



City of Petersburg

Department of Planning and
Community Development
135 N. Union Street, Room 304
Petersburg, Virginia 23803

Sandra A Robinson
Zoning Administrator
804-733-2308
srobinson@petersburg-va.org

To: Chairwoman Tammy L. Alexander, and Members of the Planning Commission

From: Reginald Tabor, Planning Manager
Sandra A. Robinson, Zoning Administrator

Date: June 29, 2023

Subject: Case 2023-SUP-06
235 Medical Park Blvd
Tax Parcel: 087030811

23-SUP-06: Request by Pedcor Investments, A Limited Liability Company, to request a Special Use Permit to construct multi-family apartment buildings at property addressed as 235 Medical Park Blvd, further identified as TP# 087030811. The parcel has a public street frontage of 1340 ft and an approximate lot area of 570,969 or 13.108 acres. See attached Medical Park Petersburg, VA., preliminary concept 0.2 site plan. Per a new text amendment of Article 23 requiring a Special Use Permit for Multi-Family Dwellings in B-2 designated zoning districts, the applicant is required to obtain a SUP to move forward with their plan for the development and construction of apartments. This requirement has been added to Article 23, Section 4. Special Use Enumerated. The subject property is zoned B-2, General Commercial District. The Comprehensive Plan suggests this area is suitable for commercial uses.

I. Summary of Case

An application for a Special Use Permit was received from the applicant in an attempt to obtain information regarding the building permit process and submission of the required building permit application, however due to the change with regard to the text amendment of the city's zoning ordinance having been implemented and adopted 23-ORD-20 on 3/21/2023 by the Petersburg City Council, the applicant was required to submit an application for a SUP, to be allowed to build several multi-family apartment units, Phase 1 – 210 units on 13.108 acres and Phase 2 – 90 units on 6.16 acres of land located on the east side of Medical Park Blvd, just south of a Poplar Springs Hospital facility, in an area zoned as B-2, General Commercial District. The subject property located within Phase 1 of the request that contains 13.108 acres is the property requiring the approval of a SUP as it is zoned B-2, General Commercial. The Phase 2 parcel is already zoned R-4, Multiple Dwelling District, which permits the construction of apartment units by right.

The proposal is for the new construction of a two phased project comprised of a total of ultimately 300 apartment units when completed. The units will be a mix of 1, 2 and 3 bedrooms. Both properties are currently vacant, wooded lots.

Article 19, Off-Street Parking Regulations, Section 6. Minimum Parking Spaces. Each parking space shall be properly delineated (marked) to identify the space as shown on the site plan. Any parking lot having ten or more spaces must have at least one (1) handicapped space.

The attached site plan depicts an overage in the required number of parking spaces. See below for calculations.

(18) Residential:

(c) Multifamily (including two-family dwelling(s)): One (1) space per each one-bedroom unit; two (2) spaces per every two- or more bedroom dwelling units.

II. Surrounding Conditions

The subject property is zoned B-2, General Commercial District, and properties located along the north side of the subject property along Seyler Drive in the Norwood Subdivision is zoned R-1, Single-Family Residence District. The parcel addressed as 230 Medical Park Blvd, TP# 087300810, is zoned R-4, Multiple Dwelling District (Lot 5) and allows for the construction of multi-family units (apartments) by right. This designation was approved under 11-ORD-30, adopted 3/22/2011 by the City Council of the City of Petersburg. The ordinance facilitates for the development of a multifamily complex of up to ninety-six (96) apartments in three (3) story structures. The site plan provided shows four proposed structures on the 6.62 +/- site designated as Lot 5. It should be noted that this property, as stated, allows for the construction of apartments as a by right use under the R-4, Multiple Dwelling zoning designation.

Properties located along Wagner Road and the intersections of Poplar Dr. and Elders Way, are zoned B-2, General Commercial District, to include businesses such as People's Advantage Federal Credit Union, DMV, Social Security Administration, and the Countryside Inn Hotel. Along the west side of the subject property, the properties are zoned B-1, Shopping Center District, bka Pinehill Plaza. The Pinehill Plaza Shopping Center houses businesses such as Bon Secours Burn/Wound Center and the Rehabilitation Center, the new Ollies Department store, nail salon, KFC- Kentucky Fried Chicken, Jay Tronfield & Associates Attorney offices. The Addison at Crater Woods Apartments are located across Crater Rd and the intersection of Crater Circle. Walgreens, the South Crater Square Shopping Center, and Wal-Mart to include other commercial entities are also in the area. The Special Use Permit is a matter of procedure due to the zoning amendment requiring a Special Use Permit. Please keep in mind that the subject property was zoned B-2, General Commercial District and under that designation, apartments were allowed to be constructed by right. Now there is an additional overlay review prior to apartments being constructed within a B-2, designated district.

III. Findings

- A. The 2014 Comprehensive Plan designates the subject property for Commercial, Community Facilities and Business/Professional usage.
- B. The property is currently zoned under the "B-2", General Commercial district classification and permits the requested use contingent upon the approval of a Special Use Permit as adopted on or about February 21, 2023.
- C. The proposed use is currently being performed on nearby adjacent properties, in an area of opportunity for Petersburg residents, businesses, and the community.
- D. As for the preparation of this report, our office has not received any negative or positive public input regarding the request. Staff will provide any/all departmental comments upon receipt.
- E. An approved landscape plan should be submitted and approved by the Planning Department staff to ensure that proper buffering of the neighboring residential areas will be protected and properly lit to not produce glare onto the adjoining residential properties.
- F. Per Article 21, Sign Regulations. Section 9. Permitted Signs by Zoning District. Section 9.4. The maximum advertising display area for accessory or business signs in District B-2 shall not exceed one hundred fifty (150) square feet. Article 21. Sign Regulations, Section 6. Prohibited Signs. Section 6.7. All portable or nonstructural signs. 6.8. Roof signs.

