



City of Petersburg Virginia

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March 8, 2023 - Special City Council Meeting

March 8, 2023
Petersburg Public Library
201 West Washington Street
Petersburg, VA 23803
12:00 PM

City Council

Samuel Parham, Mayor – Ward 3
Darrin Hill, Vice Mayor – Ward 2
Marlow Jones, Councilor – Ward 1
Charlie Cuthbert, Councilor – Ward 4
W. Howard Myers, Councilor – Ward 5
Annette Smith-Lee, Councilor – Ward 6
Arnold Westbrook, Jr., Councilor – Ward 7

City Manager

John March Altman, Jr.

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1. **Roll Call**
 2. **Official Public Hearings**
 - a. A Public Hearing and consideration of an ordinance approving an amendment to proffers previously adopted with the zoning for the properties located at 1200, 1220, 1225, and 1255 Harrison Creek Boulevard. **(Page 2)**
 - b. A public hearing and consideration of an Ordinance authorizing the vacation of Right of Way along River Street between 3rd Street and 5th Street. **(Page 69)**
 3. **Discussion and/Consideration**
 - a. Consideration of a resolution for Congressional Directed Spending for FY24 Grant Application. **(Page 115)**
 4. **Adjournment**



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: March 8, 2023

TO: The Honorable Mayor and Members of City Council

THROUGH: March Altman, Jr., City Manager
Tangela Innis, Deputy City Manager
Brian Moore, Director of Economic Development

FROM: Reginald Tabor

RE: **A Public Hearing and consideration of an ordinance approving an amendment to proffers previously adopted with the zoning for the properties located at 1200, 1220, 1225, and 1255 Harrison Creek Boulevard. (Page 2)**

PURPOSE: To hold a Public Hearing and consider approval of amendments to the preferred conditions approved with the rezoning of 1200, 1220, 1225 and 1255 Harrison Creek Boulevard, Tax Parcels: 040030801, 040030805, 040030806 and 040030807, respectively.

REASON: To comply with applicable procedures and laws regarding the consideration of amendments to Zoning designations and related proffered conditions.

RECOMMENDATION: It is recommended that the City Council holds a Public Hearing and considers an amendment to the zoning designation of the Harrison Creek Properties and related proffered conditions.

BACKGROUND: The City of Petersburg received a request from PBFL, LLC represented by C. Burton Cutright, to amend the proffers previously adopted with the rezoning for the properties located at 1200, 1220, 1225 and 1255 Harrison Creek Blvd, Tax Parcels # 040030805, TP# 040030806, and TP# 04003080. The purpose is to permit the construction of five (5) structures with a total of 120 units of housing, designed like the existing Aqua Luxury Apartment multi-family development on the parcels addressed as 1220, 1225 and 1255 Harrison Creek Boulevard.

History

The City Council adopted 08-Ord-20, February 19, 2008, which approved the rezoning of the Harrison Creek Boulevard properties to PUD with proffered conditions. The subject property was rezoned from M-1, Light Industrial District, with conditions, to Planned Unit Development (PUD) with proffered conditions. The purpose was to permit a PUD to be known as Harrison Creek, on a 36.216+/- acre parcel of land addressed as 2470 County Drive, further identified as Tax Parcel 040-03-0801. The Harrison Creek development proposal included “upscale office, commercial and lifestyle residential apartments in a mixed-use community. The proposal included Office/Retail (3.97+/- acres); a Commercial Mini-Storage site (2.02+/- acres); Community Center/Pool, Multi-Family residential complex, containing 336 dwelling units within fifteen (15) structures on 28.47+/- acres.

In 2021, the petitioners proposed an amendment to the proffered conditions that would allow the construction of up to 65 single-family detached rental homes on 6.26+/- acres of land located along Harrison Creek Blvd between Route 460 and Acqua Luxury Apartments.

The Planning Commission considered the petition to amend the proffered conditions previously approved with the rezoning of the property and voted unanimously on November 4, 2021, to recommend approval of the proposed proffer amendments.

The City Council subsequently considered the petition and referred it back to the Planning Commission.

The Planning Commission considered the petition during the January 20, 2022 meeting. During deliberations, the Commission asked about the impact of the proposed change to the proffered conditions on the City's sewer system capacity.

The Interim Director of Public Works at the time stated that while the current water/sewer system could support this development, the new development would limit future development in the area.

The Commission expressed concerns regarding a lack of home ownership, aging infrastructure, the capacity of the Poor Creek system, and the potential impact of the proposed change on the pharmaceutical cluster development.

A representative of the Developer stated that the developers originally invested \$228,000 in a pump station to create capacity. This capacity was then thought to be more than enough for the apartments and the retail space. They further stated that in the past 11 years, there has been active promotion in trying to bring in a grocery store, office establishments, and other commercial development, but there has not been any interest from any retail or grocery store in the location. There is, however, demand for off-base housing from Fort Lee. They stated that they believe that they have developed the capacity for the sewer on this site through the previous investment.

The Interim Director of Public Works stated that Petersburg has plenty of drinking water capacity, but not sewer capacity.

The Commission voted to recommend denial of the petition.

The Developer requested that the item be presented to the City Council for consideration on December 13, 2022.

Request

The Developer submitted an amended development plan that replaces the proposed cottage-style residential units with structures like those in the existing development. The proposed new development would include the construction of five (5) structures with a total of 120 new units including 60 1-bedroom units and 60 2-bedroom units. Residents will have access to the amenities and facilities of the existing Aqua apartment community.

The City Council referred the item to the Planning Commission for review. The Planning Commission considered the item during the January 5, 2023 Planning Commission meeting. During the Public Hearing, the representative of the Developer spoke. Also, during the Public Hearing, the Acting Director of Public Works spoke and he provided correspondence that includes a recommendation on the item. Following the Public Hearing, the Commission voted to recommend denial of the request.

COST TO CITY:N/A

BUDGETED ITEM: N/A

REVENUE TO CITY: Revenue from the increased value of the developed property.

CITY COUNCIL HEARING DATE: 3/8/2023

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: N/A

AFFECTED AGENCIES: City Assessor, Public Works, Planning and Community Development

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: 08-Ord-20

REQUIRED CHANGES TO WORK PROGRAMS: N/A

ATTACHMENTS:

1. 1213_2022OrdinanceRezoningHarrisonCreekProperties
2. 1205_2022ExhibitA
3. Updated Narrative Beco Asset Harrison Creek (CLEAN) (11-15-2022)
4. Updated Harrison Creek Pictures + Renderings (11-15-2022)
5. 08Ord20
6. 1104_2021StaffReportHarrisonCreek
7. 0221_2023LetterPWHarrisonCreek

**AN ORDINANCE AMENDING THE PROFFERED CONDITIONS
PREVIOUSLY ADOPTED WITH THE REZONING OF THE PROPERTIES
LOCATED AT 1220 HARRISON CREEK BLVD, TP# 040030805, 1225
HARRISON CREEK BLVD, TP# 040030806, AND 1255 HARRISON CREEK
BLVD, TP# 040030807**

WHEREAS, the City of Petersburg received a request from PBFL, LLC represented by C. Burton Cutright, to amend the proffered conditions previously adopted with the rezoning of the properties located at 1220 Harrison Creek Blvd, TP# 040030805, 1225 Harrison Creek Blvd, TP# 040030806, And 1255 Harrison Creek Blvd, TP# 040030807; and

WHEREAS, the City Council adopted 08-ORD-20 in 2008 approving the Planned Unit Development (PUD) with proffered conditions, to permit multi-family residential, commercial, office space and recreational spaces; and

WHEREAS, the subject property was previously rezoned from M-1, Light Industrial District, with conditions, to PUD, with proffered conditions, to permit a Planned Unit Development to be known as Harrison Creek, on a 36.216+/- acre parcel of land addressed as 2470 County Drive, further identified as Tax Parcel 040-03-0801; and

WHEREAS, the proposal included Office/Retail (3.97+/- acres); a Commercial Mini-Storage site (2.02+/- acres); Community Center/Pool, Multi-Family residential complex, containing 336 dwelling units within fifteen (15) structures on 28.47+/- acres; and

WHEREAS, the developers completed the construction of the multi-family dwellings with the Community Center/Pool which is now known as “Acqua Luxury Apartments” and addressed as 1200 Harrison Creek Boulevard; and

WHEREAS, in 2021, the Petitioner initially proposed an amendment to the proffered conditions to allow the construction of 62 single-family detached rental homes on 6.25 +/- acres of land located along Harrison Creek Blvd between Route 460 and Aqua Luxury Apartments; and

WHEREAS, in 2022, the Developer submitted an amended development plan and roposed amendment to the proffered conditions that replaces the cottage-style residential units with structures like those in the existing Multi-Family development; and

WHEREAS, the proposed new development would include the construction of five (5) structures with a total of 120 new units, including 60 1-bedroom units and 60 2-bedroom units, and the new residents will have access to the amenities and facilities of the existing Aqua apartment community; and

WHEREAS, the subject property is approximately 272,990.52 sq. ft. and has a public street frontage of approximately 261.06 feet, and the density of allowed development shall be controlled by zoning conditions and ordinance standards; and

WHEREAS, adjacent properties located along County Drive are zoned B-2, General Commercial, R-1A and R-1, Single-Family Residence District, and M-1, Light Industrial District; and

WHEREAS, the 2014 Comprehensive Plan Future Land Use Plan designates the subject property as commercial and industrial use; and

WHEREAS, both commercial and residential uses front along US 460, County Drive; and

WHEREAS, the proposed amendment to the proffered conditions will allow for the development of currently vacant parcels of land; 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 November 4, 2021 and considered a resolution recommending approval of the amendment to the proffered conditions, and the public hearing was advertised, in accordance with applicable laws; and

WHEREAS, the Planning Commission voted to recommend approval of the petition to amend the proffered conditions; and

WHEREAS, the City Council subsequently considered the petition and referred it back to the Planning Commission; and

WHEREAS, the Planning Commission considered the petition during the January 20, 2022 meeting, and the Commission asked about the impact of the proposed change on the sewer system capacity; and

WHEREAS, the Interim Director of Public Works at the time stated that while the water/sewer system we have today could support this development, it would then limit future development in the area; and

WHEREAS, the Commission voted to adopt a resolution recommending denial of the petition; and

WHEREAS, The Developer requested that the item be presented to the City Council for consideration on December 13, 2022; and

WHEREAS, in 2022, the Petitioner submitted an amended development plan and proposed amendment to the proffered conditions that replaces the proposed cottage-style residential units with structures like those in the existing development, to include the construction of five (5) structures with a total of 120 new units, with 60 1-bedroom units and 60 2-bedroom units.

NOW, THEREFORE BE IT ORDAINED, that the City Council of the City of Petersburg approves the amendment to the proffers approved with the rezoning of the properties 1220 Harrison Creek Blvd, TP# 040030805, 1225 Harrison Creek Blvd, TP# 040030806, and 1255 Harrison Creek Blvd, TP# 040030807, as indicated in (**Exhibit A**).

Exhibit A:

The Proffers are as follows:

1. The Property shall be developed in general conformance with the Plan (prepared by Porterfield Design Center, dated January 10, 2008) and the Application for Planned Unit Development submitted with this case, however, the vacant parcels designated as "Outparcel Site" and "Office/Retail Site", zoned Planned Unit Development (PUD) shall be developed for residential use in general conformance with the Conceptual Plan prepared by David Taylor dated September 29, 2022, dated January 20, 2022, to allow for the construction of up to 120 multi-family units/60 single family detached rental houses on the three parcels. The exact boundaries and acreage of each land use designation may be shifted to a reasonable degree at the time of site plan for each development area/use in order to accommodate engineering or reasonable design considerations. These conditions apply to the Applicant or its successors or assigns.
- ~~2. The "OutParcel Site" and "Office/Retail Site" on the Plan (prepared by Porterfield Design Center, dated January 10, 2008) shall be developed in a manner consisted with the "B-2", General Commercial District Regulations of the Zoning ordinance of the City of Petersburg with all permitted uses allowed by the Ordinance, except the following and similar such uses shall not be permitted: used vehicles sales, vehicle rebuilding or vehicle body shops or vehicle repairing facilities, used tire sales, towing lots, salvage dealers or vehicle service operations which employ any form of outside storage of inoperative motor vehicles shall not be permitted as uses within this area, new automobile sales; adult entertainment uses of any kind, nightclubs, tattoo parlor. This land area shall not exceed 4.0 acres.~~
- ~~3. The life style (multi-family) land use designation on the Plan (prepared by Porterfield Design Center, dated January 10, 2008) shall be developed in accordance with the conceptual plan submitted for Harrison Creek Apartments and shall consist of not more than 336 multi-family units, with the unit mix set out in the Application, on a parcel of land within the PUD (Multi-family Land Use Designation) not to exceed an area of 29.0+/-acres. Accessory Uses such as garage parking, clubhouse/community center/pool and other recreational amenities are uses allowed within this land area. The net density of multi-family uses in this land area shall not exceed a gross density of 12.85 dwellings per acre. There shall be no other residential uses on any land use designations within the PUD.~~
- ~~4.~~
- ~~5. The land area designated as "Office Site", as shown on the Plan (prepared by Porterfield Design Center, dated January 10, 2008) shall not exceed 1.60+/- acres nor shall the structures developed for office use exceed 12,000 square in area. Parking spaces shall be provided at a ratio of one space for every 200 square feet of floor area.~~
- ~~6. The Applicant shall execute a "Declaration of Covenants and Restrictions" (Declaration), approved in advance by the City Attorney as consistent with the Ordinance adopted approving this zoning case, and so by create the Harrison Creek Association (HCA). The HCA shall enforce the standards for development, consistent with the zoning conditions, and assure the quality of development, architectural compatibility, environmental protection and other elements of development control. The Declaration shall be recorded among the land records of the City of~~

Commented [LNR1]: Is this still accurate? Any changes necessary?

Commented [LNR2]: Is this still accurate? Any changes necessary?

Commented [A3R2]: This is existing 1200 Acqua description

~~Petersburg prior to the conveyance of any properties by the Applicant to third parties and as soon as practicable upon approval of the zoning case.~~

~~The HCA shall be funded by all owners of property within the Harrison Creek development by payment of dues to the HCA based upon the owner's pro-rata share of the total land area, excluding the wetlands areas. The HCA shall appoint a Board of Architectural Review (BAR) which shall, prior to site plan approval by the City, review and approve all site plans, architectural designs, building heights, signage, landscaping, parking fields, lighting, pedestrian circulation plans, stormwater management facilities and such other submissions as are necessary to ensure that development within Harrison Creek achieves the high standards established by the Conceptual Site Plan, the Declarations, and the zoning conditions.~~

~~7.3.~~ The Applicant shall provide when applicable, its proportionate costs, dedications of rights or way, and/or construction of roadway segments as set forth in the Conceptual Site Plan and as determined by updated TIA (Traffic Impact Analysis) submitted at the time of site plan review and subject to approval by the City. Prior to approval by the City of any site plan for development within Harrison Creek, an updated TIA shall be performed and the report submitted to the City as part of the site plan submission. The Applicant shall install suitable traffic management and control measures, as determined ~~by the City in the TIA~~, at the intersection of the "80' Right-of-Way and County Drive", and at the intersection of the "Secondary Access to Apartments" as a condition precedent of approval of a site plan for any development within the subject PUD.

~~8.4.~~ Landscaping shall be in general conformance with the Plan prepared by Porterfield Design Center, dated January 10, 2008, and in general conformance with the Conceptual Plan prepared by David Taylor Dated September 29, 2022, subject to approval and/or modification by the Department of Planning and Department of Public Works at the time of any site plan submission.

~~9.5.~~ Parking fields shall be in general conformance with the "Article 19 of the Zoning Ordinance of the City of Petersburg" subject to approval and/or modification by the Zoning Administrator. ~~Applicant acknowledges this proffered condition.~~

~~4.6.~~ Signage shall be in general conformance with the purposes of Article 21 (Sign Regulations) of the Zoning Ordinance of the City of Petersburg ~~and consistent with the unified system of signage set forth in the PBFL, LLC Zoning Request dated 08/06/07 prepared by Future Law, L.L.C.~~ All signs shall require a sign permit issued under the provisions of Article 21 of the Zoning Ordinance of the City of Petersburg.

~~5.7.~~ The pedestrian circulation system shall be in general conformance with the zoning request and the Conceptual Plan prepared by David Taylor dated September 29, 2022, ~~the provisions for Recreation Amenities and Natural Area set forth in the PBFL, LLC Zoning request dated 08/06/07 prepared by Future Law, L.L.C. and as illustrated in the Plan prepared by Porterfield Design Center, dated January 10, 2008.~~

~~8.~~ ~~All uses shall be connected to public water and sewer as part of the development of the Property. The Applicant shall be responsible for the design and construction of all onsite and off-~~

Commented [LNR4]: Is this still accurate? Any changes necessary?

Commented [LNR5]: Is this still accurate? Any changes necessary?

site water and sewer lines necessary to provide service to the particular land use being developed, in accordance with the applicable requirements of the City and the Commonwealth of Virginia. All lines shall be sized to serve the drainage shed in which they are located in accordance with the applicable requirements of City of Petersburg. The Applicants shall be responsible for provision of a pro-rata share of the costs of offsite improvements to the sanitary sewer capacity and conveyance system for the Poor Creek Sanitary Sewer Basin. The actual costs to be determined in consultation with the Department of Public Works at or before the time of Site Plan submission for the development as a whole or any individual or separate developments within the PUD. All uses shall be connected to public water and sewer as part of the development of the Property. The Applicant shall be responsible for the design and construction of all on-site water and sewer lines necessary to provide service to the particular land use being developed, in accordance with applicable requirement of the City and the Commonwealth of Virginia. All lines shall be sized and designed by an engineer and certified by an engineer for site plan submission. The Applicant shall be responsible for the prorated share of off-site improvements to the sanitary sewer conveyance system for the Poor Creek Sanitary Sewer Basin. The prorated share for sanitary sewer conveyance is \$3,902.80 per dwelling unit. Such prorated share shall be in addition to any connection fees enumerated in the City Code at such time said fees are due and shall be paid by the Applicant prior to the issuance of a Certificate of Occupancy on a per unit basis. If any prorated share contribution is not paid by the end December 31, 2022, the prorated share amount shall be escalated according to the ENR Construction Cost Index. Prorated share escalation shall be indexed to June 2022, or the most recent available index period which predates June 2022. The Developer may pre-pay pro-rata shares at any time, on a per unit basis.

10.

- 11.9. Stormwater management facilities shall be owned and maintained by the Developer. The stormwater management ponds shall be constructed by the Developer as determined to be necessary and appropriate by the City, based on a Stormwater Management Plan consistent with the laws of the Commonwealth of Virginia and the requirement of the City of Petersburg. Such plans shall be required at the time of site plan submission. Stormwater management ponds shall primarily be wet ponds and shall be designed so as to enhance the areas in which the ponds are located. The design and location of the various ponds shall be approved by the City of Petersburg at the time of Site Plan submission.

- 12.10. The Applicant shall grant utility easements or such other easements as are necessary and appropriate for the development of Harrison Creek. The party requesting an easement shall provide a copy of the proposed easement document for review and approval in advance, such easement shall be of a minimum width necessary and shall be located in such a way that it does not reasonably interfere with the productive use of the grantor's property, and the grantee of the easement shall indemnify the grantor for any and all damages that may result of the installation and/or maintenance of such easement.

- 13.11. The developer shall, prior to the issuance of any building permit to commence construction of any building on the Property, record a restrictive covenant running with the land that provides that the subject property will not be used or operated in whole or in part as affordable rental housing described in the provisions of (i) 26 U.S.C. § 42, 26 U.S.C. § 142(d), 24 CFR § 983, 24 CFR § 236, 24 CFR § 241(f), 24 CFR § 221(d)(3), or any successors thereto; (ii) applicable state law, or (iii) similar local ordinance adopted by the locality wherein such real property is located."

Commented [LNR6]: Is this still accurate? Any changes necessary?

12. There shall be an appropriate buffering plan, which shall include keeping as many of the existing larger trees along the boundary lines as possible, determined as part of the site plan review, to provide a natural vegetative buffer between that portion of the Property developed as multi-family and the existing ~~single-family~~single-family residences along the western boundary line (N 0009'11"), 2073.27 in length (the "Western Boundary Line"). Further, there shall be no building within 20 feet of the Western Property Line.

~~6. Further, there shall be no building within 30 feet of the Western Property Line.~~

14.13. There shall be a decorative fence surrounding the Property, the final location and design of which will be determined as part of the site plan review, however, the fence shall be at least 6 feet in height, surround the entire portion of the Property developed as Multifamily, and shall be designated to create a "gated residential community." The location of the fence shall be designed to keep many of the existing larger trees along the boundary line as possible.

15.14. All utilities shall be underground.

16.15. Except for timbering approved by the Virginia Department of Forestry for the purpose of removing dead or diseased trees, there shall be no timbering on the Property until a land disturbance permit has been obtained from the City and the approved devices installed.

