City Planning Commission

POST OFFICE BOX 3300 DANVILLE, VIRGINIA (434) 799-5261

DECEMBER 7, 2015
3:00 P.M.
CITY COUNCIL CHAMBERS
AGENDA

I. WELCOME AND CALL TO ORDER

II. ROLL CALL

III. ITEMS FOR PUBLIC HEARING

1. *Rezoning Application PLRZ20150000335, filed by DRHA requesting to rezone from OT-R, Old Town Residential to CB-C, Central Business Commercial, parcel ID # 24032, otherwise known as Grid 2713, Block 028, Parcel 000002, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to rezone to allow for expanded redevelopment opportunities.*

2. *Rezoning Application PLRZ20150000336, filed by DRHA requesting to rezone from CBCC, "Conditional" Central Business Commercial to CB-C, Central Business Commercial, parcel ID # 22417, otherwise known as Grid 2713, Block 027, Parcel 000007, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to rezone to allow for expanded redevelopment opportunities.*

3. *Special Use Permit Application PLSUP20150000337, filed by BW of Danville LLC, requesting a Special Use Permit for a waiver for increase in building height in accordance with Article 3M, Section C, Item 20 of the Code of the City of Danville, Virginia 1986, as amended at parcel ID # 04434, otherwise known as Grid 1708, Block 009, Parcel 000060 of the City of Danville, Virginia Zoning District Map. The applicant is proposing construction at 56' where 50' is the maximum allowed.*

IV. APPROVAL OF MINUTES FROM NOVEMBER 9, 2015

V. OTHER BUSINESS

VI. ADJOURNMENT

Department of Community DEVELOPMENT
City of Danville, Virginia

PLANNING REPORT

P.O. Box 3300 Danville, VA 24543 (434) 799-5261

City Planning Commission
Meeting of December 7, 2015

Subject:

Rezoning Application PLRZ20150000335, filed by DRHA requesting to rezone from OT-R, Old Town Residential to CB-C, Central Business Commercial, parcel ID # 24032, otherwise known as Grid 2713, Block 028, Parcel 000002, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to rezone to allow for consolidation with adjacent parcels with the same zoning classification.

AND

Rezoning Application PLRZ20150000336, filed by DRHA requesting to rezone from CBCC, "Conditional" Central Business Commercial to CB-C, Central Business Commercial, parcel ID # 22417, otherwise known as Grid 2713, Block 027, Parcel 000007, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to rezone to allow for expanded redevelopment opportunities.

Background:

The applicant, Danville Redevelopment and Housing Authority has requested to rezone parcel ID # 24032 from OT-R, Old Town Residential to CB-C, Central Business Commercial and to rezone parcel ID # 22417 from CBCC, "Conditional" Central Business Commercial to CB-C, Central Business Commercial. The applicant, Danville Redevelopment Housing Authority, has applied for a rezoning of each parcel to CB-C, Central Business Commercial so that each will have the same zoning classification as bordering properties.

The Danville Redevelopment Housing Authority (DRHA) purchased the majority of the commercial structures and parking area in 2012 with the intent to redevelop this commercial corner. Both the Old West End Master Plan, completed in October 2012 and the "Pine/Jefferson/Five Forks Development Initiative", completed in May 2014, discuss the importance of this corner to the Old West End neighborhood and the need for revitalization. The "Pine/Jefferson/Five Forks Development Initiative" creates a conceptual plan for the corner that will be attached to this report. Both reports in their entirety can be found on the City of Danville's Commission of Architectural Review webpage at http://www.danville-va.gov/484/Commission-of-Architectural-Review

Many of the parcels in the Five Forks corner were rezoned to CB-C, Central Business Commercial in September of this year. The two (2) subject properties were not included because they were just recently acquired by DRHA. Parcel ID #24032 is within the commercial complex and is the final parcel to be acquired. Parcel ID #22417 is an outlying parcel, but has development potential in association with the Five Forks complex.

To date, there is no set development plan for these two parcels or the complex as a whole. The DRHA, however, would like to be able to have the opportunity to develop a mixed use, economically viable commercial corner. Therefore the zoning classification of CB-C, Central Business Commercial is a good fit. This zoning classification will allow for a myriad of uses by right and Special Use Permit including mixed use.