- G. The applicant(s) are not making any changes to their originally approved plans and are aware that if any major changes are made to the proposal, they will be required to undergo another review by the Development Review Team (DRT).

IV. Statement of Law

Article 15, "B-2" General Commercial District was created to provide appropriate locations for all types of commercial and miscellaneous service activities, particularly along existing major streets and thoroughfares where a general mixture of commercial and service activity now exists, but which uses are not characterized by extensive warehousing, frequent heavy trucking activity, open storage of material, or nuisance factors if dust, order, and noise associated with manufacturing.

For the applicant to be allowed to construct the previously approved apartment building complex they will require the approval of the requested Special Use Permit.

Article 23 of the City of Petersburg Zoning Ordinance provides for the establishment of certain uses. Recognizing that certain uses may be desirable when located in the community, but that these uses may be incompatible with other uses permitted in a district, certain special uses listed in section 4, when found to be in the interest of the public health, safety, morals, and general welfare of the community, may be permitted in any district from which they are prohibited. Before the location or establishment thereof, or before any change of use of the premises existing at the time of the effective date of the regulations, or permitted as herein provided, is made, preliminary plans in sufficient detail, and a statement as to the proposed use of the buildings, structures, and premises, shall be submitted to the planning commission. The commission shall hold a public hearing as provided in article 28, and shall review such plans and statements and shall, after a careful study thereof and of the effect that such buildings, structures or uses will have upon the surrounding territory, submit a recommendation to the City Council within thirty (30) days following said hearing. Following receipt of the commission's report, the City Council may permit such buildings, structures, or uses, where requested; provided, that the public health, safety, morals, and general welfare will not be adversely affected, that ample off-street parking facilities will be provided, and that necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

V. Recommendation

The Department of Planning & Community Development would like to make a favorable recommendation to approve the request for a Special Use Permit to construct multi-family dwelling units on property zoned B-2, General Commercial District and addressed as 235 Medical Park Blvd, further identified as TP# 087030811.

VI. Exhibits

- 1) Tax Parcel Map Extract
- 2) Zoning Map Extract
- 3) Tax Assessor File Record
- 4) Applicants Petition
- 5) Miscellaneous Information



City of Petersburg Planning Commission Agenda Item

Case No: 2023-SUP-06
Public Hearing Date: July 6, 2023
Property Address: 235 Medical Park Boulevard
Parcel ID: 087030811
Agent: Pedcor Investments, LLC

Request	Staff Recommendation
Petition for a Special Use Permit (SUP)	TBD

Summary of Proposal

A Petition for a Special Use Permit (SUP) for Multi-Family development at 235 Medical Park Boulevard. The property is located in a B-2 General Commercial Zoning District.

Parcel ID	Acreage	Current Zoning Designation	
087030811		B-2	General Commercial District

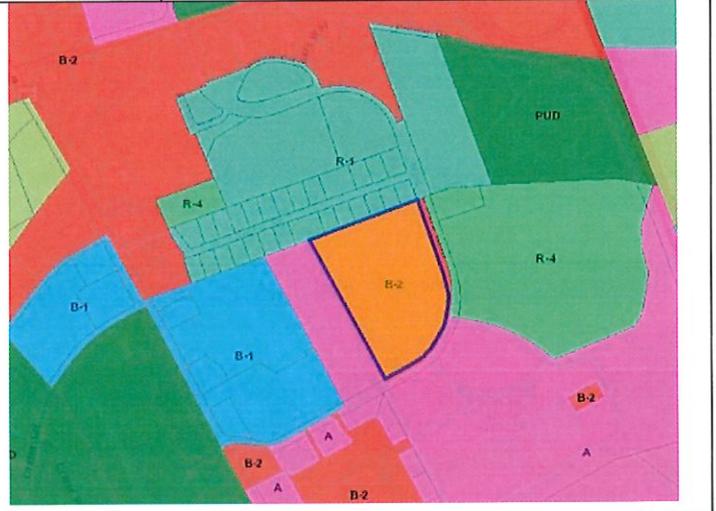
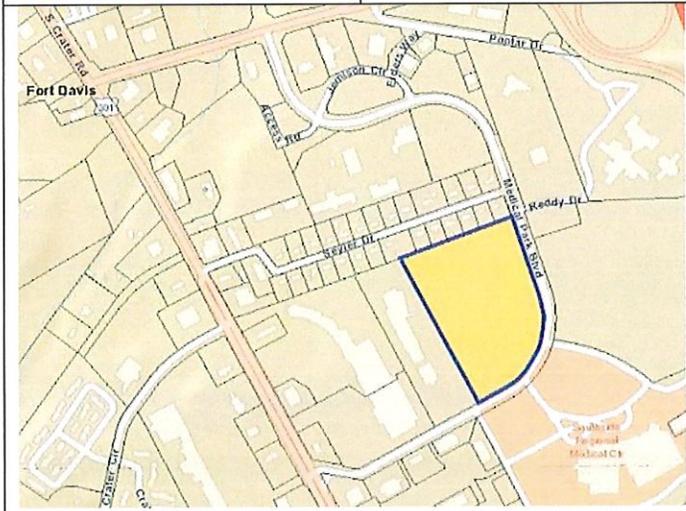


Photo	Comprehensive Plan Designation
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	Single-Family Residential
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PETITION FOR REZONING OR SPECIAL USE PERMIT

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

CASE NUMBER: 2023-Sep-06
APPLICANT: Pedcor Investments, A Limited Liability Company
ADDRESS: 770 3rd Avenue, SW
Carmel, IN 46032

I, Ryan Rodgers hereby petition to rezone the following described properties
from zoning district B-2 to zoning district B-2

A. DESCRIPTION OF PROPOSED USE: (ATTACH ADDITIONAL DOCUMENTS IF NECESSARY)

Special Use Permit to allow Multi-family use within a B-2 zoned district

B. PROPERTY INFORMATION

1. Tax Parcel Identification Number(s):
APN 087030811

2. Current Street Address(es) if assigned:
None assigned. 235 Medical Park Blvd.

3. Approximate Area:
570,969 sq. ft. 13.108 acres

4. Public Street Frontage:
1340 ft.

5. A boundary plat of this property outlining the area to be rezoned must be attached to this petition.

6. The following deed restrictions may affect the use of this property:
None

7. Brief:
Said deed restrictions will expire on: N/A

C. JUSTIFICATION FOR REZONING

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

This site is ideally situated for multifamily with its location behind current retail/commercial use and the more heavily trafficked roadways. As such, all buyer interest in this site has been for it to be used for multifamily purposes.