PROJECT SUMMARY

APARTMENTS AT HARRISON CREEK

INTRODUCTION

Introducing the Apartments at Harrison Creek

The Apartments at Harrison Creek is a proposed development of 120 multi-family apartment units to be built for the residents of the City of Petersburg. The proposed apartment community will include a mix of 1-bedroom/1-bathroom (60 units) and 2-bedroom/ 2-bathroom (60 units) multi-family apartment units and will be located on approximately 6.267+/- total acres along Harrison Creek Boulevard between Route 460 and 1200 Acqua Luxury Apartments. The Apartments at Harrison Creek development embraces the positives of luxury apartment-style living. The development will consist of multi-family apartment units that are interconnected by sidewalks and separated by private and community green space. Residents will enjoy the affordability and convenience of living in rental units as an apartment-style community and surrounding green space areas will be maintained by a professional management company. Residents will have access to common apartment-living group amenities such as a fitness room and pool. The shared clubhouse, pool, hot tub, and putting green were recently renovated in spring and summer 2022. New walking trails will connect the community to the existing 1200 Acqua Luxury Apartments to allow for convenient access to group amenities. The proposed medium-density development will provide a high-quality and affordable housing option to the residents of Petersburg.

ZONING CLASSIFICATION

Existing to Proposed

The current zoning of the three parcels, which total approximately 6.26+/- acres, is Planned Unit Development “PUD”. The three subject parcels are the remainder of a larger 36.216+/- parcel that was rezoned from M-1(c) Light Industrial District (with restrictions) to PUD classification by adoption of city ordinance, 08-Ord-20 (“Ordinance”). The Ordinance modified the zoning classification of the entire 36.216-acre parcel and encumbered the three subject parcels with certain proffered restrictions and requirements. The Ordinance prevents the three subject parcels from being used for residential uses. The Ordinance restricted residential uses to the portion of the Applicant’s conceptual plan that was designated as lifestyle/multi-

family (1200 Acqua Luxury Apartments, the 336-unit luxury apartment community located to the south of the proposed development). Additionally, two of the parcels must be developed in a manner consistent with “B-2” General Commercial District Regulations and the third parcel is limited to use as office use (with certain lot, structure, and parking requirements/limitations.)

BACKGROUND

In 2008, the Applicant intended to develop the three parcels for commercial, retail and office space as designated on its concept plan for the planned development known as Harrison Creek. Harrison Creek followed the Petersburg Comprehensive Plan and the Applicant’s vision of a mixed-use development. For years, the Applicant aggressively marketed the parcels in attempt to attract commercial and business partners to enter this area, but it has been unsuccessful in its efforts. It is well-known that there has been great disruption in the commercial market over the last several years. The recent global pandemic has added to the decline and businesses have closed. Currently, there is significant square footage of open commercial space and business store front in the Petersburg area. An in-house analysis of the Petersburg submarket historical leasing data shows that the availability of available space is increasing. While market rental rates appear to be mostly stable, Fiscal Quarter 2 of 2021 showed leasing demand net absorption square footage at negative 27,627 SF. As businesses appear to be moving away from brick-and-mortar buildings to online platforms and delivery-based enterprises, it is unclear whether the pandemic has created a temporary disruption or a permanent change to “business as usual.” Additional unoccupied commercial, business and office space is not needed and will not benefit the City or its residents. The subject parcels are currently vacant. Vacant land does not create jobs, attract residents, or generate much tax revenue. As stated in the Comprehensive Plan, Petersburg needs additional and diverse housing options for its residents. The proposed development can help the City meet its objective.

ISSUE

The current proffers prevent the Applicant from developing the parcels for a medium-density residential use. The Applicant believes that the proposed use for medium density residential development is the highest and best use of the land and that this use will offer the greatest benefit to Petersburg and its citizens.

REQUEST

The Applicant respectfully requests that the City remove the proffered restrictions in the Ordinance that prevent the property from being developed for residential use.

COMPREHENSIVE PLAN

The proposed Apartment at Harrison Creek development will be located on Harrison Creek Boulevard at the entrance of 1200 Acqua Luxury Apartments. The proposed development has approximately 261 feet of frontage along Route 460. The Route 460 corridor is strategically located between Interstate 95 and Interstate 295. The proposed development would be easily accessible from anywhere in the Petersburg/Richmond area and would be exceptionally convenient to the “back gate” of Fort Lee.

The expansion of Fort Lee has brought roughly 11,000 new residents to the Petersburg region. According to the Comprehensive Plan, the areas surrounding Petersburg have had an increase in housing while Petersburg has experienced a decline in the total number of housing units. (Comprehensive Plan, p. 55). The proposed development will add much needed units to Petersburg’s housing inventory.

In the 2040 Draft Comprehensive Plan, the City sets an objective to continue to encourage the creation of a variety of residential uses and compatible neighborhood arrangements in order to offer a variety of housing options to its residents. Article 26 of the Petersburg Zoning Ordinance explains that an objective of the PUD designation is to foster a variety of housing options that will give the home occupant greater choice in the selection of environment and housing units. (Zoning Ordinance, Art. 26, Sec. 1(4)). The proposed development supports the City’s objective as found in the Comprehensive Plan and is in accordance with the PUD classification as found in the Zoning Ordinance. The Applicant is proposing a flexible, innovative land use which is consistent with modern and future planning practices that will help to provide a diverse housing inventory and accommodate the growing housing needs of Petersburg. The units are designed to offer the renter the community-centered lifestyle. The pandemic has given us a greater appreciation of outdoor spaces. The proposed development includes abundant shared green space and trails are to be incorporated in the site development plan stage. Residents will enjoy the amenities of luxury apartment living like access

to a community pool, dog parks, and property management services. For those that prefer living in an apartment, renting removes the risk and uncertainty that comes with timing a home purchase given the volatility of the real estate market, especially for those who may be subject to short-term ownership due to the transient nature of their employment.

“BECO” and Petersburg have enjoyed the success of 1200 Acqua Luxury Apartments since its construction in 2010. BECO Asset Management, LLC, an affiliated company, manages 1200 Acqua. BECO Asset Management will also serve as the professional management company for The Apartments at Harrison Creek and will offer residents the same high-quality renting experience as is known at 1200 Acqua. BECO Asset Management’s dedicated marketing department will develop a detailed plan to attract prospective residents to the proposed development. Through the diligent efforts of BECO Asset Management and its marketing department, all BECO Asset Management managed properties enjoy high retention and occupancy rates. For example, 1200 Acqua consistently has an occupancy rate of 97%.

THE PLANNED UNIT DEVELOPMENT APPLICATION

The Applicant respectfully requests that the City approve an amendment to the current zoning ordinance which removes the limitations placed on the three parcels for the reasons stated in this project summary. As required by the zoning ordinance, the Applicant presents the following information for consideration and review.

CONCEPT PLAN. Included with the Application are three copies of the Conceptual Plan prepared by David Taylor, dated September 29, 2022, showing the proposed concept for The Apartments at Harrison Creek development. Also included are three copies of a map showing the location of the proposed development in relation to the surrounding area including the location of streets, utilities, schools, and commercial facilities.

The three subject parcels total approximately 6.26 +/- acres, including 0.4 +/- acres of wetlands. The proposed development will include 120 multi-family apartment units located along Harrison Creek Boulevard between 1200 Acqua Luxury Apartments (an affiliated multi-family community) and County Drive/Rt. 460. The mix of one bedroom unit and two bedroom unit will range in size from 769 sq. ft. to 1,069 sq. ft. The apartments will be linked by

interconnected sidewalks and shared open green spaces. The Apartments at Harrison Creek will provide the affordability, convenience, and amenity access of apartment living.

WETLANDS. Three copies of the Wetlands Delineation report prepared by MAP Environmental, Inc. are included with the Application. This report summarizes the soil conditions, general topography, and location and character of surface water. MAP Environmental is currently coordinating with the Army Corps of Engineers to gain wetlands certification. A copy of the COE certification will be forwarded upon our receipt.

DRAINAGE MANAGEMENT. The proposed development will utilize the storm water facility located on the back of the 1200 Acqua, LLC property to accommodate the reduced flow – impervious space that is created by its construction. The stormwater management plan that was implemented when the original 32.261 +/- acre mixed use project was rezoned to PUD included and considered the development of the three subject parcels for commercial, business and retail office use. The proposed development will incorporate significant amounts of green area and pervious areas in contrast to the mostly impervious areas that were originally contemplated. The storm water facility is sufficient to handle the proposed development.

TRANSPORTATION. The Apartments at Harrison Creek is positioned in the Route 460 Corridor and has easy access to both Interstate 95 and Interstate 295. The proposed development is located along Harrison Creek Boulevard between Route 460 and 1200 Acqua Luxury Apartments. At the time the larger 32-acre parcel was rezoned to the PUD classification, traffic to these parcels was considered and planned for. The current proposed use as medium density residential use would generate less traffic than the commercial and retail use that was originally planned. Presently, there are both a right- and left-turn lane along Route 460 with approximately 200 feet of storage and 200 feet of taper, which is more than adequate to address the increase in traffic resulting from the proposed development. Also, Harrison Creek Boulevard provides for separate left and right turn exit lanes which will reduce delays when exiting the site.

SURROUNDING USES. The subject property is bounded to the north partially by Route 460/County Drive (parcels to the north of Route 460 are classified as B-2) and partially by B-2 zoned parcels, to the south by a parcel classified as PUD (1200 Acqua Luxury Apartments), to the east by an access road to 1200 Acqua Luxury Apartments classified as PUD (land east of

road is zoned R-1), and to the west by parcels with “null” or no listed zoning classification, which appear to be used as residential.

The proposed construction of 5 multifamily buildings with 24 units each on 6.26+/- acres would result in a density of 19.17 units per acre. This medium density development provides an appropriate and necessary transitional buffer between the R-1 zoned land that is located nearby (adjacent to the emergency access road located to the east of the proposed development), the land of unknown classification (appears to be residential use) to the west, and the B-2 zoned property located to the north (along Harrison Creek Boulevard) and the nearby B-2 zoned property located to the north of Route 460. Petersburg will also benefit from the increase in real estate tax revenue that will be generated by the development of the land.

VEGETATION, BUFFERING AND SCREENING. There is extensive existing landscaping along Route 460/County Drive and Harrison Creek Boulevard and along the adjacent lot boundary lines. To the extent possible, mature landscaping will be preserved. This existing tree cover will be supplemented with additional planting. A key feature of The Apartments at Harrison Creek is the open green space that will be incorporated throughout the development to create an established neighborhood feel. Existing and proposed landscaping will provide shading, screening, and a sense of privacy and separation between the development and adjacent lots and public roadways.

PARKING. The proposed development will include 220 paved and marked parking spaces (1.83 per unit), with dimensions that comply with the zoning ordinance. All parking areas will be screened from public streets and adjacent land uses. Existing mature landscaping along Route 460 and Harrison Creek Boulevard will be retained, to the extent possible, and enhanced with additional landscape materials as shown on the Concept Plan.

SIGNAGE. The Apartments at Harrison Creek will incorporate a signage system that consists of high-quality materials and utilizes color, lighting, shapes, and other design elements to promote a cohesive and unified image that is consistent with the zoning ordinance and the “BECO brand.”

“BECO” has been a Petersburg community partner since 2008. We are excited to grow our relationship with the City and its residents by expanding our investment in this community. We thank you for your consideration of this request. If you have any questions or require

additional information, please do not hesitate to contact me at bcutright@becoasset.com or 757-514-1515, or you may reach Jon Babineau, General Counsel, at jbabineau@becoasset.com or 757-842-6369. We look forward to working with you.

Respectfully submitted,

C. Burton Cutright, Manager
PBFL, LLC





Aerial View of the Property



Main Entrance



Bedroom



Kitchen and Living Room



Seating area inside the clubhouse at 1200 Acqua



Firepit @ Nite



Putting Practice Green



Car Care Center



Pool and Sun Deck



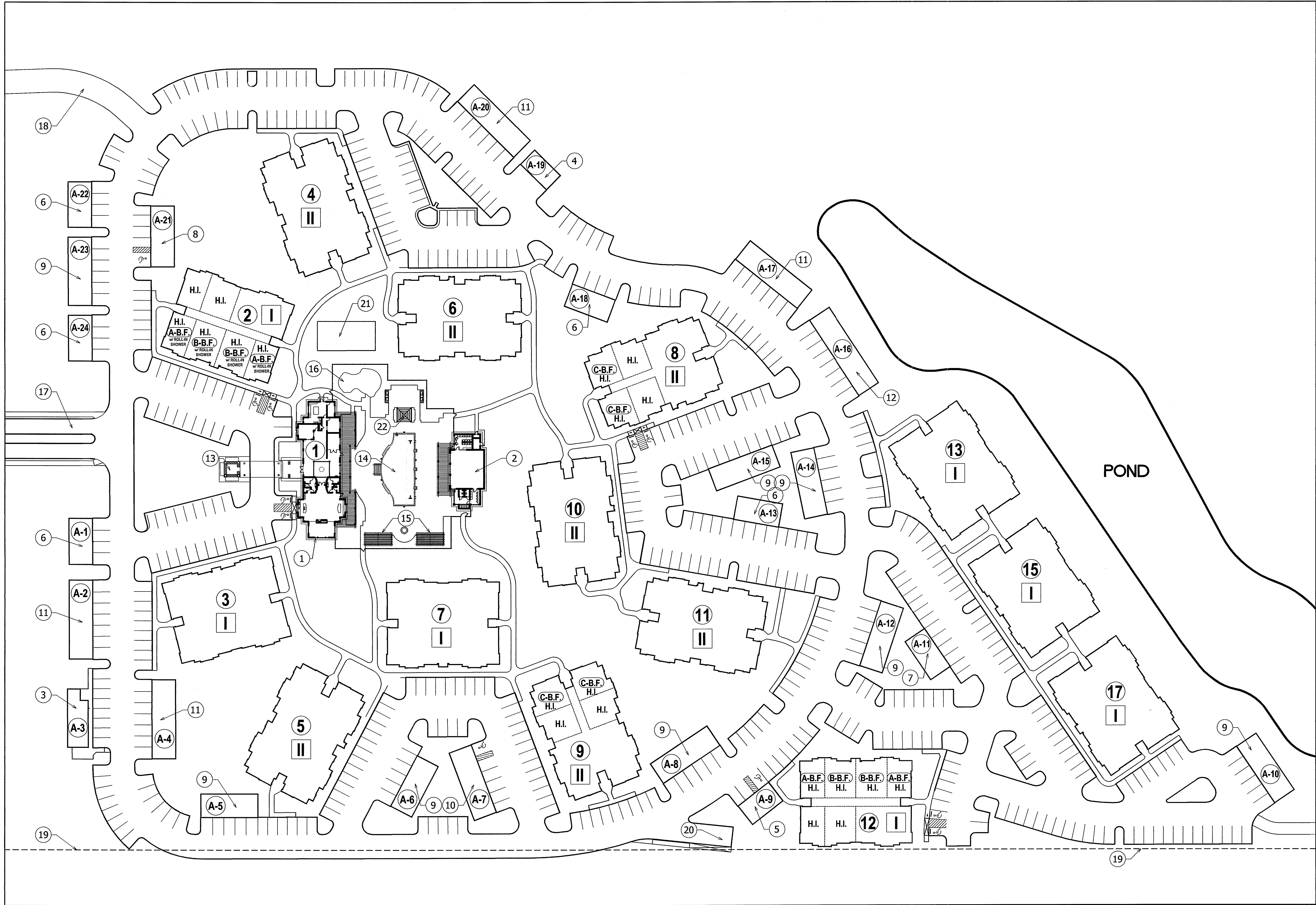
Pool



Outdoor Lanscaping



We're Pet Friendly



1 SITE PLAN

SCALE: 1" =50'-0"

GENERAL NOTES:

- REFER TO THE CIVIL DRAWINGS - ISSUED UNDER SEPARATE COVER FOR THE FOLLOWING:
A. ALL SITE DIMENSIONS AND BUILDING LOCATIONS.
B. ALL SITE GRADING & FINISH FLOOR ELEVATIONS.
C. ALL ON-SITE PAVING AND SIDEWALKS - VERIFY LOCATION OF SPECIAL PAVING AND SLEEVES FOR IRRIGATION AND SITE LIGHTING WITH OWNER/ CONTRACTOR PRIOR TO POURING DRIVES.
D. ALL PARKING DIMENSIONS AND DETAILS, INCLUDING ADA SPACES AND RAMPS.
E. ALL SITE SIGNAGE INFORMATION, LOCATIONS, AND DETAILS.
- UTILITY LOCATIONS AND SERVICE CONNECTIONS TO BE VERIFIED BY CONTRACTOR.
- THE SCOPE OF THIS WORK INCLUDES SEVEN (7) TYPE I APARTMENT BUILDINGS, SEVEN (7) TYPE II APARTMENT BUILDINGS, FOR A TOTAL OF FOURTEEN (14) APARTMENT BUILDINGS, ONE (1) COMMUNITY CENTER BUILDING, ONE (1) FITNESS CENTER BUILDING, ONE (1) CAR WASH BUILDING, ONE (1) MAINTENANCE BUILDING, TWENTY TWO (22) GARAGE BUILDINGS, AND ONE (1) GAZEBO.

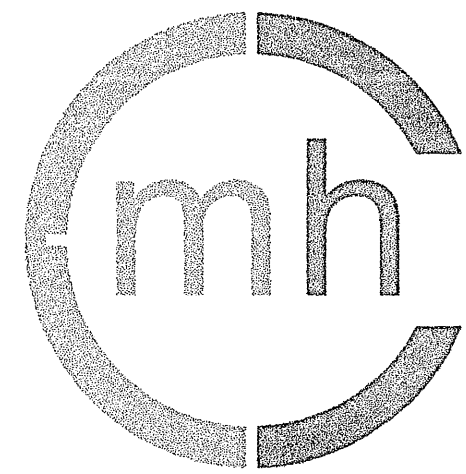
KEY NOTES:

- COMMUNITY BUILDING
- FITNESS CENTER
- MAINTENANCE BUILDING
- CAR WASH BUILDING
- 3 - CAR ADA GARAGE
- 4 - CAR GARAGE
- 5 - CAR GARAGE
- 5 - CAR ADA GARAGE
- 6 - CAR GARAGE
- 6 - CAR ADA GARAGE
- 7 - CAR GARAGE
- 8 - CAR GARAGE
- 9 - CAR GARAGE
- 10 - CAR ADA GARAGE
- 11 - 7 - CAR GARAGE
- 12 - 8 - CAR GARAGE
- 13 - MAIL KIOSK
- 14 - SWIMMING POOL
- 15 - TRELLIS
- 16 - PUTTING GREEN
- 17 - ACCESS ROAD
- 18 - SECONDARY ACCESS ROAD
- 19 - 30' BUILDING SETBACK LINE
- 20 - TRASH COMPACTOR LOCATION
- 21 - SAND VOLLEYBALL COURT
- 22 - GAZEBO

REFERENCE LEGEND:

