

A RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE APPROVING A PETITION TO REZONE PROPERTY IN THE CITY OF PETERSBURG, LOCATED AT 113 WEST BANK STREET, PIN 011130038, FROM LIGHT MANUFACTURING DISTRICT (M-1) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD)

WHEREAS, the City of Petersburg received a petition to rezone the property located at 113 West Bank Street, PIN 011130038, from Light Manufacturing District (M-1) to Planned Unit Development District (PUD); and

WHEREAS, the proposed use is mixed-use, and per the Petitioner, the current zoning of M-1 is obsolete, and it is not viable for manufacturing; and

WHEREAS, the Petitioner believes that the highest and best use of the property is mixed-use, however the current zoning, M-1 District does not permit residential use; and

WHEREAS, the impacts would include removal of blight, and reinvestment in the neighborhood; and

WHEREAS, the proposed use will serve to protect and preserve the historic character of the neighborhood, and it would add market rate residential units in the historic downtown; and

WHEREAS, the Planned Unit Development District is intended to encourage innovative design approaches to large-scale subdivisions and commercial development; and

WHEREAS, the Planned Unit Development may be permitted on tracts of at least ten (10) acres which are under unified ownership or control, however, the minimum number of acres required may be waived if the property and the neighborhood possess an historical character, that is of importance to the community, which will be preserved and protected by a planned unit development; and

WHEREAS, pursuant to the requirements of Title 15.2-2204 of the Code of Virginia, as amended, the Planning Commission held a public hearing on April 6, 2023, and considered a resolution recommending approval of the petition to rezone the property located at 113 West Bank Street, PIN 011130038, from Light Manufacturing District (M-1) to Planned Unit Development District (PUD).

NOW THEREFORE BE IT RESOLVED, that the Planning Commission of the of the City of Petersburg hereby recommends approval of the petition to rezone the property located at 113 West Bank Street, PIN 011130038, from Light Manufacturing District (M-1) to Planned Unit Development District (PUD).