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).

A large portion of the property line is bordered by existing commercial and retail uses. There are single family residences along the north/northwest border. Multifamily housing would be more beneficial to the adjacent owners than would additional commercial/retail development and more beneficial to the City as there is not a market for business/commercial use at this location.

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).

Due to the lack of visibility, this site has a low marketability as a commercial/retail development.

Allowing multifamily would foster positive development that would supply additional users and potential employees for the existing commercial/retail developments in the vicinity.

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).

We are pursuing a special permit rather than a rezone. There is only one other site that we have been able to identify that is zoned within the existing zoning districts that is also in a Qualified Census Tract. That site is located across the street from this site of this application, and we have that site under contract from the same seller as well. Due to wetlands that exist on that the other site, the developable acreage is too low. Therefore, we intend to use both sites as part of our overall development.

D. CERTIFICATION:

The undersigned applicant certifies that they:

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

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

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

Signed:  _____

Mailing Address: 770 3rd Ave. S.W.
Carmel, IN 46032

Phone Number: 317-460-4426

Email Address: rrodgers@pedcor.net

APPROVED

City Attorney

TO BE FILED IN THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION RECORD *AD DATES: 6/22 & 6/29*

Date Filed (with Planning Department): 5/16/2023

Date of Planning Commission Public Hearing: 7/6/2023

Planning Commission Action(s): _____

Date of City Council Hearing: _____

City Council Action(s): _____

PETITION FOR ZONING CHANGE

Property Owner(s): Adjacent to Affected Property

NAME(S)

Address(es)

Richardson, Lillie

242 Seyler Dr

Petersburg, VA 23805

Williams, Esther R

234 Seyler Dr

Petersburg, VA 23803

Jackson, Willie F Wille E

226 Seyler Dr

Petersburg, VA 23805

Hollister, Dannie E Kemthong

218 Seyler Dr

Petersburg, VA 23805

Jones, Michelle

210 Seyler Dr

Petersburg, VA 23805

Bach, Charlotte K

180 Seyler Dr

Petersburg, VA 23803

For additional names, use back of sheet

SanGregorio, Gregory

164 Seyler Dr

Petersburg, VA 23805

MPT of Petersburg LLC Medical Properties Trust Inc

PO Box 380546

Birmingham, AL 35238

Bon Secours Mercy Health Petersburg LLC

1701 Mercy Health Place

C/O Bon Secours Mercy Health

Cincinnati, OH 45237

Attn: Tax Dept

Petersburg South Associates

7204 Glen Forst Dr STE 100

C/O Betsy Palmer

Richmond, VA 23226

Petersburg, Virginia

Parcel: 087030811

Summary

Owner Name	PETERSBURG SOUTH ASSOCIATES C/O BETSY PALMER	National Historic District:	
Owner Mailing Address	7204 GLEN FOREST DR STE 100 RICHMOND, VA 23226	Enterprise Zone:	
Property Use	400	Opportunity Zone:	51730811200
State Class:	4 Commercial and Industrial	VA Senate District:	16
Zoning:	B-2	Va House District:	63
Property Address	235 MEDICAL PARK BLV Petersburg, VA	Congressional District:	4
Legal Acreage:	21.225	City Ward:	2
Legal Description:	LOT 6 COMMONWEALTH MEDICAL PARK	Polling Place:	Good Shepherd Baptist Church
Subdivision:	Commonwealth Medical Park	Primary Service Area:	W-S
Assessment Neighborhood Name:		Census Tract:	8112
Local Historic District:		Elementary School:	Walnut Hill
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):		Shed:	
Basement:		Total Rooms:	
Attached Garage:		Bedrooms:	
Detached Garage:		Full Baths:	
Enclosed Porch:		Half Baths:	
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	0%

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	12/30/1899	\$0	418/213

Assessments

Valuation as of	01/01/2018	01/01/2019	01/01/2020	01/01/2021	01/01/2022
Effective for Billing:	07/01/2018	07/01/2019	07/01/2020	07/01/2021	07/01/2022
Reassessment					
Land Value	\$1,284,700	\$1,284,700	\$1,284,700	\$1,284,700	\$1,284,700
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$1,284,700	\$1,284,700	\$1,284,700	\$1,284,700	\$1,284,700