- # = DENOTES BUILDING NUMBER
= DENOTES BUILDING TYPE
= DENOTES BARRIER FREE / H.I. UNIT
H.I. = HEARING IMPAIRED UNIT

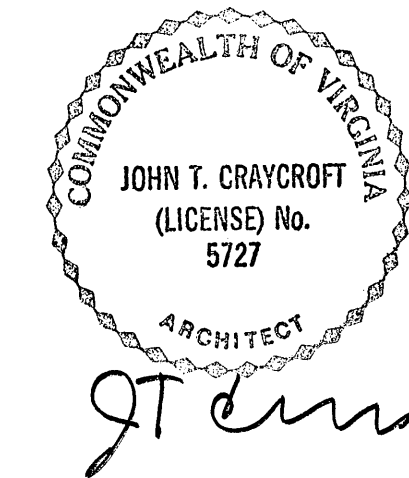
TOTAL PROJECT DATA					
# UNITS	UNIT TYPE	DESCRIPTION	AREA	EXT. AREA	
80	A	1 BR./ 1 BA.	769 S.F.	61,520 S.F.	
80	B	2 BR./ 2 BA.	1,069 S.F.	85,520 S.F.	
80	C	2 BR./ 2 BA.	962 S.F.	76,960 S.F.	
84	C-alt	2 BR./ 2 BA.	985 S.F.	82,740 S.F.	
4	A-BF	1 BR./ 1 BA.	769 S.F.	3,076 S.F.	
4	B-BF	2 BR./ 2 BA.	1,069 S.F.	4,276 S.F.	
4	C-BF	2 BR./ 2 BA.	962 S.F.	3,848 S.F.	
336 TOTAL UNITS			SUBTOTAL: 317,940 S.F.		
COMMUNITY CENTER			4,671 S.F.		
FITNESS CENTER			2,571 S.F.		
3-CAR ADA GARAGE (x 1)			793 S.F.		
4-CAR GARAGE (x 5 @ 911 S.F.)			4,555 S.F.		
5-CAR GARAGE (x 1)			1,137 S.F.		
5-CAR ADA GARAGE (x 1)			1,246 S.F.		
6-CAR GARAGE (x 8 @ 1,364 S.F.)			10,912 S.F.		
6-CAR ADA GARAGE (x 1)			1,472 S.F.		
7-CAR GARAGE (x 4 @ 1,590 S.F.)			6,360 S.F.		
8-CAR GARAGE (x 1)			1,816 S.F.		
CAR WASH BUILDING			701 S.F.		
MAINTENANCE BUILDING			1,110 S.F.		
			TOTAL GROSS AREA: 355,284 S.F.		
BUILDING TYPE I PROJECT DATA					
BLDG #	# UNITS	UNIT TYPE	UNIT TYPE DESC.	AREA	EXTENDED AREA
BLDG. # 3	12	A	1 BR./ 1 BA.	769 S.F.	9,228 S.F.
	12	B	2 BR./ 2 BA.	1,069 S.F.	12,828 S.F.
	24 TOTAL UNITS			GROSS AREA: 22,056 S.F.	
BLDG. # 7	12	A	1 BR./ 1 BA.	769 S.F.	9,228 S.F.
	12	B	2 BR./ 2 BA.	1,069 S.F.	12,828 S.F.
	24 TOTAL UNITS			GROSS AREA: 22,056 S.F.	
BLDG. # 2	10	A	1 BR./ 1 BA.	769 S.F.	7,690 S.F.
	10	B	2 BR./ 2 BA.	1,069 S.F.	10,690 S.F.
	2	A-B.F. <small>*W/ROLL-IN SHOWER</small>	1 BR./ 1 BA.	769 S.F.	1,538 S.F.
	2	B-B.F. <small>*W/ROLL-IN SHOWER</small>	2 BR./ 2 BA.	1,069 S.F.	2,138 S.F.
	24 TOTAL UNITS			GROSS AREA: 22,056 S.F.	
BLDG. # 12	10	A	1 BR./ 1 BA.	769 S.F.	7,690 S.F.
	10	B	2 BR./ 2 BA.	1,069 S.F.	10,690 S.F.
	2	A-B.F.	1 BR./ 1 BA.	769 S.F.	1,538 S.F.
	2	B-B.F.	2 BR./ 2 BA.	1,069 S.F.	2,138 S.F.
	24 TOTAL UNITS			GROSS AREA: 22,056 S.F.	
BLDG. # 17	12	A	1 BR./ 1 BA.	769 S.F.	9,228 S.F.
	12	B	2 BR./ 2 BA.	1,069 S.F.	12,828 S.F.
	24 TOTAL UNITS			GROSS AREA: 22,056 S.F.	
BLDG. # 15	12	A	1 BR./ 1 BA.	769 S.F.	9,228 S.F.
	12	B	2 BR./ 2 BA.	1,069 S.F.	12,828 S.F.
	24 TOTAL UNITS			GROSS AREA: 22,056 S.F.	
BLDG. # 13	12	A	1 BR./ 1 BA.	769 S.F.	9,228 S.F.
	12	B	2 BR./ 2 BA.	1,069 S.F.	12,828 S.F.
	24 TOTAL UNITS			GROSS AREA: 22,056 S.F.	
BUILDING TYPE II PROJECT DATA					
BLDG #	# UNITS	UNIT TYPE	UNIT TYPE DESC.	AREA (S.F.)	EXTENDED AREA
BLDG. # 5	12 - C & 12 - C-alt	2 BR./ 2 BA.	962 / 985	23,364 S.F.	
	24 TOTAL UNITS			GROSS AREA: 23,364 S.F.	
BLDG. # 9	10	C	2 BR./ 2 BA.	962 S.F.	9,620 S.F.
	12	C-alt	2 BR./ 2 BA.	985 S.F.	11,820 S.F.
	2	C-B.F.	2 BR./ 2 BA.	962 S.F.	1,924 S.F.
	24 TOTAL UNITS			GROSS AREA: 23,364 S.F.	
BLDG. # 11	12 - C & 12 - C-alt	2 BR./ 2 BA.	962 / 985	23,364 S.F.	
	24 TOTAL UNITS			GROSS AREA: 23,364 S.F.	
BLDG. # 10	12 - C & 12 - C-alt	2 BR./ 2 BA.	962 / 985	23,364 S.F.	
	24 TOTAL UNITS			GROSS AREA: 23,364 S.F.	
BLDG. # 8	10	C	2 BR./ 2 BA.	962 S.F.	9,620 S.F.
	12	C-alt	2 BR./ 2 BA.	985 S.F.	11,820 S.F.
	2	C-B.F.	2 BR./ 2 BA.	962 S.F.	1,924 S.F.
	24 TOTAL UNITS			GROSS AREA: 23,364 S.F.	
BLDG. # 6	12 - C & 12 - C-alt	2 BR./ 2 BA.	962 / 985	23,364 S.F.	
	24 TOTAL UNITS			GROSS AREA: 23,364 S.F.	
BLDG. # 4	12 - C & 12 - C-alt	2 BR./ 2 BA.	962 / 985	23,364 S.F.	
	24 TOTAL UNITS			GROSS AREA: 23,364 S.F.	



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**HARRISON
CREEK, L.L.C.**

**HARRISON
CREEK
APARTMENTS**

PETERSBURG, VIRGINIA

DATE 10.20.08

BID SET 03.20.09

PERMIT SET 10.20.08

CONSTRUCTION SET 03.20.09

REVISIONS

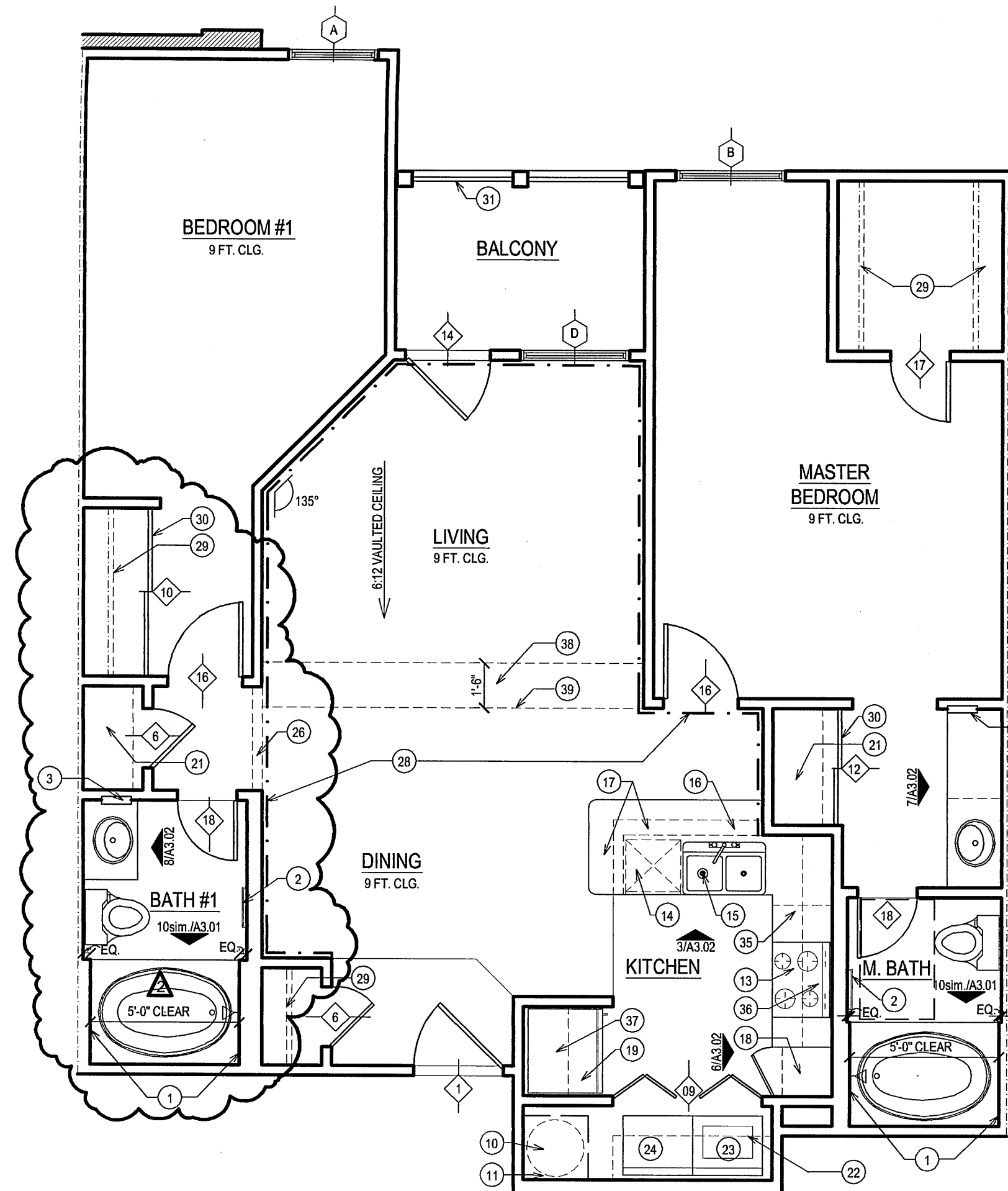
- | | | |
|---|--------------------------|--|
| Δ | 02.27.09 | |
| | REV. PER OWNER | |
| Δ | 03.02.09 | |
| | BLDG. #'s REV. PER OWNER | |

PROJECT NO. 08101

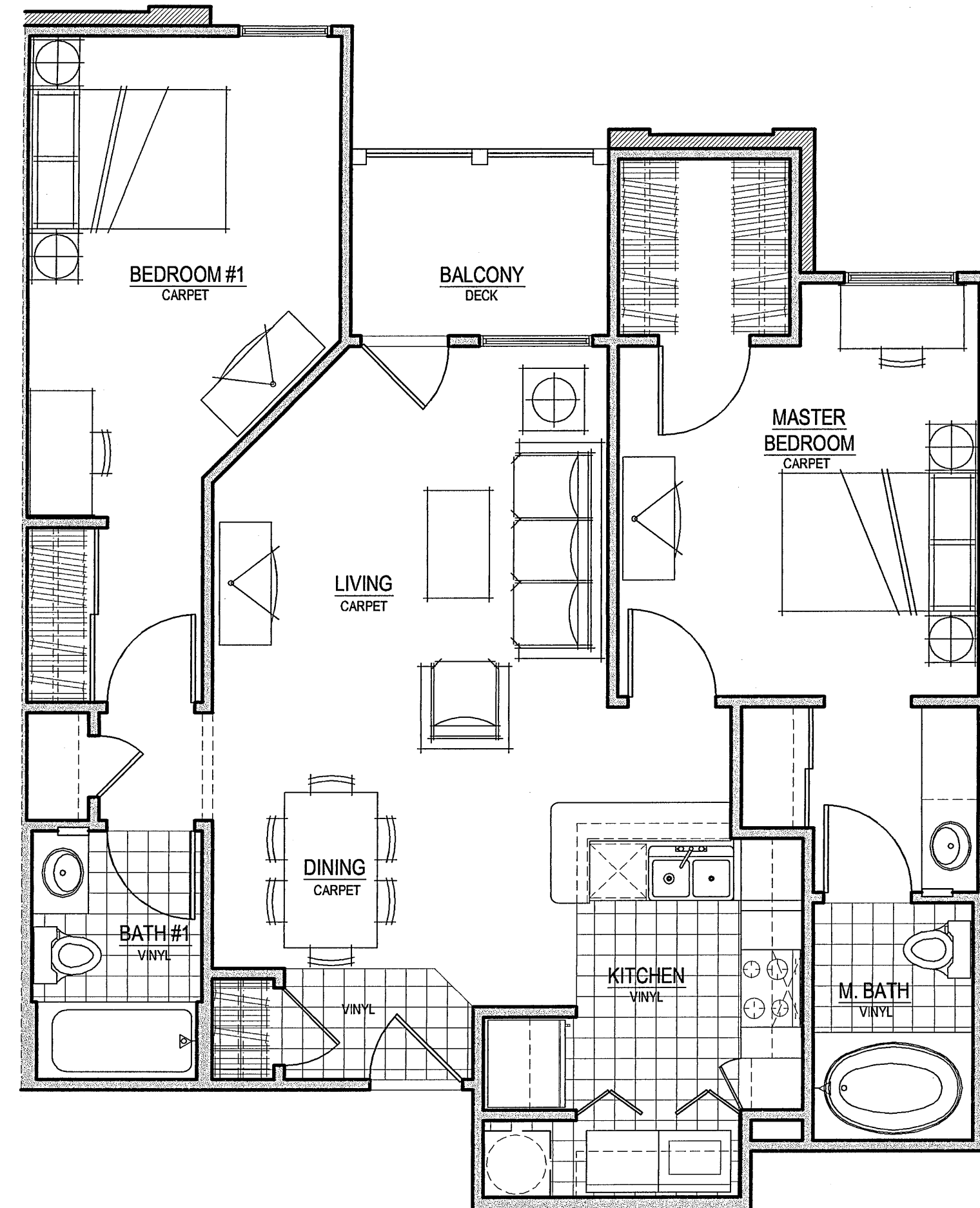
SHEET NO. w/ TITLE

A1.01

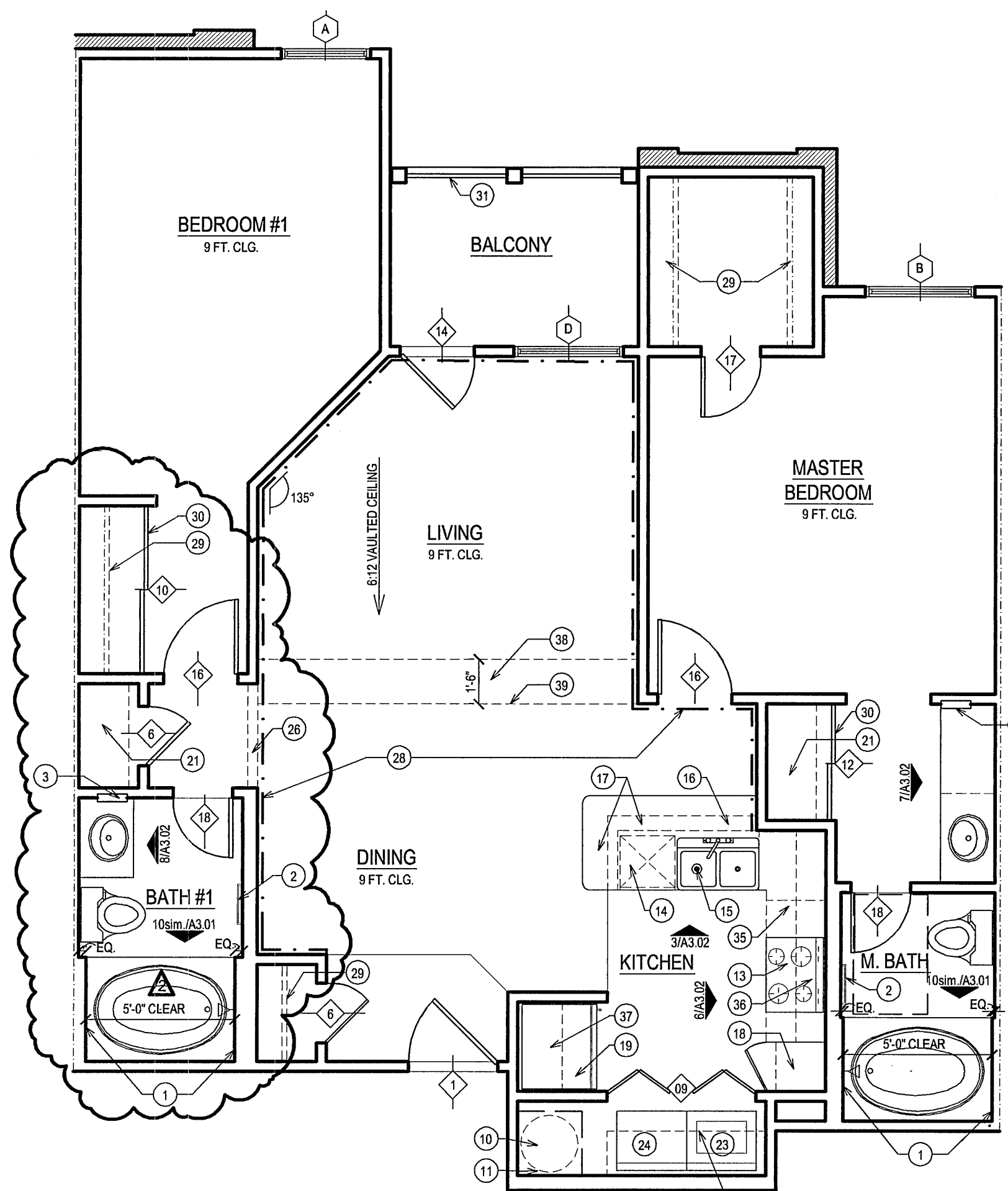
SITE PLAN



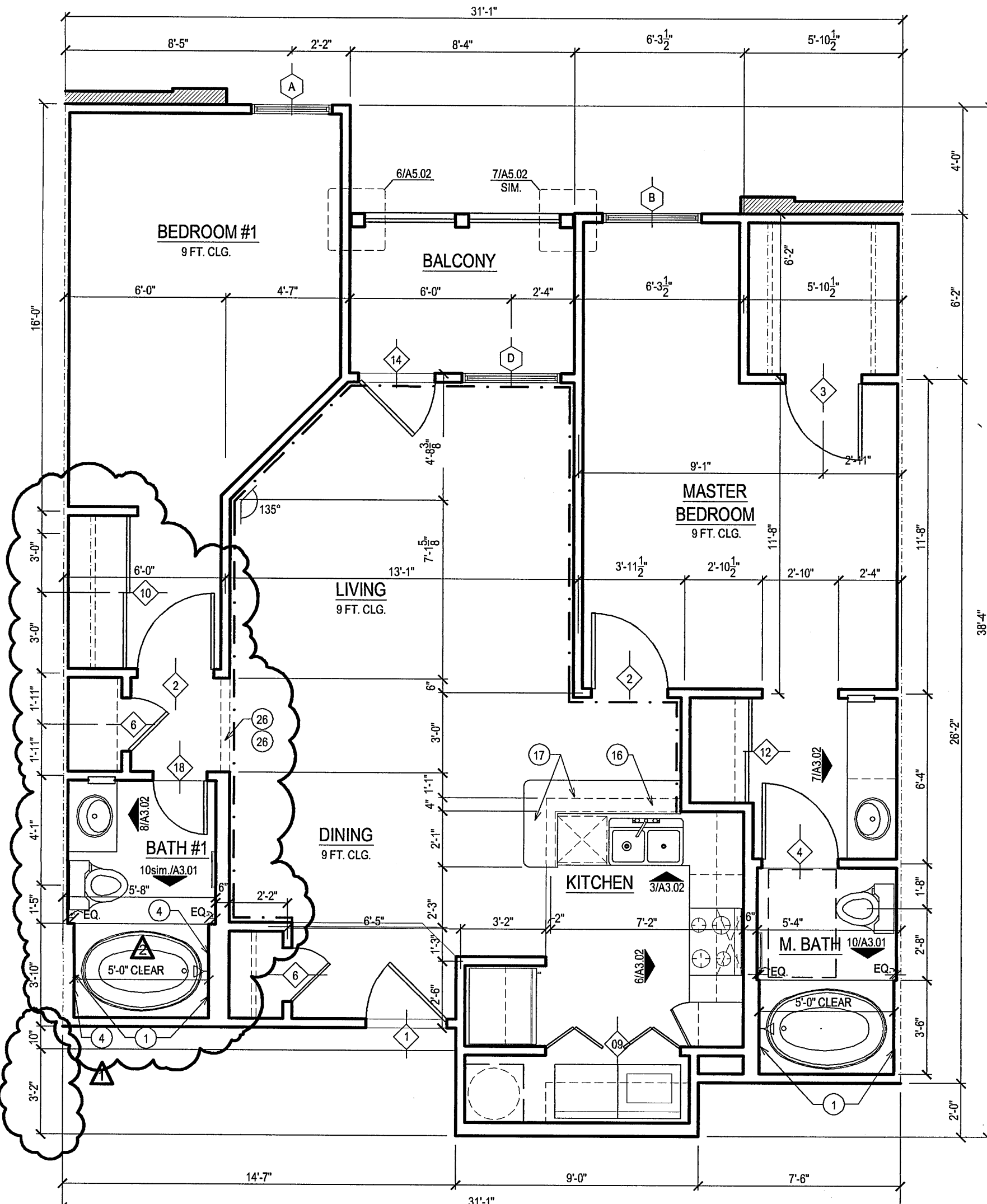
6 UNIT C-alt - SECOND/THIRD FLOOR
 1/4" = 1'-0" TOTAL NUMBER OF UNITS = 24
 REFER TO 1/8" BUILDING-II PLANS FOR LOCATION UNIT SIZE: 985 S.F.



