applicant and shall be binding on the applicant once the application is approved. (Ord. No. 86-90, § 2, 10-7-86)

Section 3. Enforcement and guarantees.

The zoning administrator shall be vested with all necessary authority on behalf of the city council to administer and enforce conditions attached to a rezoning or amendment to the zoning map, including:

- (1) The ordering in writing of the remedy of any noncompliance with such conditions;
- (2) The bringing of legal action to ensure compliance with such conditions, including injunction, abatement or other appropriate action or proceeding; and
- (3) Requiring a guarantee, satisfactory to the city council, in an amount sufficient for and conditioned upon the construction of any physical improvements required by the conditions, or a contract for the construction of such improvements and the contractor's guarantee, in like amount and so conditioned, which guarantee shall be reduced or released by the city, upon the submission of satisfactory evidence that construction of such improvements and the contractor's guarantee, in like amount and so conditioned, which guarantee may be reduced or released by the city, upon the submission of satisfactory evidence that construction of such improvements has been completed in whole or in part.

Failure to meet all conditions shall constitute cause to deny the issuance of any of the required use, occupancy or building permits. (Ord. No. 86-90, § 2, 10-7-86)

Section 4. Zoning map to show conditions; conditional zoning index.

The zoning map shall show by an appropriate symbol, the existence of conditions attaching to the zoning on the map. The zoning administrator shall keep and make available for public inspection a conditional zoning index. The index shall provide ready access to the ordinance creating conditions, in addition to the regulations provided for in a particular zoning district or zone. (Ord. No. 86-90, § 2, 10-7-86)

Section 5. Petition for review of decision.

Any zoning applicant who is aggrieved by the decision of the zoning administrator pursuant to the provisions of Article 27 may petition the board of zoning appeals for the review of the decision of the zoning administrator. (Ord. No. 86-90, § 2, 10-7-86)

Section 6. Amendments and variations of conditions.

There shall be no amendment or variation of conditions created pursuant to the provisions of Article 26A until after a public hearing before the city council advertised pursuant to the provisions of Article 28. (Ord. No. 86-90, § 2, 10-7-86)