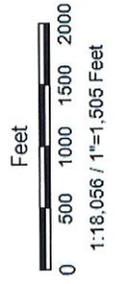
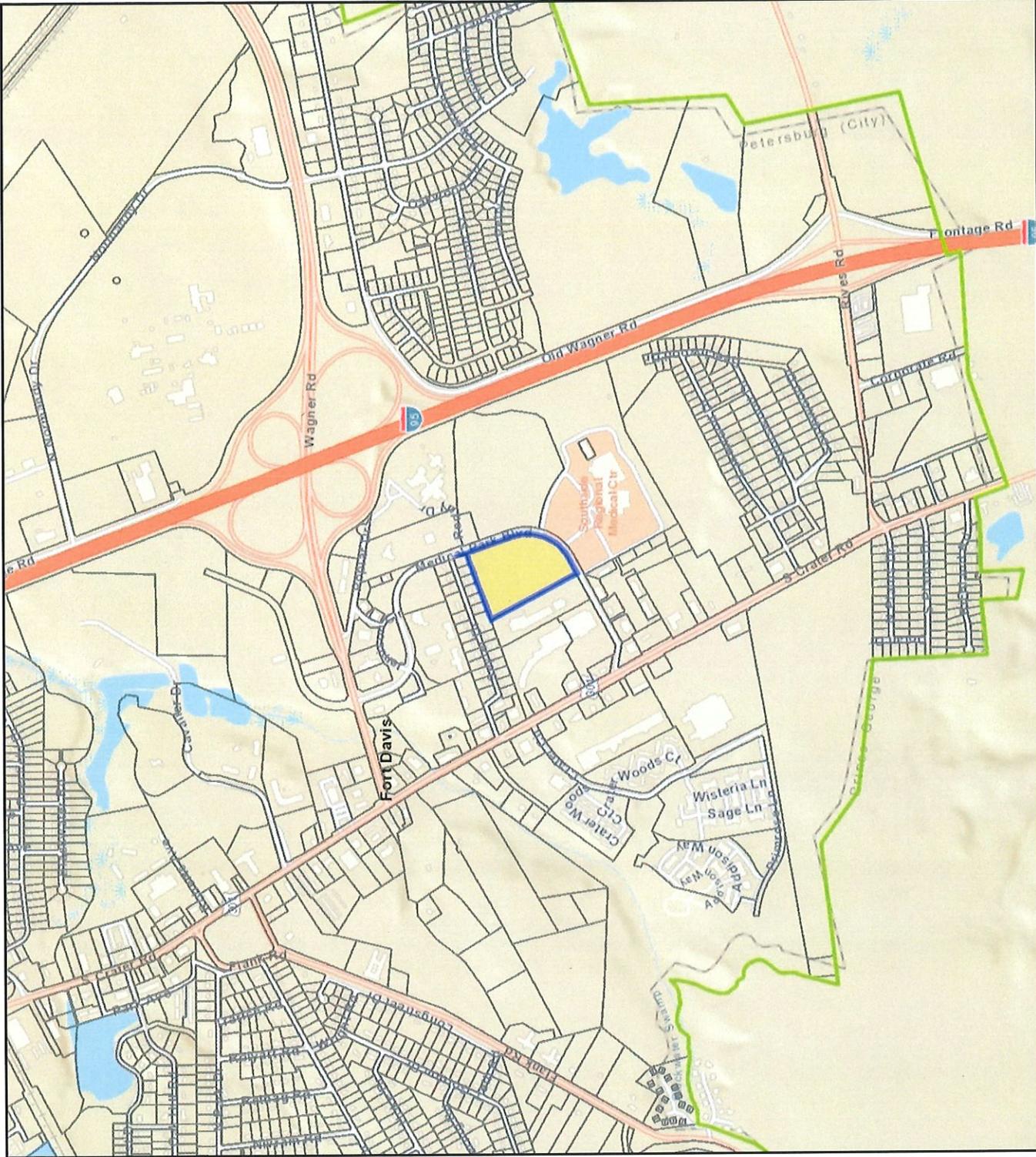
Property Tax (Coming Soon)

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as County of Petersburg expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