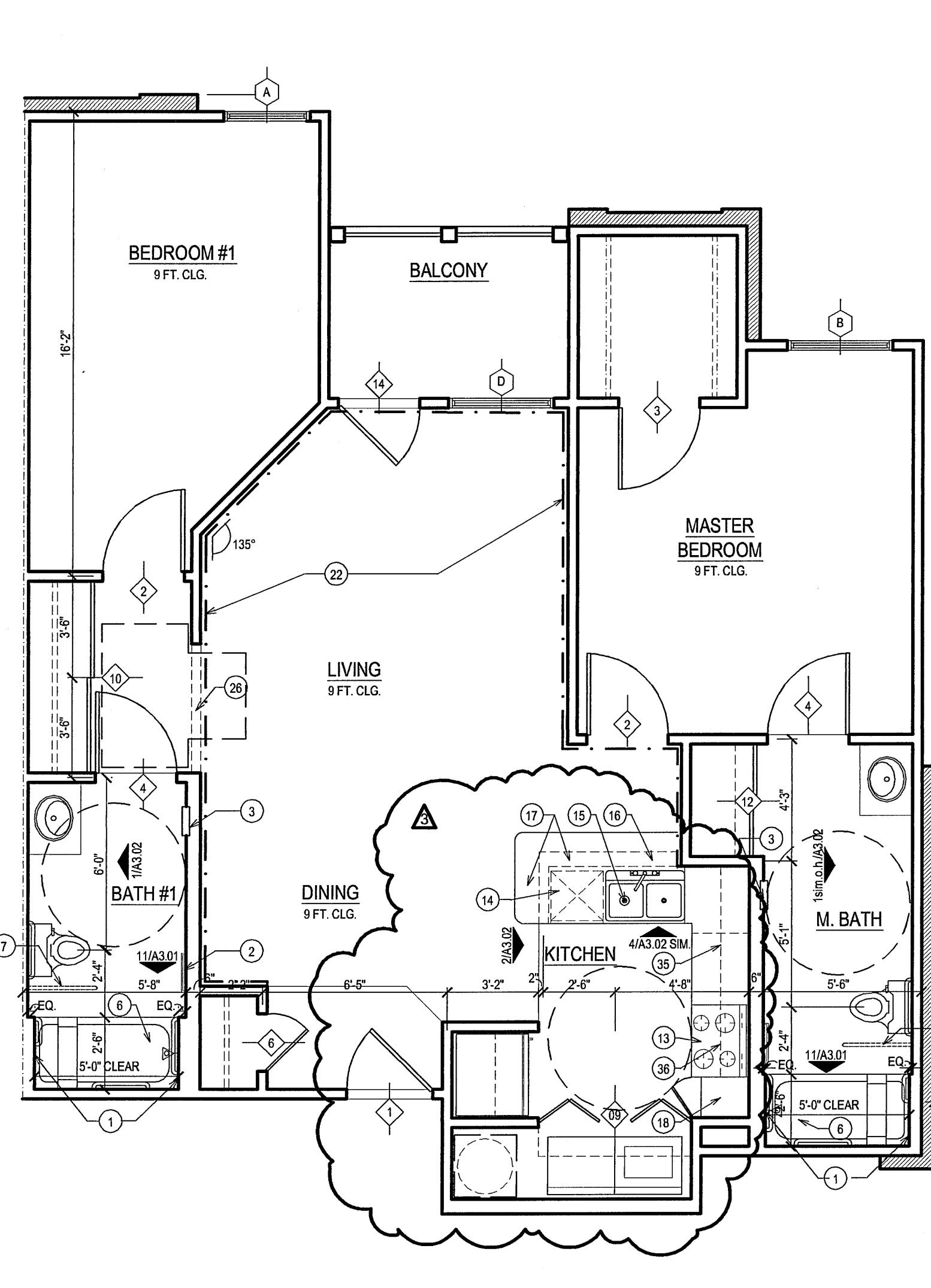
4 UNIT C - FURNITURE PLAN
 1/4" = 1'-0" UNIT SIZE: 962 S.F.



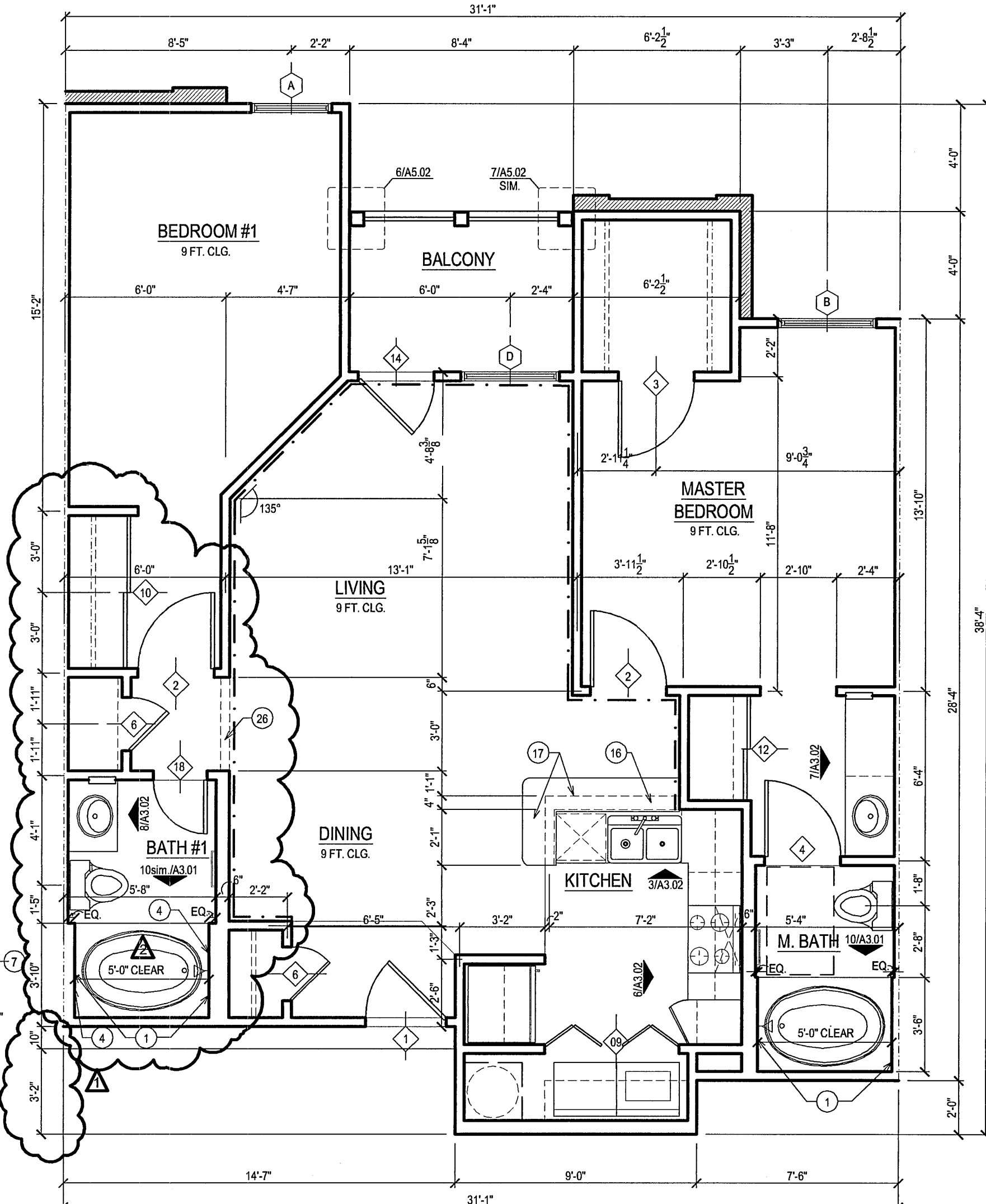
2 UNIT C - SECOND/THIRD FLOOR
 1/4" = 1'-0" TOTAL NUMBER OF UNITS = 24
 REFER TO 1/8" BUILDING-I PLANS FOR LOCATION UNIT SIZE: 962 S.F.



5 UNIT C-alt - FIRST FLOOR (ADAPTABLE)
 1/4" = 1'-0" TOTAL NUMBER OF UNITS = 12
 REFER TO 1/8" BUILDING-II PLANS FOR LOCATION UNIT SIZE: 985 S.F.



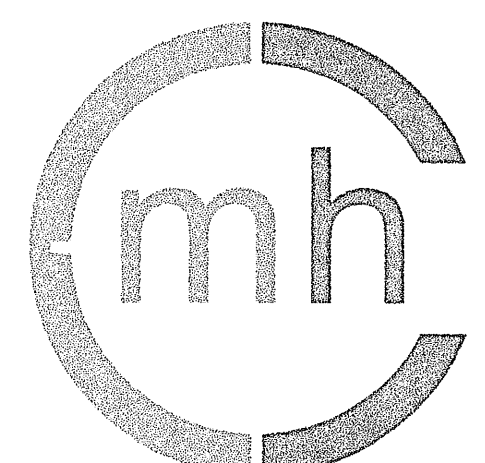
3 UNIT C - 1st FLOOR (BF - w/ tub)
 1/4" = 1'-0" TOTAL NUMBER OF UNITS = 2
 REFER TO 1/8" BUILDING-I PLANS FOR LOCATION UNIT SIZE: 962 S.F.



1 UNIT C - FIRST FLOOR (ADAPTABLE)
 1/4" = 1'-0" TOTAL NUMBER OF UNITS = 10
 REFER TO 1/8" BUILDING-I PLANS FOR LOCATION UNIT SIZE: 962 S.F.

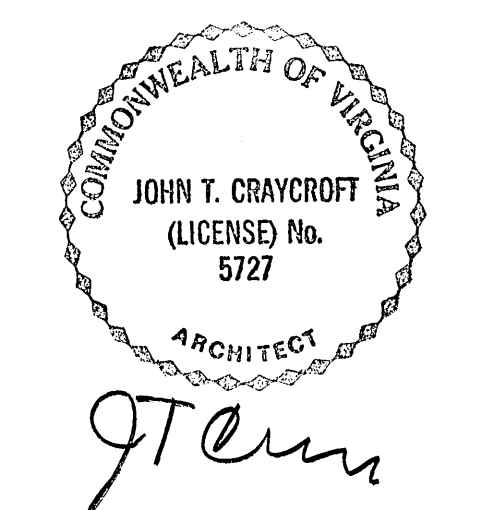
- GENERAL NOTES**
- THE BATH TUBS GRAPHICALLY SHOWN ON THESE UNIT PLANS ARE EITHER 32"x 60" STANDARD OR 42"x 60" GARDEN TYPES. IF THE OWNER CHOOSES DIFFERENT SIZES THEN, ALL THE SURROUNDING SPACES NEED TO BE ADJUSTED FOR SPATIAL COMPLIANCE. REFER TO INTERIOR ELEVATIONS FOR FURTHER DETAILS.
 - INSTALL FINISHED FLOORING CONTINUOUS UNDER REMOVABLE CABINETS AT ALL ADAPTABLE UNITS.
 - COORDINATE WITH OWNER'S INTERIOR DESIGNER DRAWINGS.
 - VARY STUD SIZE AND SPACING WITH STRUCTURAL AND WITH APPLICABLE CODE REQUIREMENTS AND FIRE ASSEMBLIES.
 - REFER TO DATA SHEET A0.01 FOR MORE DETAILS & REQUIREMENTS FOR ALL BARRIER FREE, ADAPTABLE (FAIR HOUSING) & HEARING IMPAIRED UNITS.
 - NON-CASED OPENING TO BE GYP. BD. ONLY @ 6'-8" A.F.F.; NO TRIM REQ'D. PROVIDE MTL CORNER REINFORCING AT ALL OUTSIDE CORNERS, U.N.O.
 - REFER TO DRAWING 1 FOR TYP. DIMENSIONS THAT APPLY TO ALL TYPE C UNITS ON THIS SHEET U.N.O.
 - REFER TO DRAWING 2 FOR TYP. KEYNOTES THAT APPLY TO ALL TYPE C UNITS ON THIS SHEET U.N.O.
- DIMENSION CONTROL NOTES:**
- BUILDING PLANS AND OTHER HORIZONTAL DIMENSIONS**
- BUILDING EXTERIOR PERIMETER DIMENSIONS ARE SHOWN FROM EXTERIOR FACE OF STUDS TO EXTERIOR FACE OF STUDS WHERE FRAMING ALIGNS WITH EXTERIOR FACE OF STRUCTURAL GRADE BEAMS. THIS INCLUDES INSIDE AND OUTSIDE OFFSETS IN EXTERIOR PERIMETER WALLS. BREEZEWAY WALLS ARE CONSIDERED EXTERIOR WALLS. CENTERLINES OF WINDOWS AND DOORS ARE SHOWN DIMENSIONED TO THE CENTERLINE OF AN ADJACENT INTERIOR PARTITION, OR TO THE OUTSIDE FACE OF AN ADJACENT EXTERIOR WALL. DOORS SHOWN IN THE CORNER OF A SPACE ARE ASSUMED TO BE 4" FROM THE CORNER AND NEED NOT TO BE DIMENSIONED UNLESS NOTED OTHERWISE.
 - WHERE EXTERIOR MASONRY IS SHOWN, PERIMETER DIMENSIONS ARE SHOWN TO EXTERIOR FACE OF MASONRY LEDGES.
 - BUILDING EXTERIOR PERIMETER DIMENSIONS MUST MATCH ON ALL WORK: ARCHITECTURAL, STRUCTURAL, CIVIL, LANDSCAPE AND MEP.
 - INTERIOR PARTITION DIMENSIONS ARE SHOWN FROM CENTERLINE OF PARTITION TO CENTERLINE OF NEXT PARTITION.
 - UNIT PARTY WALLS ARE CONSIDERED INTERIOR WALLS.
- BUILDING SECTIONS, ELEVATIONS, DETAILS AND OTHER VERTICAL DIMENSIONS**
- FINISHED FLOOR ELEVATION, OR DATUM, OF 1st FLOOR IS 100'-0". SEA LEVEL ELEVATIONS ARE SHOWN ONLY ON THE CIVIL DRAWINGS AND ARE CONVERTED TO DATUM 100'-0" FOR DETAILING PURPOSES.
 - FINISHED FLOOR ELEVATIONS ARE 10'-8" VERTICALLY FROM FLOOR TO FLOOR. MODULAR MASONRY JOINTS ALIGN WITH FINISHED FLOOR LINES.

- KEY NOTES - A2.03**
- 5'-0" CLEAR REQ'D FROM FACE OF GYP. BD. TO FACE OF GYP. BD. SO THAT TUB CAN BE INSTALLED AND MAINTAIN 1-HR. RATING
 - TOWEL BARS - PER SPEC 102800
 - RECESSED MEDICINE CABINET - PER SPEC 102800
 - 2x 8 BLOCKING FOR FUTURE GRAB BARS - PER SPEC 061000
 - NOT USED.
 - REMOVABLE SEAT - PER SPEC 102800
 - SWING UP GRAB BAR - PER SPEC 102800
 - ROLL-IN SHOWER w/ CERAMIC TILE SURROUND - PER SPEC 093000
 - FLOOR DRAIN (F.D.) - PER M.E.P.
 - 26"x 26" DRAIN TRAY BELOW W.H. PER M.E.P.
 - W.H. BELOW WITH A/C UNIT ABOVE - PER M.E.P.
 - SELF-VENTING MICROWAVE ABOVE - PER SPEC 113100
 - OVEN / RANGE - PER SPEC 113100
 - DISHWASHER - PER SPEC 113100
 - KIT. DISPOSAL / COMPACT MODEL @ B.F. UNITS - PER SPEC 113100
 - 2x 4 WALL @ 42" A.F.F. - 1st FL.; OR 43" A.F.F. - 2nd & 3rd FLOORS - PER OWNER AND SPEC 064023
 - 15" WIDE BCTR @ 42" A.F.F. - PER SPEC 064023
 - PANTRY CABINET - PER SPEC 064023
 - REFR. - PER SPEC 113100
 - 30" WIDE (MIN.) REMOVABLE BASE CABINET - PER SPEC 064023
 - FOUR (4) SHELVES - EQUALLY SPACED - PER SPEC 064023
 - ONE (1) SHELF AT 42" A.F.F. (TYP.) - PER SPEC 064023
 - WASHER - PER SPEC 113100
 - DRYER - PER SPEC 113100
 - 1-HR RATED BOXES & OUTLETS REQ'D - PER M.E.P.
 - 6'-8" A.F.F. NON-CASED GYP. BD. OPENING - PER SPEC 092900
 - TRANSOM ABOVE - REF. TO DOOR SCHEDULE ON SHEET A7.01
 - CROWN MOLDING - PER SPEC 061000
 - 1R / 1S @ 5'-8" A.F.F. TO TOP OF SHELF (4'-0" MAX. @ B.F.)
 - PROVIDE VALANCE TRIM @ WARDROBE SLIDING DOOR - TYP. - PER SPEC 081510
 - METAL OR PVC RAILING - VERIFY ALTERNATE SELECTION w/ OWNER - PER SPEC 012300
 - 6"x 6" WD. POST @ 2ND FLR. ONLY - REF. TO STRUC. DWG'S FOR DETAILS
 - NOT USED
 - NOT USED
 - COUNTERTOP MICROWAVE - PER SPEC 113100
 - VENTLESS HOOD ABOVE RANGE w/ ACCESSIBLE CONTROLS - PER SPEC 113100
 - OPTIONAL CABINET ABOVE REFR. - VERIFY w/ OWNER
 - 18" DEEP PLANT SHELF ABOVE IN VAULTED CEILING @ 3RD FLOOR UNITS ONLY - REF. TO STRUCTURAL DRAWINGS FOR DETAILS.
 - LINE OF VAULTED CEILING ABOVE @ 3RD FLOOR UNITS ONLY - REF. TO STRUCTURAL DRAWINGS FOR DETAILS.



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**HARRISON
CREEK, L.L.C.**

**HARRISON
CREEK
APARTMENTS**

PETERSBURG, VIRGINIA

DATE	10.20.08
BID SET	03.20.09
PERMIT SET	10.20.08
CONSTRUCTION SET	03.20.09
REVISIONS	
Δ 01.30.09	REV. PER COORDINATION
Δ 02.27.09	REV. PER OWNER
Δ 03.02.09	REV. PER OWNER

PROJECT NO. **08101**
 SHEET NO. w/ TITLE
A2.03
 1/4" UNIT TO FLOOR PLANS

SITE DATA:	
TOTAL AREA	6.3 +/- AC
WETLANDS	0.4 +/- AC
NET AREA	5.9 +/- AC
TOTAL UNITS	120
PARKING	220 SPACES (1.83 SPACES/ UNIT)



HARRISON CREEK APARTMENTS - PETERSBURG,VA

Conceptual Development Plan - September 29, 2022

Patrons – All Members of Council

Approved as to form and legality by the City Attorney

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF PETERSBURG, AS AMENDED, BY AMENDING THE DISTRICT MAP CONSTITUTING A PART OF SAID ORDINANCE, AS AMENDED, SO AS TO CHANGE CERTAIN PROPERTY HAVING A CURRENT ADDRESS OF 2470 COUNTY DRIVE, FURTHER IDENTIFIED AS TAX PARCEL 040-03-0801, FROM M-1(C), LIGHT INDUSTRIAL DISTRICT (WITH CONDITIONS), TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT, WITH CONDITIONS.