Twenty-five (25) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. A full report will be presented at the City Planning Commission meeting on December 7, 2015.

Staff Analysis and Recommendation:

Staff recommends approval of rezoning application PLRZ20150000335 and rezoning application PLRZ20150000336, filed by DRHA requesting to rezone both parcels to CB-C, Central Business Commercial. Approval of the rezoning request will allow for redevelopment that is consistent with surrounding land use.

City Planning Commission Alternatives:

1. Recommend approval of Rezoning Application PLRZ20150000335 as submitted.
2. Recommend approval of Rezoning Application PLRZ20150000335 subject to additional conditions by the Planning Commission.
3. Recommend denial of Rezoning Application PLRZ20150000335 as submitted.

AND

1. Recommend approval of Rezoning Application PLRZ20150000336 as submitted.
2. Recommend approval of Rezoning Application PLRZ20150000336 subject to additional conditions by the Planning Commission.
3. Recommend denial of Rezoning Application PLRZ20150000336 as submitted.

Attachments:
Application
Property Ownership/Zoning Maps
Data Sheets
Existing Land Use Maps (2012 Aerial)

CITY OF DANVILLE

REZONING APPLICATION

TO THE CITY PLANNING COMMISSION AND THE HONORABLE CITY COUNCIL:
Application is hereby made for the rezoning as described below:

INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION

CASE NUMBER: _____ EXISTING ZONING: _____

PROPOSED ZONING: _____ TAX MAP NUMBER: _____

RECEIVED BY: RB DATE FILED: 11-09-15

PLANNING COMMISSION DATE: _____ CITY COUNCIL DATE: _____

INFORMATION TO BE PROVIDED BY THE APPLICANT

Exact legal description of property (Attach if insufficient space).

Gross Area/Net Area: _____ Property Address: Parcel IDs #22417 & #24036

Property Location: N S E W Side of: _____

Between: _____ and _____

Proffered Conditions (if any, please attach): _____

PRESENT OWNER (S) OF ALL PROPERTIES INCLUDED IN APPLICATION (PLEASE TYPE OR PRINT):

1. NAME: DRHA, Gary Wasson TELEPHONE: 434-799-8380

MAILING ADDRESS: 135 Jones Crossing

SIGNATURE: Gary Wasson DATE: 11-9-2015

SIGNATURE: _____ DATE: _____

EMAIL ADDRESS: gwasson@drhava.com

APPLICANT (PLEASE TYPE OR PRINT):
If the applicant is not the property owner, written authorization from the property owner must accompany this application.

NAME: _____ TELEPHONE: _____

MAILING ADDRESS: _____

EMAIL ADDRESS: _____

SIGNATURE: _____ DATE: _____

EXPLANATION OF REQUEST:

1. NEW COMMERCIAL/INDUSTRIAL DEVELOPMENT:

Please provide ten (10) sets, blue or black line copies, of a final site plan with the following information:

- Proposed use of the land: size and location of structures with dimensions to lot lines.
- Vehicular circulation system with points of ingress and egress.
- Existing on-site buildings, separation dimensions and paved areas.
- Location and dimensions of all parking and loading areas, including the number of off-street parking and loading spaces provided.
- Net acreage.
- Gross and net square footage of building (s) (proposed and existing).
- Required landscaping and buffer areas.

Please provide a brief description of the proposed development:

_____

_____

2. ALTERATION OF ZONING BOUNDARIES:

Please provide a survey of proposed Zoning boundaries.

Please provide a brief description of the request:

_____

_____

3. RESIDENTIAL REZONING:

Please provide a brief description of the request:

Rezone parcel ID# 22417 from CBCC to CBC

Rezone parcel ID# 24032 from OTR to CBC

SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
11/18/2015

Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.