Petersburg, Virginia

Legend

-  County Boundaries
-  Parcels

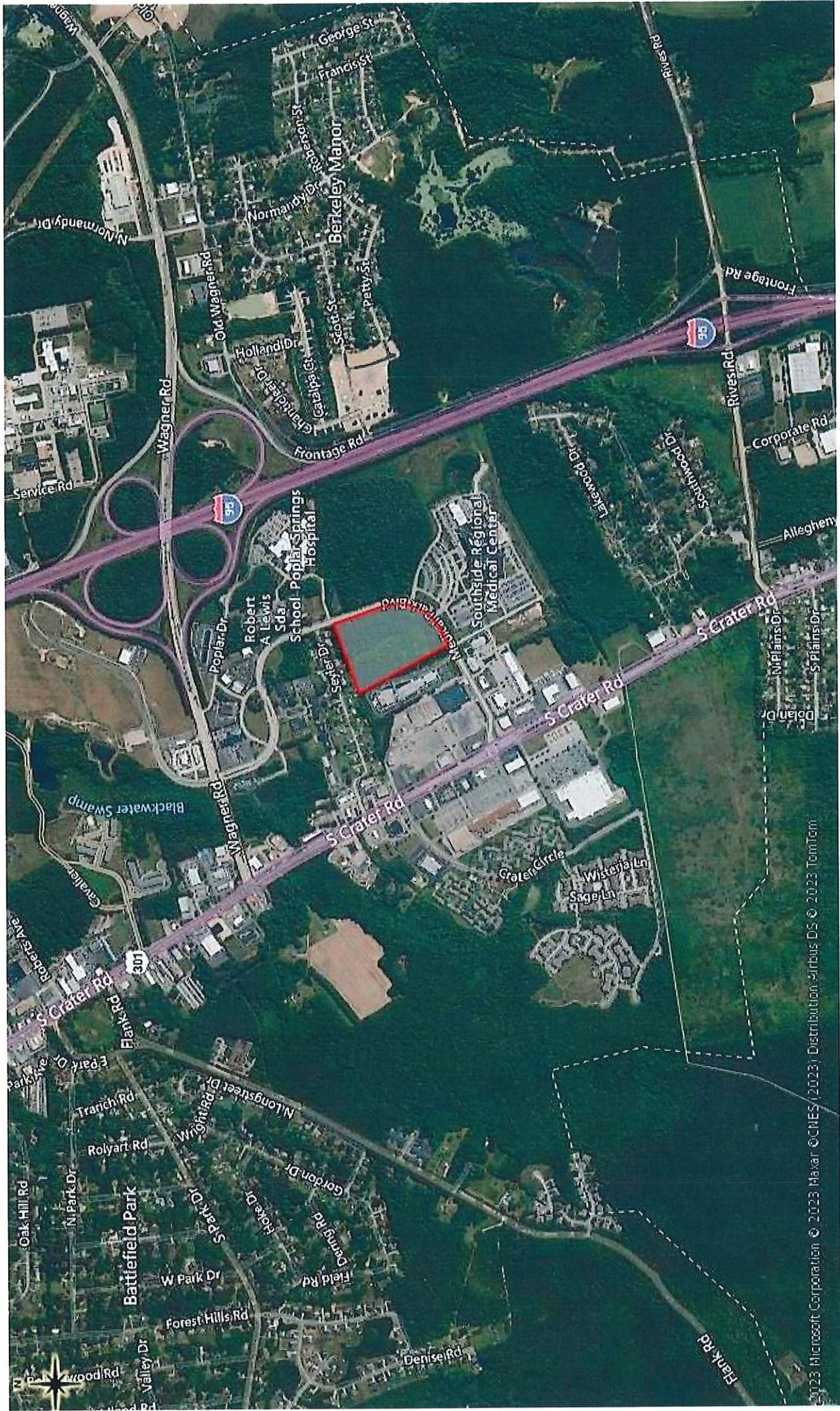


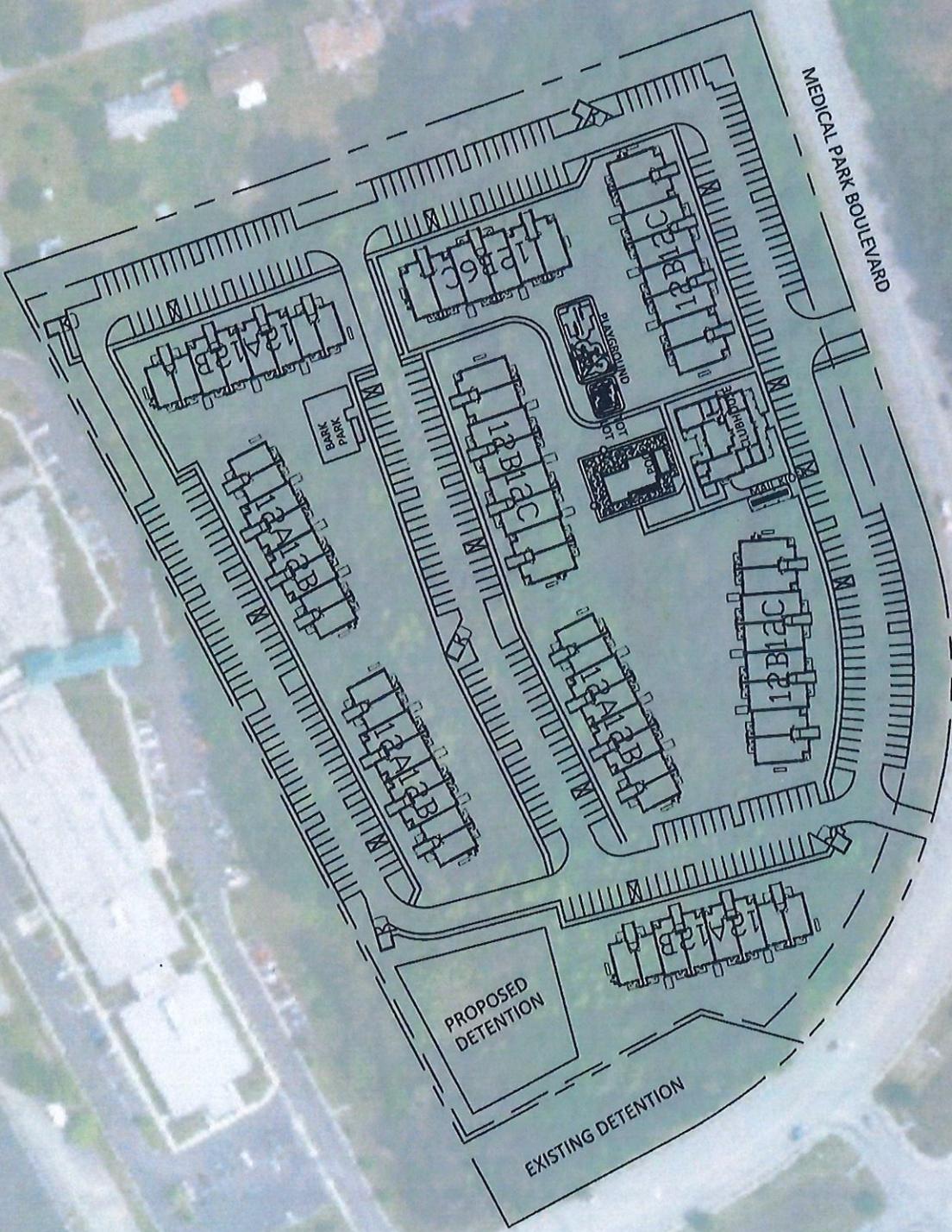
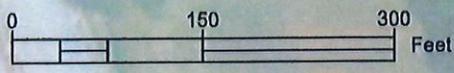
Parcel #: 087030811