WHEREAS, PBFL, LLC, owner of certain property having a current address of 2470 County Drive, further identified as tax parcel 040-03-0801, through its attorney-in-fact, John G. “Chip” Dicks of Future Law, LLC, petitioned the City Council through its Planning Commission to amend the City’s zoning ordinance; and

WHEREAS, the subject property, having a current address of 2470 County Drive, further identified as tax parcel 040-03-0801, contains approximately 36 acres of land and is located along the south line of U. S. 460/County Drive; and

WHEREAS, the amendment sought by the owner of the subject property would modify the zoning designation of the subject property from “M-1”(c), Light Industrial District, with conditions, to PUD, Planned Unit Development District, with proffered conditions; and

WHEREAS, such proposed amendment is sought to facilitate the development of a planned development to be known as Harrison Creek and to contain commercial, office/retail, and multi-family units; and

WHEREAS, the Planning Commission held a public hearing on the proposed amendment on November 7, 2007, pursuant to notice thereof as required by law; and

WHEREAS, at that public hearing, adjoining property owners and other interested parties raised concerns regarding (i) the impact of traffic expected to be generated by the

proposed development along County Drive because it is a four-lane highway without a median or designated turning lanes, (ii) the proposed density of the multi-family residential development portion of the proposed development, and (iii) the perceived negative impact of railway traffic at the southern boundary of the site; and

WHEREAS, by letter dated February 19, 2008, the owner PBFL, LLC, and BECO Construction Company, Inc., agreed to accept the conditions proposed by Planning Department staff in the staff report dated October 31, 2007, and proffered additional conditions to mitigate the impact of the proposed amendment upon surrounding properties and land uses; and

WHEREAS, the Planning Commission finds that the proposed amendment, to the extent it would authorize multi-family residential development, is not fully consistent with the Comprehensive Plan 2000 General Land Use Plan (Map), which Plan identifies light industrial/flexible uses as appropriate for a substantial portion of the subject property; and

WHEREAS, the Planning Commission finds that the proposed amendment, to the extent it would authorize commercial and retail uses, is consistent with the Comprehensive Plan; and

WHEREAS, the Planning Commission observes that the land use circumstances and development patterns for the affected area of the City are in flux; and

WHEREAS, the Planning Commission has made a recommendation to City Council, via the Comprehensive Plan 2000-Amendment (2007-02), relative to a proposed amendment to the Comprehensive Plan 2000 General Land Use Plan (Map), which recommendation is based on the Planning Commission's finding that an incremental approach to amending the General Land Use Plan for the corridor within which the subject property is located is not in the best interest of the community and is inconsistent with general planning practices; and

WHEREAS, the Planning Commission finds that the conditions proffered by the owner PBFL, LLC, and BECO Construction Company, Inc., which proffered conditions include the conditions proposed by the Planning Department staff, appear to be capable of mitigating the potential for the proposed development to have adverse impacts on traffic, adjacent property owners, and the surrounding uses and values of the existing neighborhood; and

WHEREAS, the Planning Commission recommends that City Council approve the proposed amendment, with the conditions proffered by the petitioner, attached hereto and made a part hereof; and

WHEREAS, the City Council has held a public hearing on February 19, 2008, 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 ordinance should be granted, with the conditions proffered by the petitioner, attached hereto and made a part hereof.

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 "M-1(c)", Light Industrial District (with conditions), to PUD, Planned Unit Development District, with the proffered conditions attached hereto and made a part hereof.

that certain 36.216 +/- acre parcel of land situate and being in the City of Petersburg, Virginia along the south line of U.S. Route 460/County Drive, with approximately four hundred (400') feet of frontage thereon, addressed as 2470 County Drive and further identified as Tax Parcel 040-03-0801.

2. That this rezoning is conditioned upon the compliance by the owner or owners with all of the proffered conditions contained in the attachment to this ordinance, designated "Conditions for REZ-PUD 2007-04", which is attached to, incorporated into, and made a part of this ordinance. These conditions, having been proffered by the owners or owners accepted by the City, shall continue in full force and effect until a subsequent amendment to the City's Zoning Ordinance changes the zoning of the parcel rezoned by this ordinance and specifically repeals such conditions.

3. That if the current or future owner or owners of the subject property fail to fulfill the proffered conditions incorporated into this ordinance by March 1, 2013, the Petersburg City Council may, by duly adopted ordinance, deem such conditions void, repeal this ordinance, and rezone the property.

4. That this ordinance shall take effect immediately upon adoption.

Ordinance 08-Ord-20
Adopted by the City of Petersburg Council
on 02/19/08

Mayor

Harrison Creek, LLC
609 Independence Parkway
Chesapeake, VA 23320
Phone: 757-547-1515
Fax: 757-547-5579
becohomes.com

February 19, 2008

Leonard A. Muse
Director Planning and Community Development
City of Petersburg
City Hall, Room 204
135 N. Union Street
Petersburg, Virginia 23803

RE: Proffers Relative to Harrison Creek
PBFL, LLC and BECO Construction Company, Inc., Applicants
Property Address: 2470 County Drive
REZ-PUD 2007-04

Dear Mr. Muse:

The Applicant is pleased to submit the following proffers for the above-referenced Rezoning Request to rezone Tax Parcel 040-03-0801 at 2470 County Drive, in the City of Petersburg, Virginia, consisting of 36.216 acres, more or less, from Light Industrial ("M-1") to Planned Unit Development ("PUD"). The purpose of the Rezoning Request is to permit the development of the Harrison Creek Planned Unit Development including the following land uses: Commercial/Office/Retail (4.0 acres, more or less), Office Site (1.5 acres, more or less); and Multifamily Residential containing 336 units (29.0 acres, more or less).

The proffers are as follows:

1. The Property shall be developed in general conformance with the Plan (prepared by Porterfield Design Center; dated January 10, 2008) and the Application for Planned Unit Development submitted with this case. The exact boundaries and acreage of each land use designation may be shifted to a reasonable degree at the time of site plan for each development area/use in order to accommodate engineering or reasonable design considerations. These conditions apply to the Applicant or its successors or assigns.
2. The "OutParcel Site" and "Office/Retail Site" on the Plan (prepared by Porterfield Design Center; dated January 10, 2008) shall be developed in a manner consistent with the "B-2", General Commercial District Regulations of the Zoning ordinance of the City of Petersburg with all permitted uses allowed by the Ordinance, except the following and similar such uses shall not be permitted: used vehicles sales, vehicle rebuilding or vehicle body shops or vehicle repairing facilities, used tire sales, towing lots, salvage dealers, or vehicle service operations which employ any form of outside storage of inoperative motor vehicles shall not be permitted as uses within this area, new automobile sales; adult entertainment uses of any kind, nightclubs, tatoo parlor. This land use area shall not exceed 4.0 acres.

3. The life style (multi-family) land use designation on the Plan (prepared by Porterfield Design Center; dated January 10, 2008), shall be developed in accordance with the conceptual plan submitted for Harrison Creek Apartments, and shall consist of not more than 336 multi-family units, with the unit mix set out in the Application, on a parcel of land within the PUD (Multi-family Land Use Designation) not to exceed an area of 29.0± acres. Accessory uses such as garage parking, clubhouse/community center /pool and other recreational amenities are uses allowed within this land area. The net density of multi-family uses in this land area shall not exceed a gross density of 12.85 dwelling units per acre. There shall be no other residential uses on any land use designations within the PUD.
5. The land area designated as "Office Site", as shown on the Plan (prepared by Porterfield Design Center; dated January 10, 2008) shall not exceed 1.60± acres nor shall the structures developed for office use exceed 12,000 square in area. Parking spaces shall be provided at a ratio of one space for every 200 square feet of floor area.
6. The Applicant shall execute a "Declaration of Covenants and Restrictions" (Declaration), approved in advance by the City Attorney as consistent with the Ordinance adopted approving this zoning case, and so by create the Harrison Creek Association (HCA). The HCA shall enforce the standards for development, consistent with the zoning conditions, and assure the quality of development, architectural compatibility, environmental protection and other elements of development control. The Declaration shall be recorded among the land records of the City of Petersburg prior to the conveyance of any properties by the Applicant to third parties and as soon as practicable upon approval of the zoning case.

The HCA shall be funded by all owners of property within the Harrison Creek development by payment of dues to the HCA based upon the owner's pro-rata share of the total land area, excluding the wetlands areas. The HCA shall appoint a Board of Architectural Review (BAR) which shall, prior to site plan approval by the City, review and approve all site plans, architectural designs, building heights, signage, landscaping, parking fields, lighting, pedestrian circulation plans, stormwater management facilities and such other submissions as are necessary to ensure that development within Harrison Creek achieves the high standards established by the Conceptual Site Plan, the Declarations and the zoning conditions.

7. The Applicant shall provide when applicable, its proportionate costs, dedications of rights or way, and/or construction of roadway segments as set forth in the Conceptual Site Plan and as determined by updated TIA (Traffic Impact Analysis) submitted at the time of site plan review and subject to approval by the City. Prior to approval by the City of any site plan for development within Harrison Creek, an updated TIA shall be performed and the report submitted to the City as part of the site plan submission. The Applicant shall install suitable traffic management and control measures, as determined by the City, at the intersection of the "80' Right-of-Way and County Drive", and at the intersection of the "Secondary Access to Apartments" as a condition precedent of approval of a site plan for any development within the subject PUD.

8. Landscaping shall be in general conformance with the Plan prepared by Porterfield Design Center, dated January 10, 2008, and subject to approval and/or modification by the Department of Planning and Department of Public Works at the time of any site plan submission.
9. Parking fields shall be in general conformance with the "Article 19 of the Zoning Ordinance of the City of Petersburg" subject to approval and/or modification by the Zoning Administrator.
10. Signage shall be in general conformance with the purposes of Article 21 (Sign Regulations) of the Zoning Ordinance of the City Of Petersburg and consistent with the unified system of signage set forth in the PBFL, LLC Zoning Request dated 08/06/07 prepared by Future Law, L.L.C. All signs shall require a sign permit issued under the provisions of Article 21 of the Zoning Ordinance of the City of Petersburg.
11. The pedestrian circulation system shall be in general conformance with the provisions for Recreation Amenities and Natural Areas set forth in the PBFL, LLC Zoning Request dated 08/06/07 prepared by Future Law, L.L.C. and as illustrated in the Plan prepared by Porterfield Design Center, dated January 10, 2008.
12. All uses shall be connected to public water and sewer as part of the development of the Property. The Applicant shall be responsible for the design and construction of all on-site and off-site water and sewer lines necessary to provide service to the particular land use being developed, in accordance with the applicable requirements of the City and the Commonwealth of Virginia. All lines shall be sized to serve the drainage shed in which they are located in accordance with the applicable requirements of City of Petersburg. The Applicants shall be responsible for provision of a pro-rata share of the costs of off-site improvements to the sanitary sewer capacity and conveyance system for the Poor Creek Sanitary Sewer Basin. The actual costs to be determined in consultation with the Department of Public Works at or before the time of Site Plan submission for the development as a whole or any individual or separate developments within the PUD.

13. Stormwater management facilities shall be owned and maintained by the Developer. The stormwater management ponds shall be constructed by the Developer as determined to be necessary and appropriate by the City, based on a Stormwater Management Plan consistent with the laws of the Commonwealth of Virginia and the requirements of the City of Petersburg. Such plans shall be required at the time of site plan submission. Stormwater management ponds shall primarily be wet ponds and shall be designed so as to enhance the areas in which the ponds are located. The design and location of the various ponds shall be approved by the City of Petersburg at the time of Site Plan submission.
14. The Applicant shall grant utility easements or such other easements as are necessary and appropriate for the development of Harrison Creek. The party requesting an easement shall provide a copy of the proposed easement document for review and approval in advance, such easement shall be of a minimum width necessary and shall be located in such a way that it does not reasonably interfere with the productive use of the grantor's property, and the grantee of the easement shall indemnify the grantor for any and all damages that may result of the installation and/or maintenance of such easement.
15. The developer shall, prior to the issuance of any building permit to commence construction of any building on the Property, record a restrictive covenant running with the land that provides that the subject property will not be used or operated in whole or in part as affordable rental housing described in the provisions of (i) 26 U.S.C. § 42, 26 U.S.C. § 142(d), 24 CFR § 983, 24 CFR § 236, 24 CFR § 241(f), 24 CFR § 221(d)(3), or any successors thereto; (ii) applicable state law; or (iii) similar local ordinances adopted by the locality wherein such real property is located."
16. There shall be an appropriate buffering plan, which shall include keeping as many of the existing larger trees along the boundary lines as possible, determined as part of site plan review, to provide a natural vegetative buffer between that portion of the Property developed as multifamily and the existing single family residences along the western boundary line (N 0009'11"), 2073.27 feet in length (the "Western Boundary Line"). Further, there shall be no building constructed within 30 feet of the Western Property Line.
17. There shall be a decorative fence surrounding the Property, the final location and design of which will be determined as part of site plan review, however, the fence shall be at least 6 feet in height, surround the entire portion of the Property developed as Multifamily, and shall be designed to create a "gated residential community". The location of the fence shall be designed to keep as many of the existing larger trees along the boundary lines as possible.
18. All utilities shall be underground.
19. Except for timbering approved by the Virginia Department of Forestry for the

pose of removing dead or diseased trees, there shall be no timbering on the property until a land disturbance permit has been obtained from the City and the approved devices installed.

We are pleased to make these proffers in the spirit of a commitment to excellence in the development of the Harrison Creek project, as the Applicant makes a significant investment in this area of the City and in the City of Petersburg as a whole.

The Applicant reserves the right to amend, alter or supplement these proffers until this application comes before the City Council for consideration.

With warm regards, I respectfully submit this and remain,

Very truly yours,



Jeffrey E. Miller
Director of Development

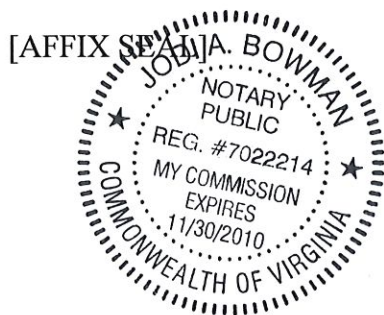
Commonwealth of Virginia:

Subscribed and sworn to before me this 19th day of February, 2008, by Jeffrey E. Miller.

My Commission Expires: 11/30/2010


NOTARY PUBLIC

Virginia Notary Registration #: 7022214





City of Petersburg

Department of Planning and
Community Development
804-733-2308

135 N. Union Street, Room 304
Petersburg, Virginia 23803
FAX 863-2772 TDD 733-8003

Memorandum

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

From: Reginald Tabor, Director of Planning & Community Development
Sandra A. Robinson, Zoning Administrator

Date: November 1, 2021

Subject: Case REZ-2021-04
1220, 1225 and 1255 Harrison Creek Boulevard.
Tax Parcel: 040030805, 040030806 and 040030807

Request by PBFL, LLC represented by C. Burton Cutright, to rezone property located at 1220 Harrison Creek Blvd, 1225 Harrison Creek Blvd and 1255 Harrison Creek Blvd, future identified as TP# 040030805, TP# 040030806, and TP# 040030807, from PUD, B-2, General Commercial District with conditions to PUD, no restrictions. This action will also require an amendment change of the district to the zoning map from PUD with conditions to PUD, no restrictions. The proposed rezoning will allow the applicant to construct 52 single-family detached rental homes on 6.26+/- acres of land located along Harrison Creek Blvd between Route 460 and Acqua Luxury Apartments. The subject property is approximately 272,990.52 sq. ft. and has a public street frontage of approximately 261.06 feet. The density of allowed development shall be controlled by zoning conditions and ordinance standards.

I. Statement of Fact

The subject property was previously rezoned from M-1, Light Industrial District, with conditions, to PUD, Planned Unit Development District, to permit a Planned Unit Development District (PUD) to be known as Harrison Creek, on a 36.216+/- acre parcel of land addressed as 2470 County Drive, further identified as Tax Parcel 040-03-0801. The purpose of that request was to facilitate a development offering "upscale office, commercial and lifestyle residential apartments in a mixed-use community. The proposal included Office/Retail (3.97+/- acres); a Commercial Mini-Storage site (2.02+/- acres); Community Center/Pool, Multi-Family residential complex, containing 336 dwelling units within fifteen (15) structures on 28.47+/- acres. The developers completed the construction of the multi-family dwellings with the Community Center/Pool which is now known as "Acqua Luxury Apartments" and addressed as 1200 Harrison Creek Boulevard. The applicants met with the Department of Planning and Community Development staff to discuss their desire to **amend the existing PUD** from the commercial uses to the construction of an additional 52 detached single-family rental dwelling units. Staff advised the developers that their request would be required to undergo a rezoning review by the Planning Commission and the City Council for approval of the amended changes from those uses that were originally approved. Hence, the developers are looking for the favorable recommendation from the Planning Commission and City Council approval.

II. Surrounding Conditions:

The subject property is zoned PUD, approved for both commercial and residential usage. The multi-family (apartment) usage is currently developed at the site. This development is known as "Acqua Luxury Apartments" and all properties located along the north side of County Drive are zoned B-2, General Commercial, R-1A and R-1, Single-Family Residence District. Pinetree Apartments are located further south along County Drive. The subject property is located near the entrance of Roma Plaza Inc., (Roma's Pizza) which is in a shopping center across the road along County Drive and is zoned B-2, General Commercial District in addition to a two-story strip commercial building containing roughly 5,344 square foot of retail/office space and has been designated as commercial since annexation into the City of Petersburg in 1972. There is a large parcel 75.18 parcel of land which fronts County Drive, addressed as 2588 County Drive located along County Drive and abuts the rear portion of the original PUD which is zoned M-1, Light Industrial District. The I-95 and I-295 interchange is near the subject property. Much of the property along County Dr (US 460) occurred during the 1950's and 60's, and since that time there's been limited scattered development.

II. Findings

- A. The 2014 Comprehensive Plan designates the subject property for Commercial use those properties fronting along US 460 and Residential usage.
- B. The property is currently zoned as "PUD", Planned Unit Development District which allows for multi-family residential and a mixture of commercial, office and recreational uses. The recommendation to approve was granted on December 5, 2007, by the Planning Commission and City Council granted the approval of the existing PUD, at its February 19, 2008, meeting under Ordinance, 08-ORD-20, to permit multi-family residential, commercial, office space and recreational spaces. The proposed use will blend with the existing residential space and provide a variety of housing types in the area to those persons or families desiring more of a single-family style of development.
- C. The proposed use to amend the PUD, along the County Drive corridor at Harrison Creek Blvd coincides with the vision of the comprehensive plan that high density residential activities should be limited to areas near major transportation arteries offering good access to employment centers, such as Fort Lee and the Tri-Cities area.
- D. It is not believed that the proposed location will pose a burden to the existing neighborhood as the existing businesses have been operating in and around this corridor for several years.
- E. There shall be any increase in noise after construction is completed nor is it expected at the property boundaries. The proposed location is a major corridor and has the capacity to handle anticipated traffic.
- F. The proposed rezoning will allow for the development of currently vacant parcels of land thereby increasing and boosting tax revenue for the city.
- G. The site is currently served by water and sewer, and no indication has been given by the utilities department that the proposed development would overburden existing facilities. The previous petition was presented and approved with the intention of further development of the subject parcels. Any future construction activity will be subject to site plan review prior to undertaking land disturbing activity. Such activity requires the submission of a Land Disturbance Permit Application, stormwater management calculations, and the preparation of an Erosion and Sediment Control Plan.
- H. The subject property is not located within a Historic District.

III. Statement of Law

Article 26, "PUD" Planned Unit Development District, of the Zoning Ordinance of the City of Petersburg, Provides that 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.

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.

IV. Recommendation

The Department of Planning & Community Development will withhold its recommendation until after the public hearing and the presentation by the petitioner(s).

V. Exhibits

- 1) Tax Parcel Map Extract
- 2) Zoning Map Extract
- 3) Tax Assessor File Record
- 4) Comprehensive Plan 2014 Existing Land Use
- 5) Applicants Petition w/Exhibits
- 6) Applicants Project Summary attached to application



City of Petersburg

Department of Planning and Community Development

PROCEDURES FOR PETITION FOR REZONINGS OR SPECIAL USE PERMITS

1. Applicant files petition with the Petersburg Department of Planning and Community Development, City Hall, 135 N Union Street, Petersburg, Virginia 23803.
2. **The Filing fee for Petitions for Rezoning or Special Use Permits is \$1,500.** A Check or Money Order *made payable to the City of Petersburg* is to accompany the application.
3. A Plat of the property must also accompany the petition.
4. The Department of Planning and Community Development Staff will refer the petition to the Planning Commission to hold a public hearing and consideration the petition. Department of Planning and Community Development staff shall advertise the public hearing twice during a fourteen-day period, and the Planning Commission will hold a public hearing, and make a recommendation to the City Council regarding the petition.
5. The City Council schedules then advertises a public hearing regarding the petition.
6. The City Council holds a public hearing then considers the petition with the Planning Commission recommendation and renders a final decision to approve or disapprove the petition.

PLEASE NOTE: The rezoning or special use permit process may take up to three months.

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: _____

APPLICANT: PBFL, LLC

ADDRESS: 609 Independence Parkway, Suite 200
Chesapeake, VA 23320

I, C. Burton Cutright hereby petition to rezone the following described properties
from zoning district PUD with B-2 restriction to zoning district PUD, no restriction

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

Applicant proposes to construct 52 single-family detached rental homes on 6.26+/- acres located
along Harrison Creek Boulevard between Route 460 and 1200 Acqua Luxury Apartments.

The proposed development is more particularly described in the attached Project Summary.

B. PROPERTY INFORMATION

1. Tax Parcel Identification Number(s):

040030805, 040030806, 040030807

2. Current Street Address(es) if assigned:

1220 Harrison Creek Blvd, 1225 Harrison Creek Blvd, 1255 Harrison Creek Blvd

3. Approximate Area:

272,990.52 sq. ft. 6.267 +/- acres

4. Public Street Frontage:

261.06 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:

7. Brief:

Said deed restrictions will expire on:

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).