REZONING REQUEST
DATA SHEET

DATE:	December 7, 2015
LOCATION OF PROPERTY:	Jefferson St
PRESENT ZONE:	OT-R, Old Town Residential
PROPOSED ZONE:	CB-C, Central Business District
ACTION REQUESTED:	Rezoning request to rezone to CB-C, Central Business District
PRESENT USE OF PROPERTY:	Vacant, Building façade without building structure
PROPOSED USE OF PROPERTY:	Redevelopment
PROPERTY OWNER (S):	Danville Redevelopment and Housing Authority
NAME OF APPLICANT (S):	Same
PROPERTY BORDERED BY:	Commercial to the north, south, east and west
ACREAGE/SQUARE FOOTAGE:	0.04 acres
CHARACTER OF VICINITY:	Mixed use: Commercial and residential
INGRESS AND EGRESS:	Jefferson Street
TRAFFIC VOLUME:	Moderate
NEIGHBORHOOD REACTION:	To be reported at the Planning Commission meeting of December 7, 2015

2012 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division

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SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

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REZONING REQUEST
DATA SHEET

DATE:	December 7, 2015
LOCATION OF PROPERTY:	Jefferson Ave
PRESENT ZONE:	CBCC, Conditional Central Business District
PROPOSED ZONE:	CB-C, Central Business District
ACTION REQUESTED:	Rezoning request to rezone to CB-C, Central Business District
PRESENT USE OF PROPERTY:	Vacant
PROPOSED USE OF PROPERTY:	Redevelopment
PROPERTY OWNER (S):	Danville Redevelopment and Housing Authority
NAME OF APPLICANT (S):	Same
PROPERTY BORDERED BY:	Commercial and residential to the north, south, east and west
ACREAGE/SQUARE FOOTAGE:	0.18 acres
CHARACTER OF VICINITY:	Mixed use: Commercial and residential
INGRESS AND EGRESS:	Jefferson Avenue
TRAFFIC VOLUME:	Moderate
NEIGHBORHOOD REACTION:	To be reported at the Planning Commission meeting of December 7, 2015

2012 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

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Department of Community DEVELOPMENT
City of Danville, Virginia

PLANNING REPORT

P.O. Box 3300 Danville, VA 24543 (434) 799-5261

City Planning Commission
Meeting of December 7, 2015

Subject:

Special Use Permit Application PLSUP20150000337, filed by BW of Danville LLC, requesting a Special Use Permit for a waiver for increase in building height in accordance with Article 3M, Section C, Item 20 of the Code of the City of Danville, Virginia 1986, as amended at parcel ID # 04434, otherwise known as Grid 1708, Block 009, Parcel 000060 of the City of Danville, Virginia Zoning District Map. The applicant is proposing construction at 56' where 50' is the maximum allowed.

Background:

The applicant, BW of Danville, LLC has requested a Special Use Permit for parcel ID # 04434 in accordance with Article 3M Section C Item 20 for a waiver to increase the building height over fifty (50) feet.

The applicant has proposed construction of a 49,069 square foot, four story hotel on the corner of Riverside Drive and Audubon Drive. The 3.07 acre lot is zoned HR-C, Highway Retail Commercial and is currently the site of the Piedmont Big Sale warehouse building. The proposed hotel will have eighty (80) rooms and ninety (90) parking spaces and will stand fifty-six (56) feet tall at its peak. The maximum building height permissible for buildings zoned HR-C; Highway Retail Commercial is fifty (50) feet, thus necessitating the need for a Special Use Permit.

Twenty-nine (29) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. A full report will be presented at the City Planning Commission meeting on December 7, 2015.

Staff Analysis and Recommendation:

Staff recommends approval of Special Use Permit application PLSUP20150000337. Approval of the Special Use Permit request will allow construction of the proposed four (4) story hotel. The additional height is a design feature of the construction. Staff does not believe the additional six (6) foot in height would be a hindrance or burden to the surrounding commercial or residential development.

City Planning Commission Alternatives:

1. Recommend approval of Special Use Permit Application PLSUP20150000337 as submitted.
2. Recommend approval of Special Use Permit Application PLSUP20150000337 subject to conditions by the Planning Commission.
3. Recommend denial of Special Use Permit Application PLSUP20150000337 as submitted.