Date: 6/29/2023

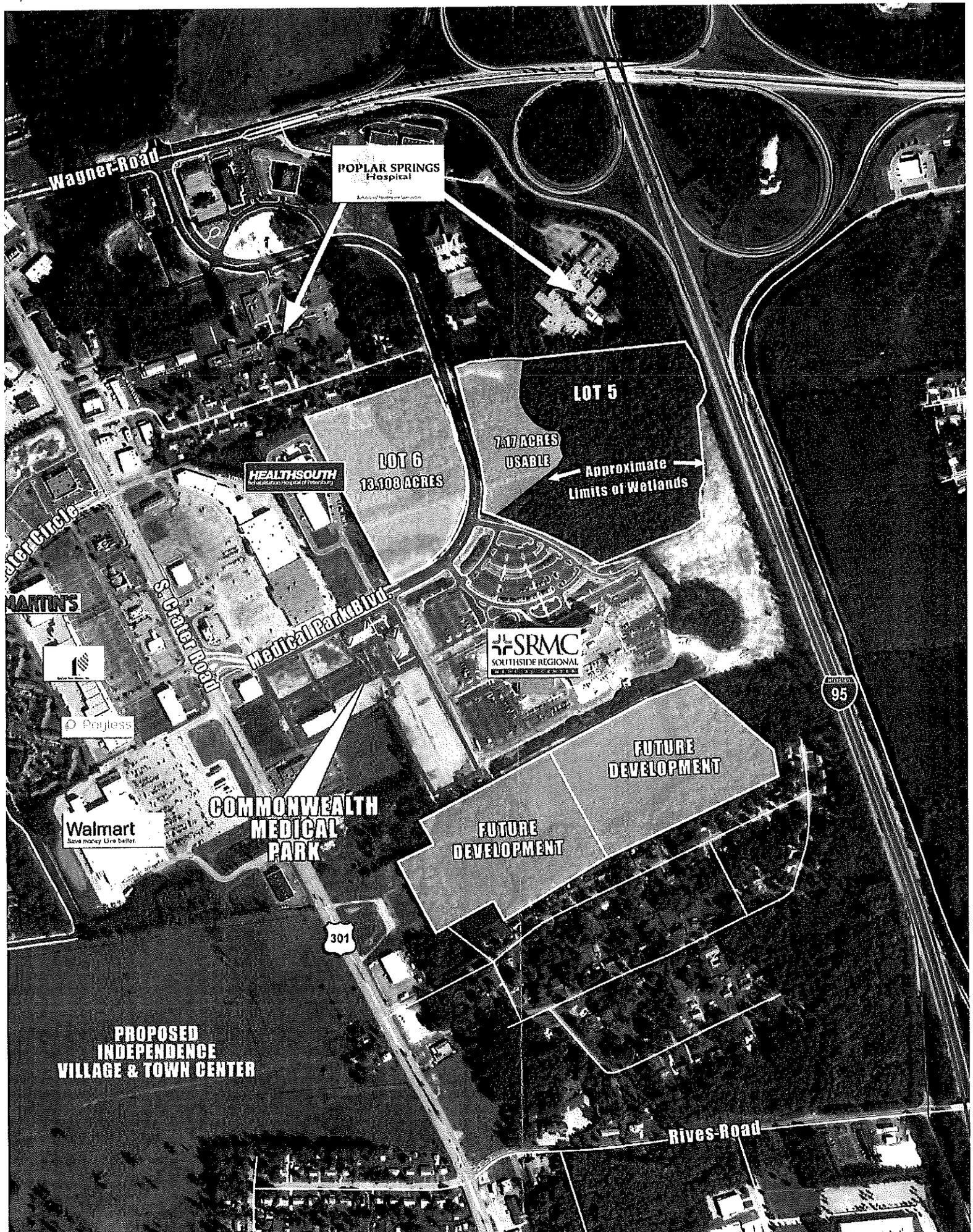
DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records information, and data obtained from various sources, and City of Petersburg is not responsible for its accuracy or how current it may be.

235 Medical Park Blvd - SUP Location





PARK CONCEPTUAL V0.2 PHASE 1 ONLY.DWG
FIRST EXPAND A (8.50 X 11.00 INCHES)



POPLAR SPRINGS Hospital

HEALTHSOUTH

**LOT 6
13,108 ACRES**

LOT 5

**7,17 ACRES
USABLE**

Approximate
Limits of Wetlands

**SRMC
SOUTH SIDE REGIONAL**

**FUTURE
DEVELOPMENT**

**FUTURE
DEVELOPMENT**

**COMMONWEALTH
MEDICAL
PARK**

Walmart
Save money. Live better.

Progress

MARTINS

Wagner Road

S. Gater Road

Medical Park Blvd.

Rives Road

301

95

**PROPOSED
INDEPENDENCE
VILLAGE & TOWN CENTER**

AN ORDINANCE ACCEPTING THE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE THE CHANGE IN THE ZONING DESIGNATION OF THE SUBJECT PROPERTY KNOWN AS LOT 5 OF THE COMMONWEALTH MEDICAL PARK SUBDIVISION, FURTHER IDENTIFIED AS TAX PARCEL 087-03-0810, AND FRONTING ON MEDICAL PARK BOULEVARD, FROM "A", AGRICULTURAL DISTRICT, TO "R-4", MULTIPLE DWELLING DISTRICT, TO FACILITATE THE DEVELOPMENT OF A MULTI-FAMILY COMPLEX OF NINETY-SIX APARTMENTS IN THREE-STORY STRUCTURES.

WHEREAS, John P. Wright, President, on behalf of Waverton Development, Inc., contractual purchaser of the subject property having a current address of Lot 5 of the Commonwealth Medical Park Subdivision, further identified as tax parcel 087-03-0810, and fronting on Medical Park Boulevard, petitioned the City Council of the City of Petersburg, through its Planning Commission to amend the zoning designation, and corresponding amendment to the City's zoning map; and

WHEREAS, the amendment sought by the contractual purchaser of the subject property would modify the zoning designation of the subject property from "A", Agricultural District, to "R-4", Multiple Dwelling District; and

WHEREAS, such proposed amendment to the zoning district designation and the zoning district map is sought to facilitate the development of a multi-family complex of ninety-six apartments in three-story structures; and

WHEREAS, the Planning Commission recommends that City Council approve the proposed amendment to the zoning designation and the zoning district map; and

WHEREAS, the City of Petersburg has held a public hearing on March 22, 2011, pursuant to notice thereof as required by law, on the proposed amendment to the zoning ordinance; and

WHEREAS, the City Council of the City of Petersburg has determined that the proposed amendment to the zoning district designation and the zoning district map should be granted.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Petersburg:

§ 1. That the zoning ordinance, as amended, be amended further by amending the District Map constituting a part of said ordinance, as amended, so as to change the designation of the following described property from "A", Agricultural District, to "R-4", Multiple Dwelling District:

That certain 6.62± acre parcel of land, situate and being in the City of Petersburg, with approximately six hundred fifteen (615') feet of frontage along the east line of Medical Park Boulevard, currently referred to as a portion of Lot 5 of the Commonwealth Medical Park Subdivision, and further identified as p/o Tax Parcel 087-03-0810; and

§ 2. That this ordinance shall take effect immediately upon adoption.