See attached Project Summary.

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).

See attached Project Summary

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).

See attached Project Summary

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).

See attached Project Summary

D. CERTIFICATION:

The undersigned applicant certifies that they:

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

 (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:


C. Burton Cutright, Manager

Mailing Address:

609 Independence Parkway, Suite 200
Chesapeake, VA 23320

Phone Number:

(757) 547-1515

Email Address:

bcutright@becoasset.com

POC: Jon M. Babineau, General Counsel
609 Independence Parkway, Suite 115
Chesapeake, VA 23320

email: jbabineau@becoasset.com
direct telephone no.: 757-842-6369

APPROVED

City Attorney

TO BE FILED IN THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION RECORD

Date Filed (with Planning Department):

Date of Planning Commission Public Hearing:

Planning Commission Action(s):

Date of City Council Hearing:

City Council Action(s):

PETITION FOR ZONING CHANGE

Property Owner(s): Adjacent to Affected Property

<u>NAME(S)</u>	<u>Address(es)</u>
1200 Acqua, LLC	<u>609 Independence Parkway, Suite 200</u> <u>Chesapeake, VA 23320</u>
St. Andrew's Charismatic Episcopal Church	<u>2460 County Drive</u> <u>Petersburg, VA 23803</u>
Gilvia V. Stith	<u>3242 Longhorn Drive</u> <u>Colonial Heights, VA 23834</u>
Donald Ray and Debbie H. Ferguson	<u>2476 Poe Lane</u> <u>Petersburg, VA 23803</u>
Debray Properties, LLC	<u>2476 Poe Lane</u> <u>Petersburg, VA 23803</u>

For additional names, use back of sheet

PROJECT SUMMARY

COTTAGES AT HARRISON CREEK

INTRODUCTION

Introducing the Cottages at Harrison Creek

The Cottages at Harrison Creek is a proposed development of 52 cottage-style rental homes to be built for the residents of the City of Petersburg. The proposed pocket neighborhood community will include a mix of 1-bedroom/1-bathroom (17 units) and 2-bedroom/ 2-bathroom (35 units) single-family rental homes and will be located on approximately 6.267+/- total acres along Harrison Creek Boulevard between Route 460 and 1200 Acqua Luxury Apartments. The Cottages at Harrison Creek development combines the positives of residential subdivision living and apartment-style living. Residents will enjoy the privacy and neighborhood feel of living in a single-family detached home community. The development will consist of small clusters of 1-story and 2-story houses that are interconnected by sidewalks and separated by private and community green space. Residents will enjoy the feeling of a traditional neighborhood without the financial burdens of homeowners' association fees and saving for a down payment. Residents will enjoy the affordability and convenience of living in an apartment-style community as rental units and surrounding green space areas are maintained by a professional management company. Residents will have access to common apartment-living group amenities such as a fitness room and pool without the drawbacks of having to share walls with noisy neighbors or haul groceries, pets, or kids to upper floors. The proposed medium-density development will provide a unique, high-quality, and affordable housing option to the residents of Petersburg.

ZONING CLASSIFICATION

Existing to Proposed

The current zoning of the three parcels, which total approximately 6.26+/- acres, is Planned Unit Development "PUD". The three subject parcels are the remainder of a larger 36.216+/- parcel that was rezoned from M-1(c) Light Industrial District (with restrictions) to PUD classification by adoption of city ordinance, 08-Ord-20 ("Ordinance"). The Ordinance modified the zoning classification of the entire 36.216-acre parcel and encumbered the three subject parcels with certain proffered restrictions and requirements. The Ordinance prevents the three subject parcels from being used for residential uses. [The Ordinance restricted residential

uses to the portion of the Applicant's conceptual plan that was designated as lifestyle/multi-family (1200 Acqua Luxury Apartments, the 336-unit luxury apartment community located to the south of the proposed development).] Additionally, two of the parcels must be developed in a manner consistent with "B-2" General Commercial District Regulations and the third parcel is limited to use as office use (with certain lot, structure, and parking requirements/limitations.) The current proffers prevent the Applicant from developing the parcels for a medium-density residential use. The Applicant believes that the proposed use for medium density residential development is the highest and best use of the land and that this use will offer the greatest benefit to Petersburg and its citizens. The Applicant respectfully requests that the City remove the proffered restrictions in the Ordinance that prevent the property from being developed for residential use.

In 2008, the Applicant intended to develop the three parcels for commercial, retail and office space as designated on its concept plan for the planned development known as Harrison Creek. Harrison Creek followed the Petersburg Comprehensive Plan and the Applicant's vision of a mixed-use development. For years, the Applicant aggressively marketed the parcels in attempt to attract commercial and business partners to enter this area, but it has been unsuccessful in its efforts. It is well-know that there has been great disruption in the commercial market over the last several years. The recent global pandemic has added to the decline and businesses have closed. Currently, there is significant square footage of open commercial space and business store front in the Petersburg area. An in-house analysis of the Petersburg submarket historical leasing data shows that the availability of available space is increasing. While market rental rates appear to be mostly stable, Fiscal Quarter 2 of 2021 showed leasing demand net absorption square footage at negative 27,627 SF. As businesses appear to be moving away from brick-and-mortar buildings to online platforms and delivery-based enterprises, it is unclear whether the pandemic has created a temporary disruption or a permanent change to "business as usual". Additional unoccupied commercial, business and office space is not needed and will not benefit the City or its residents. The subject parcels are currently vacant. Vacant land does not create jobs, attract residents, or generate much tax revenue. As stated in the Comprehensive Plan, Petersburg needs additional and diverse housing options for its residents. The proposed development can help the City meet its objective.

COMPREHENSIVE PLAN

Unique and Affordable Housing Option

The proposed Cottages at Harrison Creek development will be located on Harrison Creek Boulevard at the entrance of 1200 Acqua Luxury Apartments. The proposed development has approximately 261 feet of frontage along Route 460. The Route 460 corridor is strategically located between Interstate 95 and Interstate 295. The proposed development would be easily accessible from anywhere in the Petersburg/Richmond area and would be exceptionally convenient to the “back gate” of Fort Lee.

The expansion of Fort Lee has brought roughly 11,000 new residents to the Petersburg region. According to the Comprehensive Plan, the areas surrounding Petersburg have had an increase in housing while Petersburg has experienced a decline in the total number of housing units. (Comprehensive Plan, p. 55) The proposed development will add much needed units to Petersburg’s housing inventory.

In the 2040 Draft Comprehensive Plan, the City sets an objective to continue to encourage the creation of a variety of residential uses and compatible neighborhood arrangements in order to offer a variety of housing options to its residents. Article 26 of the Petersburg Zoning Ordinance explains that an objective of the [PUD] designation is to foster a variety of housing options that will give the home occupant greater choice in the selection of environment and housing units. (Zoning Ordinance, Art. 26, Sec. 1(4)). The proposed development supports the City’s objective as found in the Comprehensive Plan and is in accordance with the PUD classification as found in the Zoning Ordinance. The Applicant is proposing a flexible, innovative land use which is consistent with modern and future planning practices that will help to provide a diverse housing inventory and accommodate the growing housing needs of Petersburg. The proposed development presents a unique housing option. The units are designed to offer the renter the community-centered, neighborhood lifestyle that has been traditionally reserved for homeowners. Residents will enjoy backyards, front yards, common green spaces, trails, and traditional neighborhood living but will not need to pay homeowners’ association dues, struggle to save for a down payment, or navigate the sometimes-burdensome loan qualification process. Residents will enjoy the amenities of luxury apartment living like access to a community pool, dog parks, and property management services. For those

that prefer living in a house to an apartment, renting removes the risk and uncertainty that comes with timing a home purchase given the volatility of the real estate market, especially for those who may be subject to short-term ownership due to the transient nature of their employment. The build-to-rent nature of the planned development also removes the stigma some renters feel when moving into neighborhoods where homes are predominately owner-occupied.

The market for this type of unique housing option is rapidly growing and in demand. It attracts homeowners looking to downsize but not eager to rent an apartment, young families and aging adults that find renting more practical than owning a home, and professionals that are not ready for home ownership but are looking for a neighborhood community.

“BECO” and Petersburg have enjoyed the success of 1200 Acqua Luxury Apartments since its construction in 2010. BECO Asset Management, LLC, an affiliated company, manages 1200 Acqua. BECO Asset Management will also serve as the professional management company for The Cottages at Harrison Creek and will offer residents the same high-quality renting experience as is known at 1200 Acqua. BECO Asset Management’s dedicated marketing department will develop a detailed plan to attract prospective residents to the proposed development. Through the diligent efforts of BECO Asset Management and its marketing department, all BECO Asset Management managed properties enjoy high retention and occupancy rates. For example, 1200 Acqua consistently has an occupancy rate of 97%.

The ongoing global pandemic has highlighted the health needs of certain health-compromised individuals. These individuals are seeking to avoid shared spaces like common areas, elevators, and enclosed stairwells. The pandemic has also given us a greater appreciation of outdoor spaces. The proposed development includes abundant shared green space and trails are to be incorporated in the site development plan stage. Additionally, each house includes a backyard, front yard, or both.

THE PLANNED UNIT DEVELOPMENT APPLICATION

The Applicant respectfully requests that the City approve an amendment to the current zoning ordinance which removes the limitations placed on the three parcels for the reasons stated in this project summary. As required by the zoning ordinance, the Applicant presents the following information for consideration and review.

CONCEPT PLAN. Included with the Application are three copies of the Conceptual Plan prepared by David Taylor, dated May 13, 2021, showing the proposed concept for The Cottages at Harrison Creek development. Also included are three copies of a map showing the location of the proposed development in relation to the surrounding area including the location of streets, utilities, schools, and commercial facilities.

The three subject parcels total approximately 6.26 +/- acres, including 0.4 +/- acres of wetlands. The proposed development will include a neighborhood of 52 cottage-style rental homes located along Harrison Creek Boulevard between 1200 Acqua Luxury Apartments (an affiliated multi-family community) and County Drive/Rt. 460. The mix of one- and two-story detached houses will range in size from 900 to 1100 sq. ft. and will include both one-bedroom (17 units) and two-bedroom (35 units) rental homes. The cottages will be linked by interconnected sidewalks and shared open green spaces. The Cottages at Harrison Creek will provide the privacy and living style of a traditional single-family neighborhood with the affordability, convenience, and amenity access provided by apartment living.

WETLANDS. Three copies of the Wetlands Delineation report prepared by MAP Environmental, Inc. are included with the Application. This report summarizes the soil conditions, general topography and location and character of surface water. MAP Environmental is currently coordinating with the Army Corps of Engineers to gain wetlands certification. A copy of the COE certification will be forwarded upon our receipt.

DRAINAGE MANAGEMENT. The proposed development will utilize the storm water facility located on the back of the 1200 Acqua, LLC property to accommodate the reduced flow – impervious space that is created by its construction. The stormwater management plan that was implemented when the original 32.261 +/- acre mixed use project was rezoned to PUD included and considered the development of the three subject parcels for commercial, business and retail office use. The proposed development will incorporate significant amounts of green area/pervious areas in contrast to the mostly impervious areas that were originally contemplated. The storm water facility is sufficient to handle the proposed development.

TRANSPORTATION. The Cottages at Harrison Creek is positioned in the Route 460 Corridor and has easy access to both Interstate 95 and Interstate 295. The proposed development is located along Harrison Creek Boulevard between Route 460 and 1200 Acqua Luxury

Apartments. At the time the larger 32-acre parcel was rezoned to the PUD classification, traffic to these parcels was considered and planned for. The current proposed use as medium density residential use would generate less traffic than the commercial and retail use that was originally planned. Presently, there are both a right- and left-turn lane along Route 460 with approximately 200 feet of storage and 200 feet of taper, which is more than adequate to address the increase in traffic resulting from the proposed development. Also, Harrison Creek Boulevard provides for separate left and right turn exit lanes which will reduce delays when exiting the site.

SURROUNDING USES. The subject property is bounded to the north partially by Route 460/County Drive (parcels to the north of Route 460 are classified as B-2) and partially by B-2 zoned parcels, to the south by a parcel classified as PUD (1200 Acqua Luxury Apartments), to the east by an access road to 1200 Acqua Luxury Apartments classified as PUD (land east of road is zoned R-1), and to the west by parcels with “null” or no listed zoning classification (which appear to be used as residential).

The proposed construction of 52 single-family residential rental units on 6.26+/- acres would result in a density of 8.3 units per acre. This medium density development provides an appropriate and necessary transitional buffer between the R-1 zoned land that is located nearby (adjacent to the emergency access road located to the east of the proposed development), the land of unknown classification (appears to be residential use) to the west, and the B-2 zoned property located to the north (along Harrison Creek Boulevard) and the nearby B-2 zoned property located to the north of Route 460. Petersburg will also benefit from the increase in real estate tax revenue that will be generated by the development of the land.

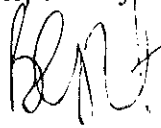
VEGETATION, BUFFERING AND SCREENING. There is extensive existing landscaping along Route 460/County Drive and Harrison Creek Boulevard and along the adjacent lot boundary lines. To the extent possible, mature landscaping will be preserved. This existing tree cover will be supplemented with additional planting. A key feature of The Cottages at Harrison Creek is the open green space that will be incorporated throughout the development to create an established neighborhood feel. Each unit will have a front yard, backyard, or both. Existing and proposed landscaping will provide shading, screening, and a sense of privacy and separation between the development and adjacent lots and public roadways.

PARKING. The proposed development will include 104 paved and marked parking spaces (2 per unit), with dimensions that comply with the zoning ordinance. All parking areas will be screened from public streets and adjacent land uses. Existing mature landscaping along Route 460 and Harrison Creek Boulevard will be retained, to the extent possible, and enhanced with additional landscape materials as shown on the Concept Plan.

SIGNAGE. The Cottages at Harrison Creek will incorporate a signage system that consists of high-quality materials and utilizes color, lighting, shapes, and other design elements to promote a cohesive and unified image that is consistent with the zoning ordinance and the "BECO brand".

"BECO" has been a Petersburg community partner since 2008. We are excited to grow our relationship with the City and its residents by expanding our investment in this community. We thank you for your consideration of this request. If you have any questions or require additional information, please do not hesitate to contact me at bcutright@becoasset.com or 757-514-1515, or you may reach Jon Babineau, General Counsel, at jbabineau@becoasset.com or 757-842-6369. We look forward to working with you.

Respectfully submitted,



C. Burton Cutright, Manager
PBFL, LLC



SITE DATA:

TOTAL AREA	6.3 +/- AC
WETLANDS	0.4 +/- AC
NET AREA	5.9 +/- AC
TOTAL UNITS	52
PARKING	104 SPACES (2 SPACES/ UNIT)

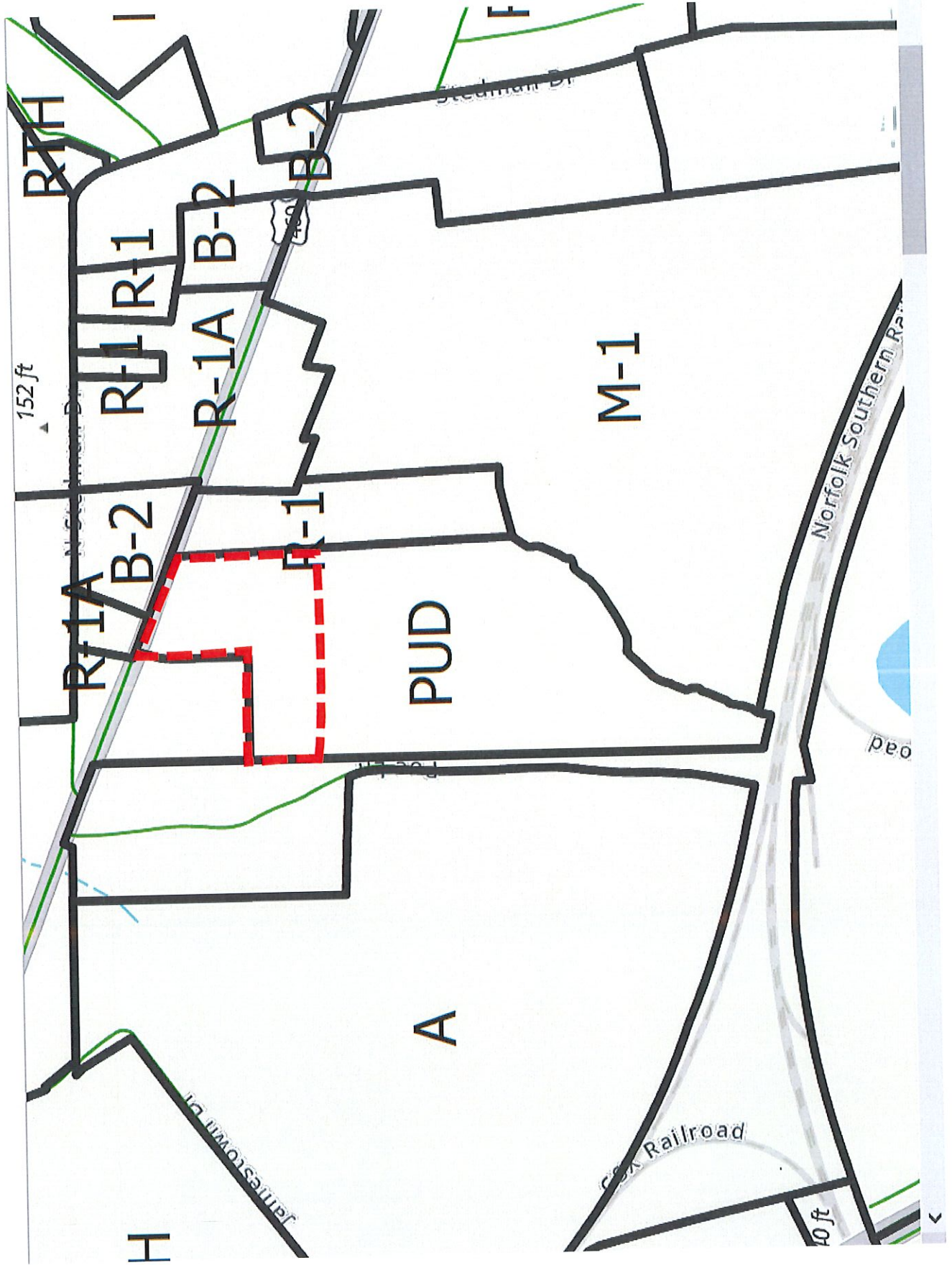


THE COTTAGES AT ACQUA - PETERSBURG, VA
 Conceptual Development Plan - May 13, 2021

2) ZONING MAP EXTRACT



2) Zoning Map Abstract – Harrison Creek Boulevard Properties



Petersburg, Virginia

Legend

County Boundaries

Parcels

Zoning

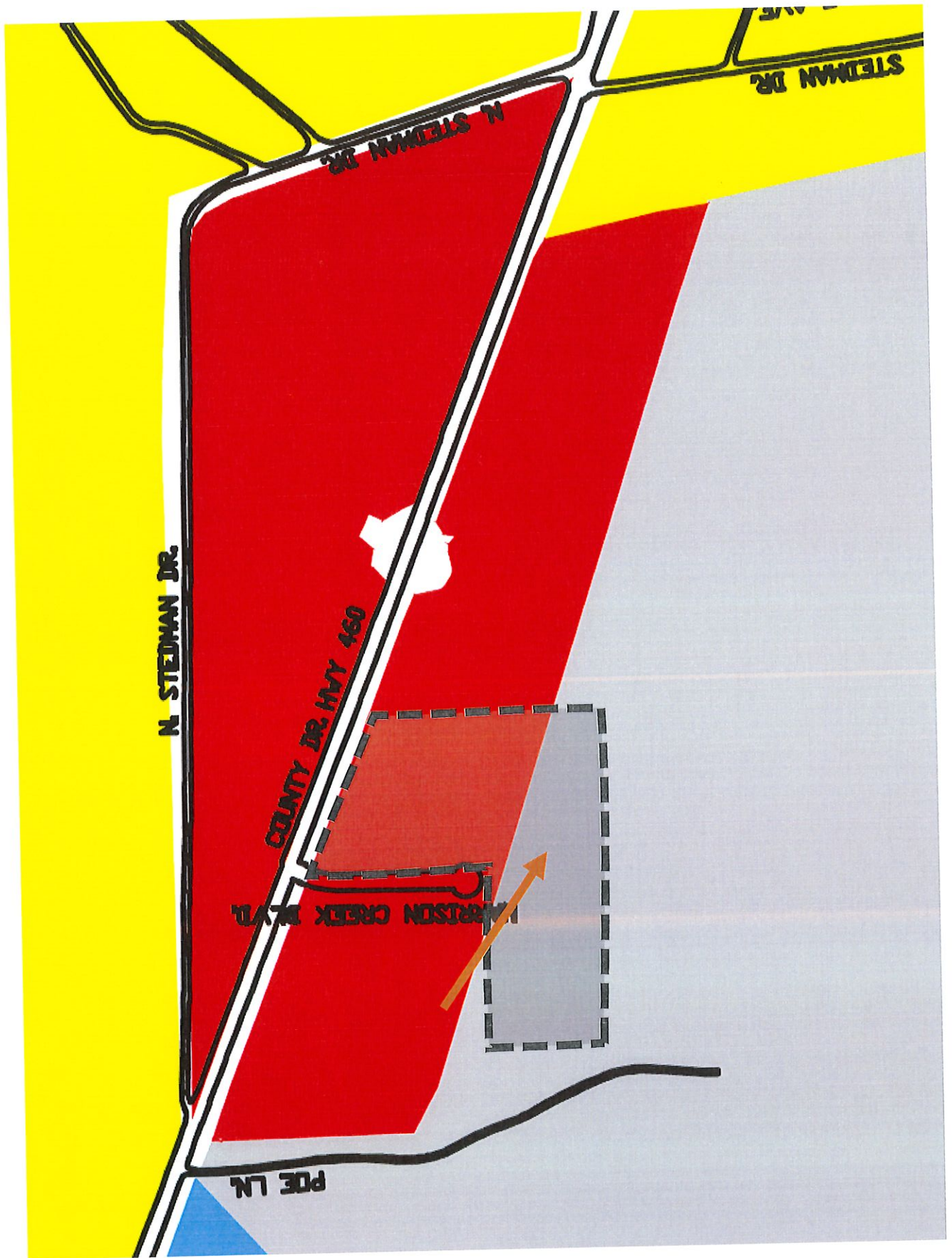
- A
- B-1
- B-2
- B-3
- M-1
- M-2
- MXD1
- MXD2
- PUD
- R-1
- R-1A
- R-2
- R-3
- R-4
- R-5
- R-6
- RB
- RMH
- RTH



Date: 11/1/2021

Title: Zoning: Harrison Creek Properties

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.