Attachments:
Application
Property Ownership/Zoning Map
Data Sheet
Existing Land Use Map (2012 Aerial)

SPECIAL USE PERMIT

The City Council, with the advice of the City Planning Commission, is authorized by the Municipal Code to grant a Special Use Permit to any property within the City as long as this action is justified by the PUBLIC NECESSITY, GENERAL WELFARE, OR GOOD ZONING PRACTICE.

CITY OF DANVILLE

SPECIAL USE PERMIT APPLICATION

TO THE CITY PLANNING COMMISSION AND THE HONORABLE CITY COUNCIL:
Application is hereby made for the Special Use Permit as described below:

INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION

APPPLICATION IS HEREBY MADE FOR A SPECIAL USE PERMIT TO AUTHORIZE THE FOLLOWING

USE: Increase the allowable building height to construct a four (4) story hotel with 80 rooms

CASE NUMBER: _____ EXISTING ZONING: HR-C

PROPOSED ZONING: HR-C TAX MAP NUMBER: PIN # 04434

RECEIVED BY: RB DATE FILED: 10-20-15

PLANNING COMMISSION DATE: 12-7-15 CITY COUNCIL DATE: 1-

INFORMATION TO BE PROVIDED BY THE APPLICANT
(PLEASE TYPE OR PRINT)

Exact legal description of property (Attach if insufficient space). Boundary Plat Attached

Gross Area/Net Area: 3.07 Ac+/- Property Address: 1098 Riverside Drive, Danville, Va 24541

Property Location: N ~~S~~ ~~E~~ ~~W~~ Side of: Riverside Drive

Between: Audobon Drive and Arnett Blvd

Proffered Conditions (if any, please attach): N/A

EXPLANATION OF REQUEST:

1. PROPOSED USE FOR THE SPECIAL USE PERMIT:

Please provide a site plan with the following information:

- Proposed use of the land: size and location of structures with dimensions to lot lines.
- Vehicular circulation system with points of ingress and egress.
- Existing on-site buildings, separation dimensions and paved areas.
- Location and dimensions of all parking and loading areas, including the number of off-street parking and loading spaces provided.
- Net acreage.
- Gross and net square footage of building (s) (proposed and existing).
- Required landscaping and buffer areas.

Please provide a brief description of the proposed development:

Proposed Hotel site four stories with 80 rooms.

PRESENT OWNER (S) OF ALL PROPERTIES INCLUDED IN APPLICATION (PLEASE TYPE OR PRINT):

1. NAME: BW of Danville, LLC TELEPHONE: 434-489-9900

   MAILING ADDRESS: 1750 S Main Street Danville, Va 24541

   SIGNATURE: Willie H. Barker Jr DATE: 10-20-15

2. NAME: _____ TELEPHONE: _____

   MAILING ADDRESS: _____

   SIGNATURE: _____ DATE: _____

APPLICANT (PLEASE TYPE OR PRINT)

