



City of Chesapeake

May 17, 2006

Office of the City Attorney
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DOCKET
ITEM CA(2)

The Honorable Mayor, Vice-Mayor,
and City Council Members

Re: RESOLUTION REQUESTING THE PLANNING COMMISSION TO CONSIDER AND MAKE RECOMMENDATIONS CONCERNING A PROPOSED AMENDMENT TO THE 2026 COMPREHENSIVE PLAN TO PROVIDE FOR INCREASED MAXIMUM DENSITIES IN THE POINDEXTER CORRIDOR STRATEGIC DEVELOPMENT PLAN LAND USE DESIGNATION FROM THIRTY DWELLING UNITS PER ACRE TO FORTY-FIVE DWELLING UNITS PER ACRE, SUBJECT TO AN URBAN PLANNED UNIT DEVELOPMENT ZONING CLASSIFICATION, A CONDITIONAL USE PERMIT AND SPECIFIC ELIGIBILITY CRITERIA.

On May 16, 2006, the City Council adopted an amendment to the Chesapeake Zoning Ordinance to create a new zoning classification for Urban Planned Unit Developments (PUDs). Among the performance standards is an increase in maximum densities up to forty-five units per acre if the following criteria are met:

- 1) The property is located in the Poindexter Street Corridor Strategic Development Plan as designated on the 2026 Land Use Plan.
- 2) A conditional use permit for densities in excess of thirty dwelling units is obtained from City Council.
- 3) Findings are made prior to issuance of the conditional use permit that the increased densities are necessary to promote the revitalization of the Poindexter Street Corridor; the proposed development incorporates design guidelines in the Poindexter Street Corridor Strategic Development Plan; and the proposed density is not incompatible with adjacent land uses.

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The adoption of the Urban PUD ordinance will allow for greater densities than currently envisioned under the 2026 Comprehensive Plan. In order to ensure that the Comprehensive Plan is consistent with the Zoning Ordinance, this resolution will initiate an amendment to the Comprehensive Plan as necessary to incorporate the increased densities into the Poindexter Street Corridor Strategic Development Plan.

Very truly yours,



Ronald S. Hallman
City Attorney

RSH:fmh

cc: Dr. Clarence V. Cuffee, City Manager
Ms. Anna M. D'Antonio, Assistant to the City Manager
Mr. Brent R. Nielson, Planning Director

RESOLUTION REQUESTING THE PLANNING COMMISSION TO CONSIDER AND MAKE RECOMMENDATIONS CONCERNING A PROPOSED AMENDMENT TO THE 2026 COMPREHENSIVE PLAN TO PROVIDE FOR INCREASED MAXIMUM DENSITIES IN THE POINDEXTER CORRIDOR STRATEGIC DEVELOPMENT PLAN LAND USE DESIGNATION FROM THIRTY DWELLING UNITS PER ACRE TO FORTY-FIVE DWELLING UNITS PER ACRE, SUBJECT TO AN URBAN PLANNED UNIT DEVELOPMENT ZONING CLASSIFICATION, A CONDITIONAL USE PERMIT AND SPECIFIC ELIGIBILITY CRITERIA.

WHEREAS, the public necessity, convenience, general welfare and good zoning practice require that an amendment to the 2026 Comprehensive Plan be considered by the Chesapeake Planning Commission and the Chesapeake City Council.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Chesapeake, Virginia, that the Chesapeake Planning Commission is requested to consider and make recommendation concerning a proposed amendment to the 2026 Comprehensive Plan to provide for increased maximum densities in the Poindexter Corridor Strategic Development Plan Land Use Designation from thirty dwelling units per acre to forty-five dwelling units per acre, subject to an Urban Planned Unit Development (PUD) zoning classification, a conditional use permit and specific eligibility criteria.

ADOPTED by the Council of the City of Chesapeake, Virginia, this _____ day of _____, 2006.

APPROVED:

Mayor

ATTEST:

Clerk of the Council