Petersburg, Virginia

Parcel:

040030805

Summary

Owner Name	PBLF LLC	National Historic District:	
Owner Mailing Address	609 INDEPENDENCE PKWY CHESAPEAKE, VA 23320	Enterprise Zone:	
Property Use	400	Opportunity Zone:	51730811200
State Class:	4	VA Senate District:	16
Zoning:	PUD	Va House District:	63
Property Address	1220 HARRISON CREEK B PETERSBURG, VA	Congressional District:	4
Legal Acreage:	2.46	City Ward:	2
Legal Description:	PARACEL C2.464 ACRES HARRISON CREEK SUBD	Polling Place:	Blandford Academy
Subdivision:	Harrison C	Primary Service Area:	
Assessment Neighborhood Name:	Harrison C	Census Tract:	8112
Local Historic District:		Elementary School:	Lakemont
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

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

Ownership History

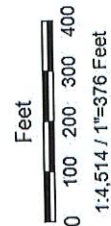
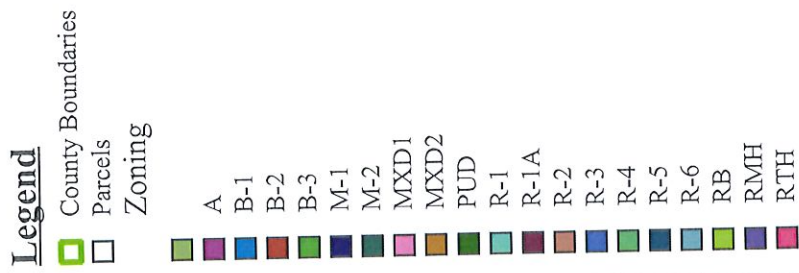
Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	7/14/2006	\$0	2006-3510

Assessments

Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book	Land Book	Land Book	Land Book	Land Book
Land Value	\$86,200	\$86,200	\$86,200	\$86,200	\$86,200
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$86,200	\$86,200	\$86,200	\$86,200	\$86,200

Property Tax (Coming Soon)

Petersburg, Virginia

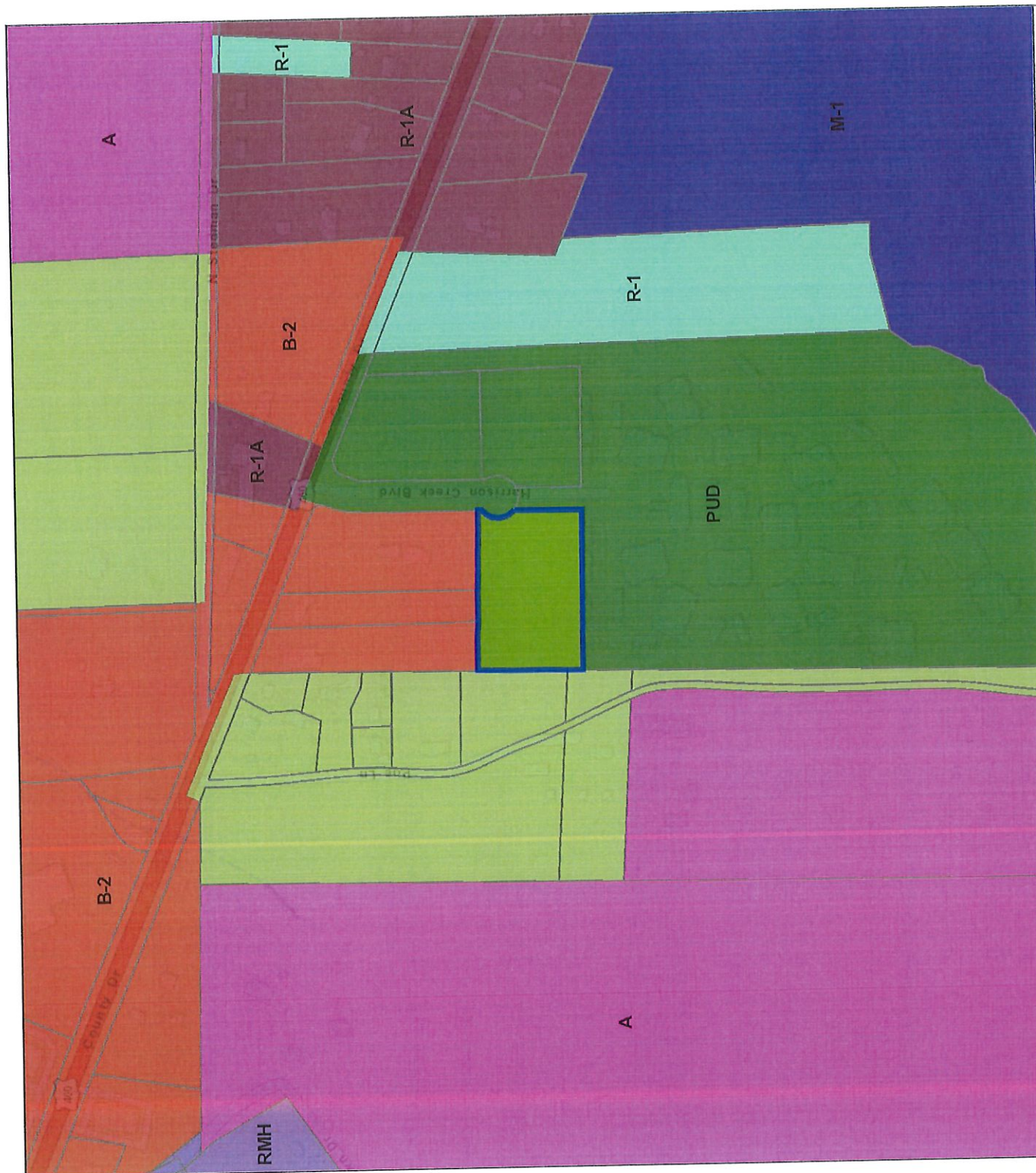


Page 56 of 117

Parcel #: 040030805

Date: 11/1/2021

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1220 County Drive



Petersburg, Virginia

Parcel:

040030806

Summary

Owner Name	PBLF LLC	National Historic District:	
Owner Mailing Address	609 INDEPENDENCE PKWY CHESAPEAKE, VA 23320	Enterprise Zone:	
Property Use	400	Opportunity Zone:	51730811200
State Class:	4	VA Senate District:	16
Zoning:	PUD	Va House District:	63
Property Address	1225 HARRISON CREEK B PETERSBURG, VA	Congressional District:	4
Legal Acreage:	1.74	City Ward:	2
Legal Description:	PARCL B1.746 ACRES HARRISON CREEK SUBD	Polling Place:	Blandford Academy
Subdivision:	Harrison C	Primary Service Area:	
Assessment Neighborhood Name:	Harrison C	Census Tract:	8112
Local Historic District:		Elementary School:	Lakemont
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

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

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	4/14/2006	\$0	2006-3510

Assessments

Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book	Land Book	Land Book	Land Book	Land Book
Land Value	\$61,100	\$61,100	\$61,100	\$61,100	\$61,100
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$61,100	\$61,100	\$61,100	\$61,100	\$61,100

Property Tax (Coming Soon)

Petersburg, Virginia

Legend

County Boundaries

Parcels

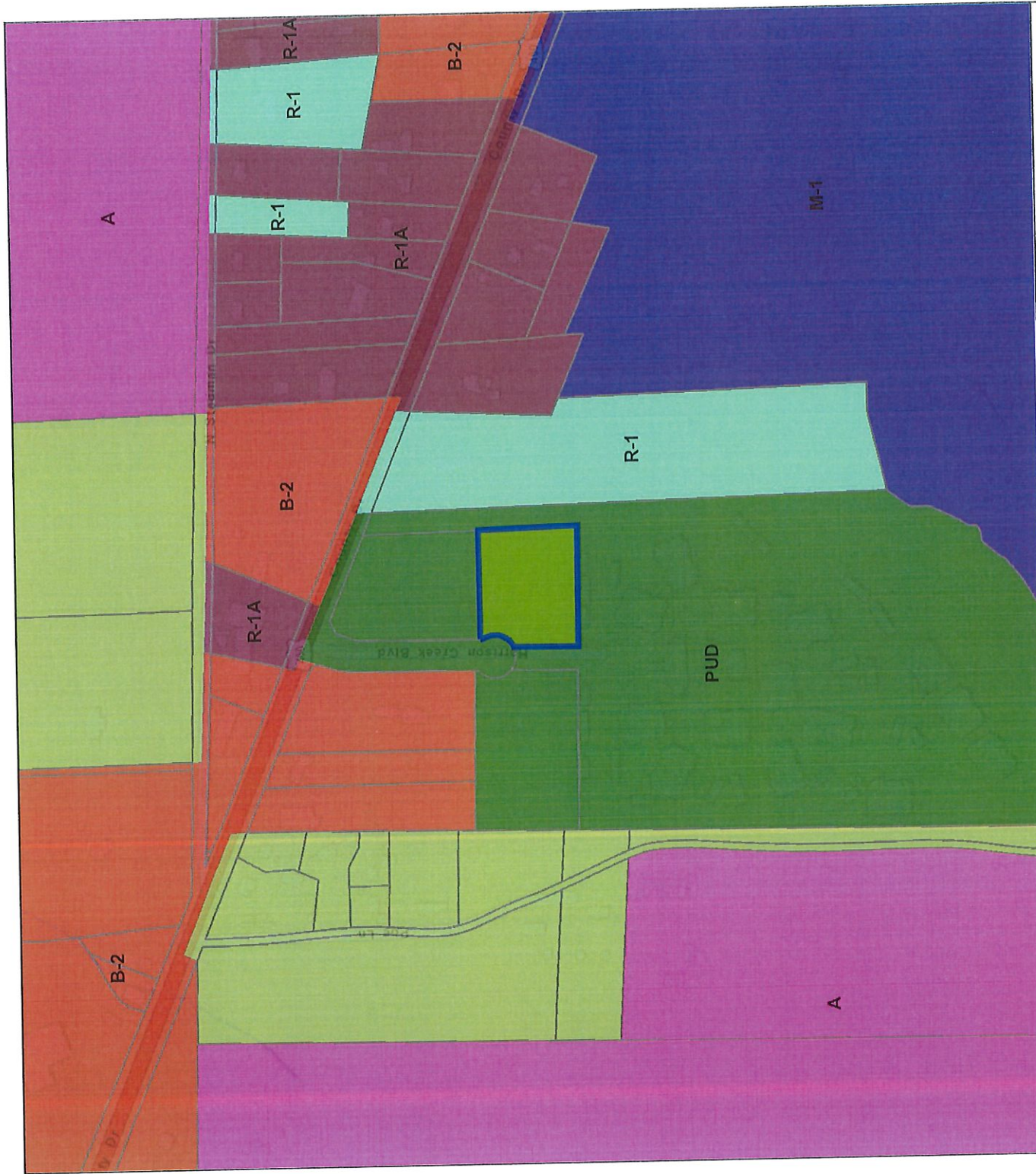
Zoning

- A
- B-1
- B-2
- B-3
- M-1
- M-2
- MXD1
- MXD2
- PUD
- R-1
- R-1A
- R-2
- R-3
- R-4
- R-5
- R-6
- RB
- RMH
- RTH

Feet

0 100 200 300 400

1:4,514 / 1"=376 Feet



Date: 11/1/2021

Parcel #: 040030806

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.

1225 Harrison Creek Blvd



Petersburg, Virginia

Parcel:

040030807

Summary

Owner Name	PBLF LLC	National Historic District:	
Owner Mailing Address	609 INDEPENDENCE PKWY CHESAPEAKE, VA 23320	Enterprise Zone:	
Property Use	400	Opportunity Zone:	51730811200
State Class:	4	VA Senate District:	16
Zoning:	PUD	Va House District:	63
Property Address	1255 HARRISON CREEK B PETERSBURG, VA	Congressional District:	4
Legal Acreage:	2.04	City Ward:	2
Legal Description:	PARCEL A2.043 ACRES	Polling Place:	Blandford Academy
Subdivision:	Harrison C	Primary Service Area:	
Assessment Neighborhood Name:	Harrison C	Census Tract:	8112
Local Historic District:		Elementary School:	Lakemont
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

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

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	7/14/2006	\$0	2006-3510

Assessments

Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book	Land Book	Land Book	Land Book	Land Book
Land Value	\$71,500	\$71,500	\$71,500	\$71,500	\$71,500
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$71,500	\$71,500	\$71,500	\$71,500	\$71,500

Property Tax (Coming Soon)

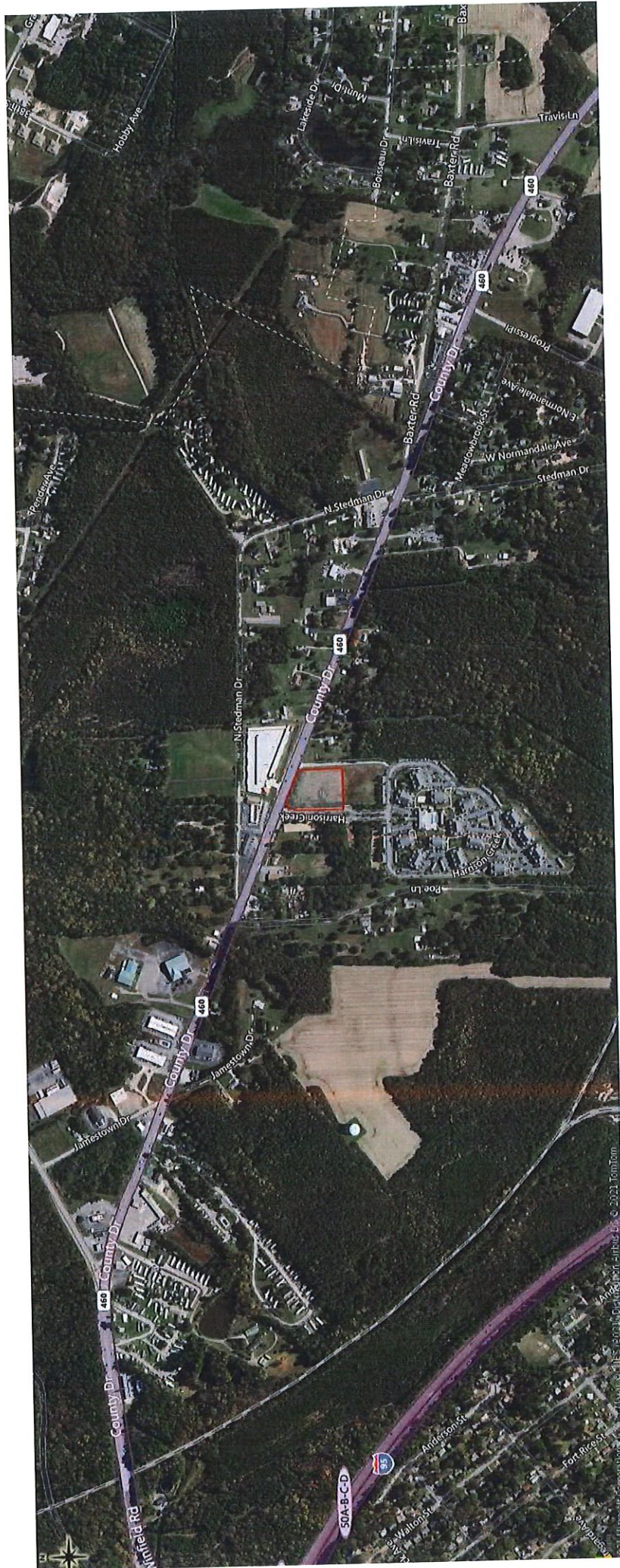
Petersburg, Virginia

Legend

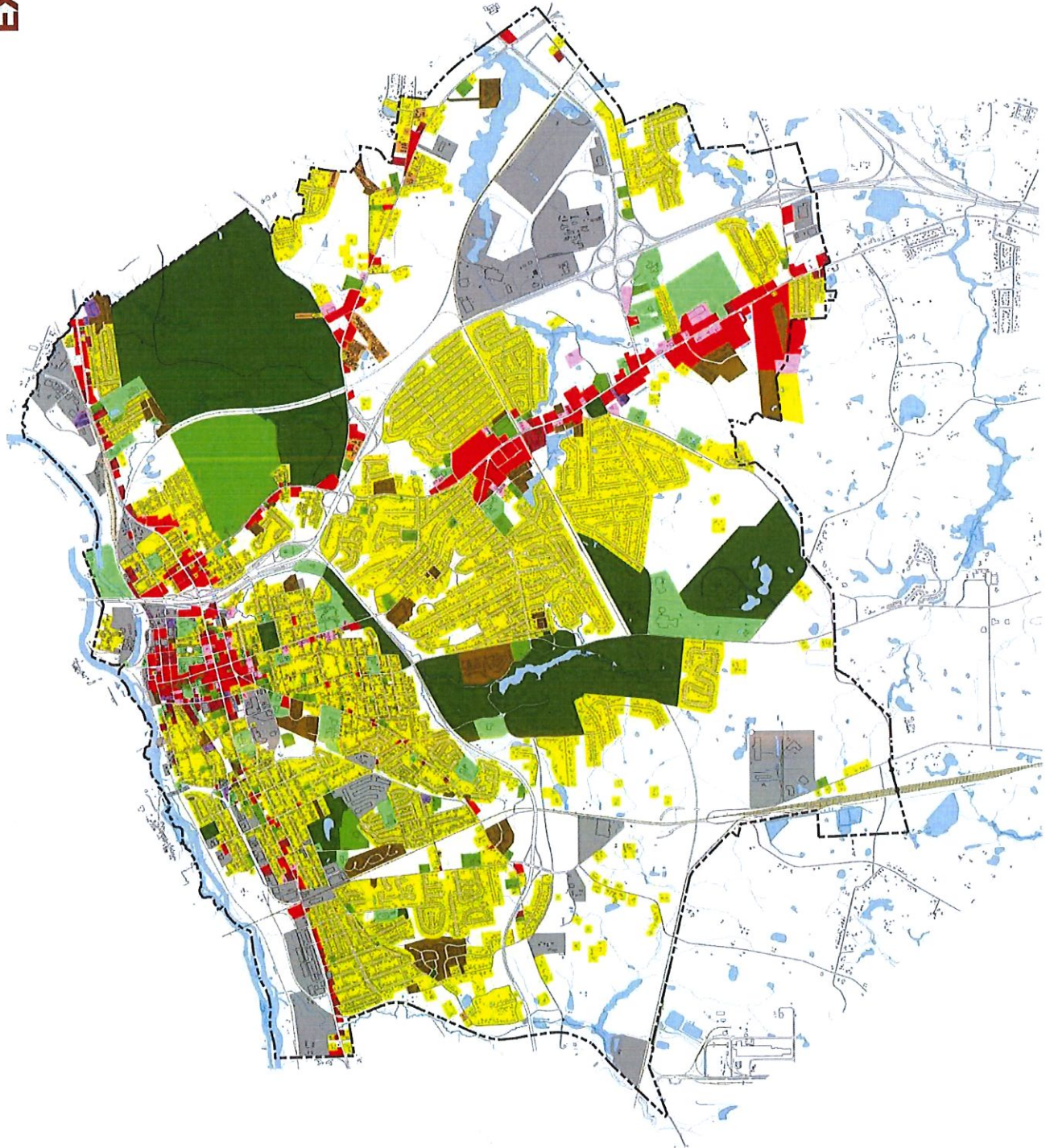
- County Boundaries
- Parcels
- Zoning

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1255 Harrison Creek Blvd



EXISTING LAND USE COMPREHENSIVE PLAN City of Petersburg, Virginia



LEGEND

Land Use Classifications

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



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



City of Petersburg

Department of Planning and
Community Development
804-733-2308

135 N. Union Street, Room 304
Petersburg, Virginia 23803
FAX 863-2772 TDD 733-8003

October 22, 2021

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Dear Owner, Agent or Occupant of each parcel involved; abutting and immediately across the street or road from the property affected:

Notice is hereby given to all interested persons the City of Petersburg Planning Commission will hold a public hearing on Thursday, November 4, 2021, beginning at 6:00 p.m. in the Petersburg Public Library located at 201 W. Washington Street, Petersburg, Virginia 23803.