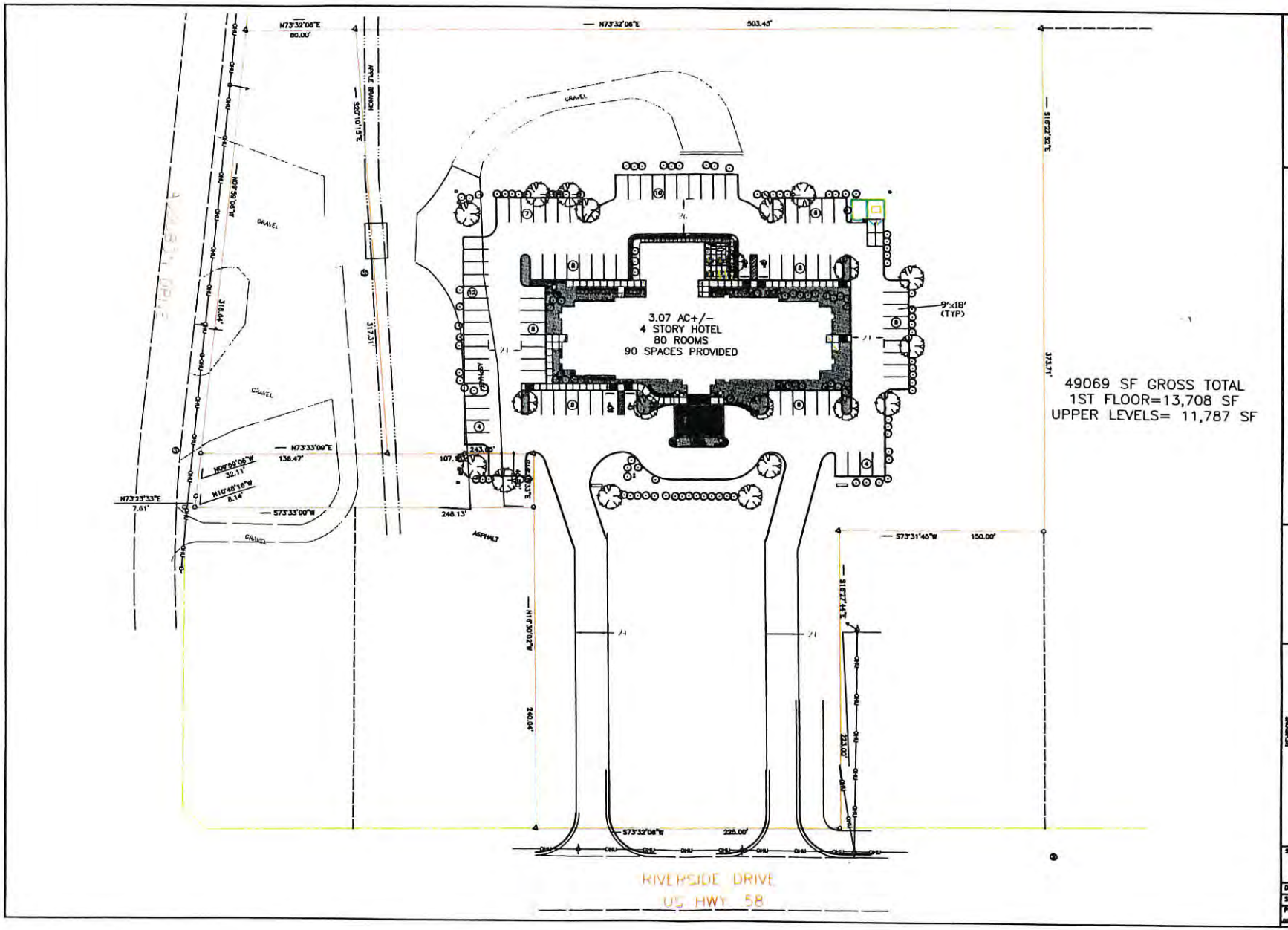
If the applicant is not the property owner, written authorization from the property owner must accompany this application.