City of Petersburg

Department of Planning and
Community Development
804-733-2308

135 N. Union Street, Room 304
Petersburg, Virginia 23803
srobinson@petersburg-va.org

Public Notice

Notice is hereby given to all interested persons, property owners and business owners that the City of Petersburg Planning Commission will hold a Public Hearing on Thursday, July 6, 2023, beginning at 6:30pm., at the Petersburg Public Library, Multi-Purpose Room, 201 W Washington Street, Petersburg, Virginia, 23803 to hear the following case:

2023-SUP-06: A public Hearing and consideration of a resolution recommending approval of a Special Use Permit for a proposed Multi-Family Residential Development on property located at 235 Medical Park Blvd. The subject property is currently zoned B-2, General Commercial District and requires the approval of an overlay district of a Special Use Permit for property zoned under the B-2, General Commercial District classification when the proposed use is for multi-family purposes.

Information and related material concerning the Public Hearing items may be examined on the Planning Commission Website: <http://www.petersburgva.gov/119/Planning-Commission>, or by contacting the Department of Economic Development, Planning and Community Development at (804)-733-2308.

All interested persons shall have the opportunity to be heard at said public hearing.

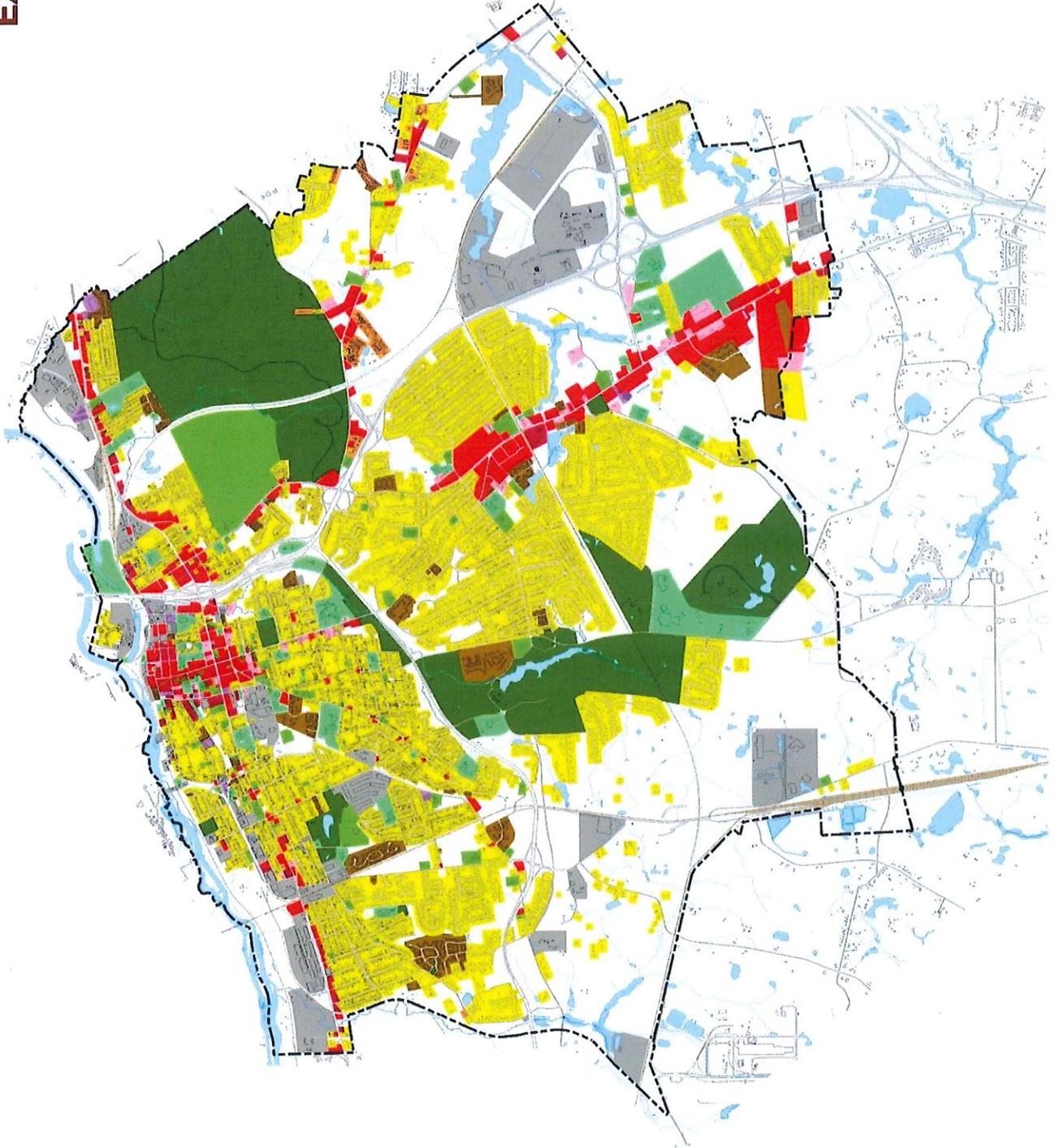
Should you have any questions or need additional information, please contact the Department of Economic Development, Planning and Community Development by postal mail sent to 135 N Union Street, Petersburg, VA. 23803, via telephone at 804-733-2308, or via email at pcd@petersburg-va.org.