NAME: BW of Danville, LLC TELEPHONE: 434-489-9900

MAILING ADDRESS: 1750 S Main Street, Danville, Va 24541

SIGNATURE: Willie H. Barker Jr DATE: 10-20-15

Welcome



LE&D
PROFESSIONALS

PROPOSED HOTEL
RIVERSIDE DRIVE PROPERTY
DANVILLE, VIRGINIA

PRELIMINARY LAYOUT-2

NO.	DATE	DESCRIPTION	BY

REVISIONS

Sheet No. 1 of 1

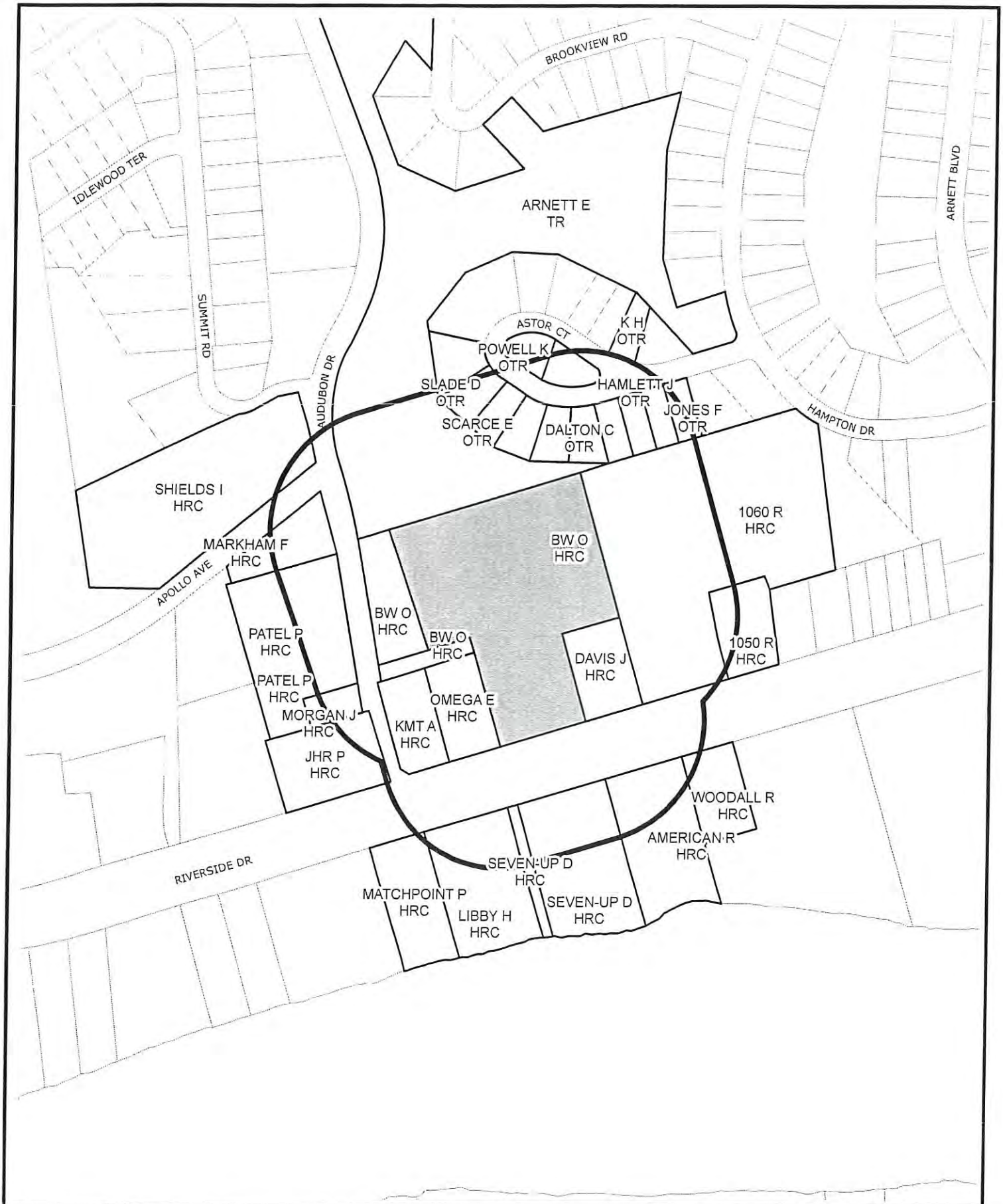
Date: SEPTEMBER 30, 2015

Scale: 1" = 30'

Project No.

SPECIAL USE PERMIT REQUEST
DATA SHEET

DATE:	December 7, 2015
LOCATION OF PROPERTY:	1098 Riverside Dr
PRESENT ZONE:	HR-C, Highway Retail Commercial
PROPOSED ZONE:	Same
ACTION REQUESTED:	Special Use Permit request to construct a 56 ft building where 50 ft is the maximum allowed.
PRESENT USE OF PROPERTY:	Warehouse site
PROPOSED USE OF PROPERTY:	Hotel site
PROPERTY OWNER (S):	BW of Danville, LLC
NAME OF APPLICANT (S):	Same
PROPERTY BORDERED BY:	Commercial, and residential to the north, south, east and west
ACREAGE/SQUARE FOOTAGE:	3.07 acres
CHARACTER OF VICINITY:	Mixed use: Commercial and residential
INGRESS AND EGRESS:	Riverside Drive
TRAFFIC VOLUME:	High
NEIGHBORHOOD REACTION:	To be reported at the Planning Commission meeting of December 7, 2015



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division

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