Reginald Tabor, Planning Manager

Department of Economic Development, Planning and Community Development

EXISTING LAND USE COMPREHENSIVE PLAN

City of Petersburg, Virginia



LEGEND

Land Use Classifications

- Residential**
 - SINGLE FAMILY
 - MOBILE HOME
 - MULTI-FAMILY
- Commercial**
 - RETAIL & SERVICE
 - GENERAL COMMERCIAL
 - BUSINESS / PROFESSIONAL SERVICE
- Industrial**
 - INDUSTRIAL
 - WAREHOUSING
- Public & Semi-Public**
 - COMMUNITY FACILITIES
 - PLACES OF WORSHIP, CEMETERIES
 - LODGES
 - PARKS & RECREATION
- VACANT



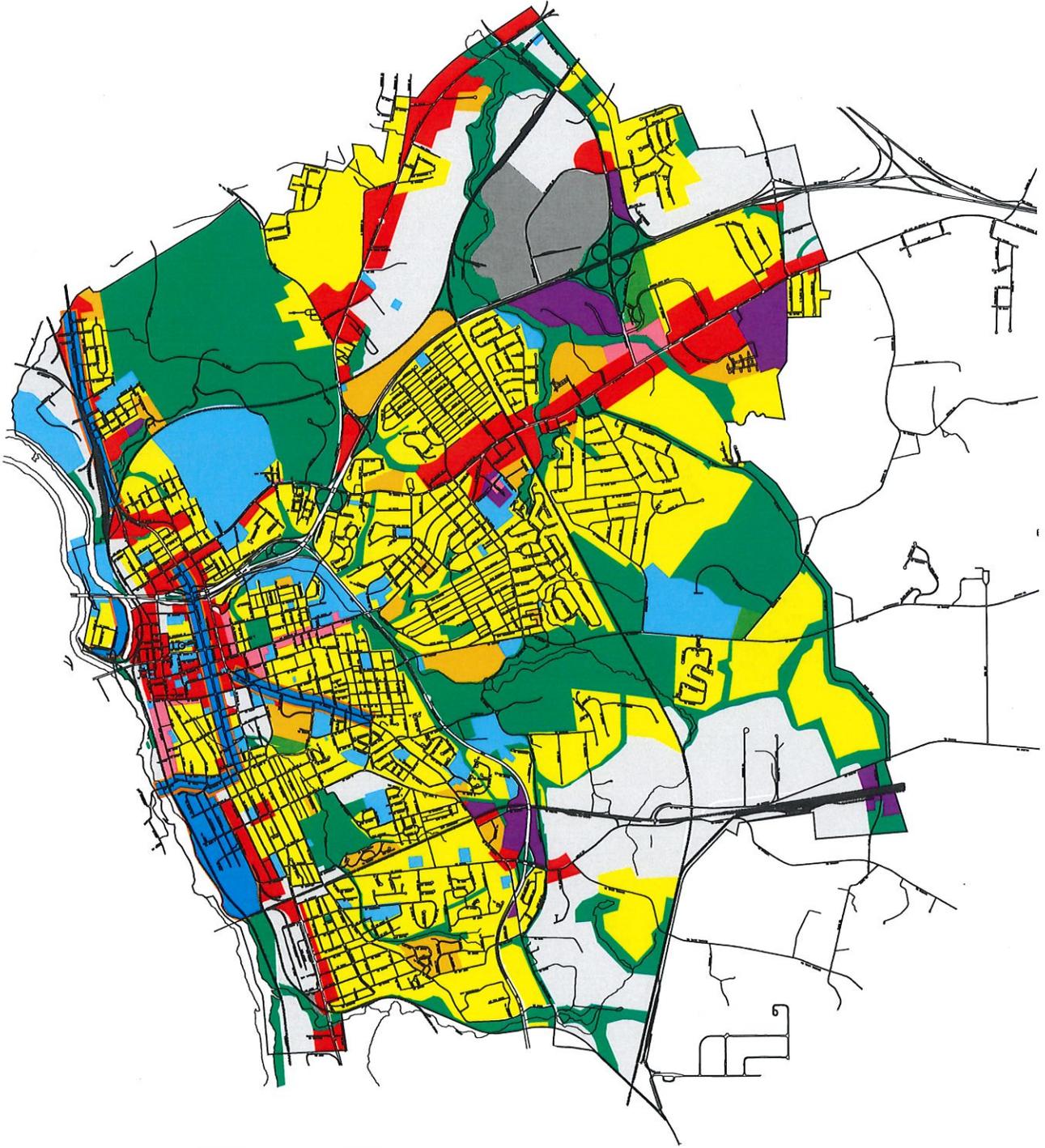
(1100) 0 500 1000 1500 2000 2500 3000 3500 4000

GRAPHIC SCALE IN FEET

MAY 20, 2008
K.W. Poore and Associates, Inc.
Community Development Consultants

LEGEND

- LOW DENSITY RESIDENTIAL
- MEDIUM / HIGH DENSITY RESIDENTIAL
- MIXED COMMERCIAL / PROFESSIONAL
- COMMERCIAL
- LIGHT INDUSTRIAL/FLEXIBLE
- HEAVY INDUSTRIAL
- INSTITUTIONAL
- PUBLIC USES
- PARKS & OPEN SPACE
- MIXED USE (OFFICE, INSTITUTIONAL, COMMERCIAL, RESIDENTIAL)
- RTE. 36 (E. WASHINGTON STREET) DEVELOPMENT CORRIDOR
- EAST CITY LIMITS to E. BANK STREET
- WASHINGTON STREET DEVELOPMENT CORRIDOR
- CRATER ROAD to ADAMS STREET
- WASHINGTON STREET DEVELOPMENT CORRIDOR
- ADAMS STREET TO SOUTH STREET
- HALIFAX STREET DEVELOPMENT CORRIDOR
- W. WYTHE STREET to VIRGINIA AVENUE
- UNIVERSITY BOULEVARD / N. SOUTH STREET DEVELOPMENT CORRIDOR
- W. WASHINGTON STREET to APPOMATTOX RIVER
- POCAHONTAS ISLAND DEVELOPMENT DISTRICT
- BATTERSEA DEVELOPMENT DISTRICT



FUTURE LAND USE PLAN

CITY OF PETERSBURG, VIRGINIA
COMPREHENSIVE PLAN 2014