21-REZ-04: Request by PBFL, LLC represented by C. Burton Cutright, to rezone property located at 1220 Harrison Creek Blvd, 1225 Harrison Creek Blvd and 1255 Harrison Creek Blvd, future identified as TP# 040030805, TP# 040030806, and TP# 040030807, from PUD with B-2, General Commercial District with conditions to PUD, no restrictions. The proposed rezoning will allow the applicant to construct 52 single-family detached rental homes on 6.26+/- acres located along Harrison Creek Blvd between Route 460 and Acqua Luxury Apartments. This subject property is approximately 272,990.52 sq. ft. and has a public street frontage of approximately 261.06 feet.

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

A copy of the related material may be examined in the Department of Planning & Community Development in City Hall Room 304, telephone (804)733-2308. The Planning Dept. is open from 8:30am to 5:00pm, Monday - Friday.

Reginald B. Tabor,
Director of Planning & Community Development



City of Petersburg

Development Impact Report

DATE:	October 27, 2021
ADDRESS:	1220, 1225 and 1255 Harrison Creek Blvd
PARCEL NUMBER:	040030805, 0040030806, and 0040030807
ZONING:	PUD w/B-2, General Commercial District conditions
ISSUE:	There is a need to assess the impact of proposed development
DESCRIPTION:	The City received a proposal to develop the subject properties for construction of 52 new single-family detached rental homes on 6.26+ acres located along Harrison Creek Blvd between Route 460 and 1200 Harrison Creek Blvd where lies Acqua Luxury Apartments. See Conceptual Plan Dated May 13, 2021, and Boundary & Topographic Survey.
STATUS:	Pending request to amend rezoning from PUD w/B-2, conditions to PUD no restrictions for single-family development.

DEPARTMENT IMPACT INFORMATION

GENERAL IMPACT

BENEFITS

Residents will have an opportunity to enjoy privacy, private and community green space along with a feeling of a traditional neighborhood. Residents will have access to amenities of the apartment complex such as fitness room and pool. The development will be small clusters of 1 and 2 story houses that are interconnected by sidewalks and separated by private and community green space.

REVENUE

COSTS

RECOMMENDATION

To approve the construction of the proposed 52 cottage-style single-family rental dwelling units: 17 units to be 1 bedroom/1 bathroom and 35, 2-bedroom/2 bath units per the request by the applicant and the approval of a site plan per City departmental guidelines and regulations.

ATTACHMENTS

Included



**I AM
PETERSBURG
VIRGINIA**

Office of the Director
Department of Public Works & Utilities
1340 E. Washington St.
Petersburg, Virginia 23803

Phone: (804) 712-6812
Email: rkwilliams@petersburg-va.org

RANDALL K. WILLIAMS
ACTING DIRECTOR

Date: February 1, 2023

Chair & Members of the Planning Commission
City of Petersburg
135 N Union Street
Petersburg, VA 23803

Re: Recommendation on item 2023-REZ-01 (Harrison Creek Boulevard Construction)

Dear Chair & Members of the Planning Commission,

This letter from the City of Petersburg's Department of Public Works & Utilities is to provide a recommendation regarding item 2023-REZ-01 scheduled to be discussed at the Planning Commission's February 2, 2023 meeting. This item is in reference to a request from PBFL, LLC to rezone 1200, 1220, 1225, and 1255 Harrison Creek Boulevard for the construction of 120 apartments.

The Department of Public Works & Utilities does not recommend approving the construction of the 120 apartments at this time. The primary reason for this decision is that no more additional flow can be supported until the Poor Creek Wastewater project is completed.

The Department of Public Works & Utilities could only recommend approving the construction of the 120 apartments if it was contingent on the Poor Creek Wastewater project being completed.

Sincerely,

A handwritten signature in blue ink that reads "Randall K. Williams".

Randall K. Williams, Acting Director/Public Works & Utilities

cc: March Altman, City Manager
Tangela Innis, Deputy City Manager



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: March 8, 2023

TO: The Honorable Mayor and Members of City Council

THROUGH: March Altman, Jr., City Manager

FROM: Reginald Tabor

RE: A public hearing and consideration of an Ordinance authorizing the vacation of Right of Way along River Street between 3rd Street and 5th Street. (Page 69)

PURPOSE: To request to schedule a public hearing on February 21, 2023, and consideration of an Ordinance approving the vacation of Right of Way.

REASON: To comply with applicable procedures and laws regarding the consideration of Right of Way vacation.

RECOMMENDATION: It is recommended that the City Council schedules a Public Hearing and considers an ordinance authorizing the vacation of Right of Way.

BACKGROUND: The City Council of the City of Petersburg adopted an ordinance authorizing the sale of property along River Street and the Appomattox River to establish green space and a location for outdoor events. The sale of the property has been closed, and the property was transferred to the new owner.

The vacation would result in closure of the roadway along River Street between 3rd Street and 5th Street. The property owner owns property located at 240 River Street to the South of River Street, and 277 River Street to the North of River Street.

The owner is requesting the vacation of City Right of Way on River Street, between 3rd Street and 5th Street, to facilitate use of the recently acquired property along River Street and the planned event space use.

COST TO CITY: N/A

BUDGETED ITEM: N/A

REVENUE TO CITY: Real Estate Tax revenue and revenue from use of the property.

CITY COUNCIL HEARING DATE: 3/8/2023

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: N/A

AFFECTED AGENCIES: City Assessor, Public Works, Police, Fire, Fire Marshal, Planning and Community Development.

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: Ordinance authorizing the sale of property at 277 River Street.

REQUIRED CHANGES TO WORK PROGRAMS: N/A

ATTACHMENTS:

1. 0207_2023OrdinanceVacationROWRiverSt
2. 0223_2022JJRPUpdatedProposed
3. 0914_2022FINALHarborRedevelopmentTIA

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PETERSBURG
APPROVING THE RIGHT OF WAY VACATION AND THE CLOSURE OF
RIVER STREET BETWEEN 3RD STREET AND 5TH STREET**

WHEREAS, the City Council of the City of Petersburg adopted an ordinance authorizing the sale of property along River Street and the Appomattox River to establish green space and a location for outdoor events; and

WHEREAS, the sale of the property has been completed, and the property was transferred to the new owner; and

WHEREAS, the property owner/developer owns property located at 240 River Street to the South of River Street, and 277 River Street to the North of River Street; and

WHEREAS, the property owner/developer is requesting the vacation of City Right of Way (ROW) on River Street, between 3rd Street and 5th Street, to facilitate the planned event space use; and

WHEREAS, the vacation would result in closure of the roadway along River Street between 3rd Street and 5th Street; and

WHEREAS, during the May 3, 2022, City Council Meeting, the City Council requested reports on the impact of the proposed ROW vacation on Street, Public Works and Public Safety; and

WHEREAS, the property owner/developer has submitted a Traffic Impact Assessment (TIA) completed by a qualified engineering consultant to illustrate traffic circulation following the proposed street vacation/closure and traffic impacts of planned events; and

WHEREAS, the TIA found that the segment of River Street between 3rd Street and 5th Street carries just 200 vehicles per day (vpd), and just 5 vehicles during the Saturday Evening peak hour, and Bollingbrook Street has a capacity of approximately 10,000 vpd, and is only carrying 4,100 vpd, so Bollingbrook Street can easily handle 200 additional vpd if River Street is removed; and

WHEREAS, the TIA recommends that officer control be utilized to help drivers exit from Bridge Street onto U.S. 301.

NOW THEREFORE BE IT ORDAINED, that the City Council of the City of Petersburg does hereby approve the vacation of the Right of Way along river street between 3rd street and 5th street, while maintaining all necessary easements.

BE IT FURTHER ORDAINED, that mitigation is required for right of way vacation impacts in accordance with the conditions and recommendations of the September 2022 “Harbor Redevelopment Traffic Impact Analysis” prepared by Gorove Slade Transportation Planners and Engineers, and any deviations will have to be approved by the City of Petersburg.



Joseph Jenkins Roberts Park

Proposed Conditions

Program Key

Proposed Action

- P1 Dredge Waterway
- P2 Close Joseph Jenkins Roberts Road
- P3 Provide Parking
- P4 Protective Fencing at Railway
- P5 Open Lawn for Large Gatherings
- P6 Repurpose Concrete Pad
- P7 Clear Vegetation for Park Usage
- P8 Clear Vegetation for Water Access
- P9 Create Space for Temporary Events

Proposed Activities

- Concerts
- Dog Park / Dog Run
- Courts
- Community Events
- Fireworks
- Water Access
- Recreation Trails

Traffic Impact Analysis

Harbor Redevelopment

Petersburg, Virginia

September 2022



Prepared for:

Waukeshaw Development, Inc.
245 E. Bank Street
Petersburg, Virginia 23802

GOROVE SLADE
Transportation Planners and Engineers

Introduction

Waukeshaw Development, Inc. is proposing to establish a festival / special event site on property they own on the north side of River Street / Joseph Jenkins Roberts Street across from 3rd Street. They envision holding several events throughout the year, such as concerts, wine festivals, and fireworks shows. As part of the development plan, they are proposing to remove River Street between 3rd Street and 5th Street to make the property more suitable for events. This Traffic Impact Analysis (TIA) is based on our meeting with the City on July 14.

We are assuming the largest events will draw approximately 2,500 people, but most events will be much smaller. To be conservative, we analyzed the traffic impact of 2,500 people leaving the site on a Saturday evening at approximately 10:00 PM after a concert or fireworks show.

Assuming an average occupancy of 2.5 people per vehicle, we expect approximately 1,000 vehicles to be parked near the site for the largest events. The team has identified four large parking areas that can be used:

- Grass / gravel lot on the west side of Sapony Street
- Grass / gravel lot between Joseph Jenkins Roberts Street and the U.S. 301 overpass
- Asphalt lot on the north side of River Street west of U.S. 301
- Paved lots on both sides of Bank Street between N. Sycamore Street and U.S. 301

These four lots combined have a capacity of approximately 1,160 spaces, which will accommodate even the largest events. Many people will also choose to parallel park on the streets in the area.

Scope of the Traffic Analysis

Based on our traffic study scope meeting with the City on July 14, the study area includes the following intersections:

- U.S. 301 at Bridge Street
- Bollingbrook Street at 3rd Street
- River Street at 3rd Street
- River Street at Joseph Jenkins Roberts Street

Figure 1 shows the site location and study intersections.



Figure 1: Site Location and Study Intersections

Existing (2022) Conditions

Existing Roadway Network

U.S. 301 (Boulevard) is a four-lane Principal Arterial with a current average daily traffic (ADT) volume of 15,000 vehicles per day (vpd) and a posted speed limit of 25 mph.

Bollingbrook Street is a two-lane Minor Arterial with a current ADT volume of 4,100 vpd and an unposted speed limit.

3rd Street is a two-lane Major Collector with a current ADT volume of 410 vpd and an unposted speed limit.

River Street is a two-lane roadway that includes segments that are classified as Minor Collector and Major Collector with a current ADT volume of 200 vpd and a posted speed limit of 25 mph.

The existing lane configuration is shown in Figure 2.

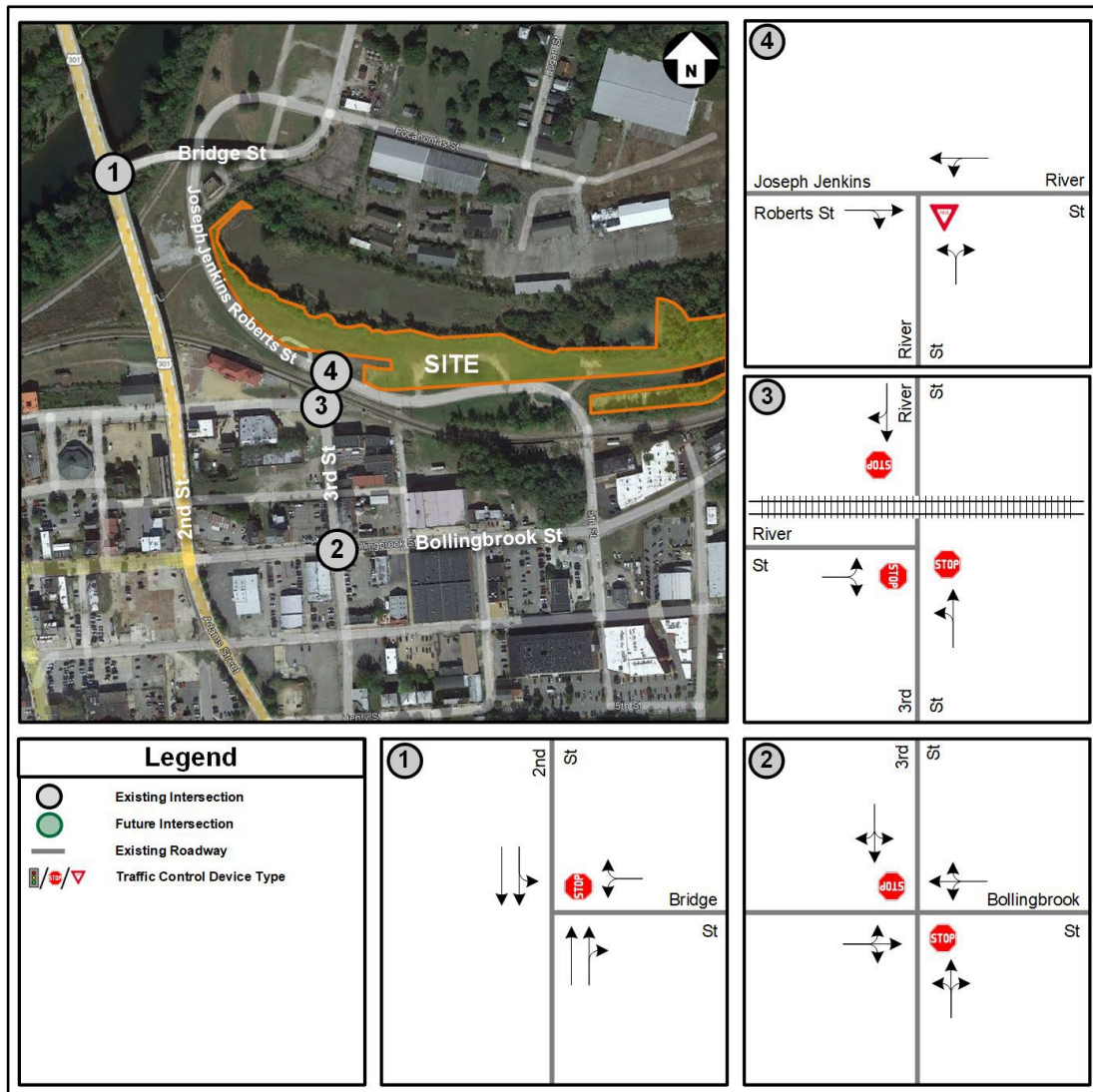


Figure 2: Existing Lane Configuration

Existing Pedestrian and Bicycle Accommodations

There are currently no bus stops or bicycle lanes in the vicinity of the site. Sidewalks are present along all roadways in the study area except Joseph Jenkins Roberts Road.

Existing (2022) Traffic Volumes

Turning movement counts for the Saturday evening peak hour (9:30 to 11:30 PM) were conducted by Burns Services, Inc. on June 30, 2022 at the following intersections:

- U.S. 301 at Bridge Street
- Bollingbrook Street at 3rd Street
- 3rd Street at River Street
- Joseph Jenkins Roberts Street at River Street

The existing Saturday evening peak hour volumes are shown in Figure 3.

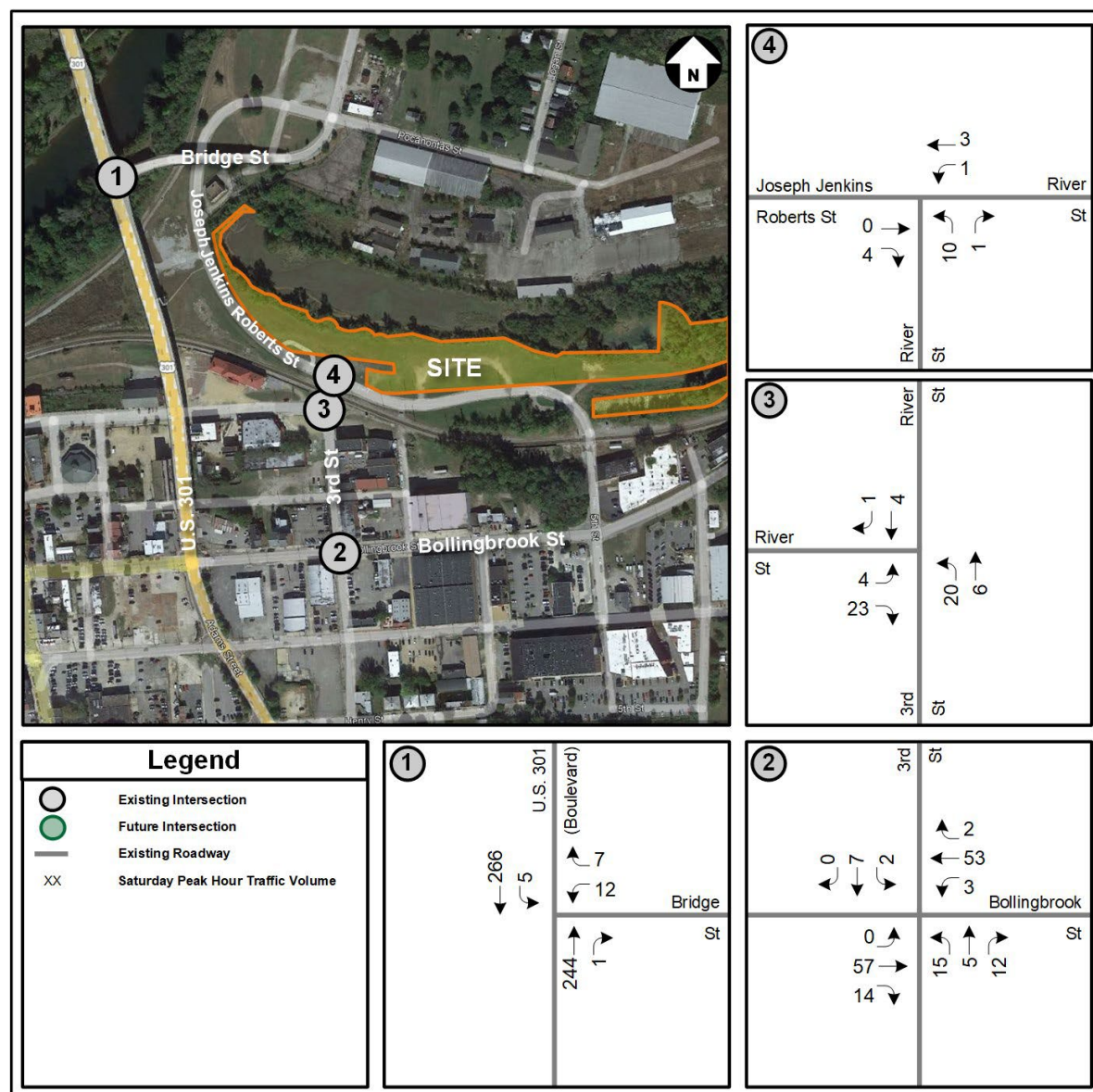


Figure 3: Existing 2022 Saturday Evening Peak Hour Traffic Volumes

Build (2025) Conditions

Regional Growth

To be conservative, the existing traffic volumes were increased by 1.0% per year for three years to estimate the projected 2025 traffic volumes.

Event Trips

Since the festival space will be used for a variety of events, the site generated trips were considered based on the available parking spaces associated with the site. Figure 4 shows the four large parking areas that will be used for large events.

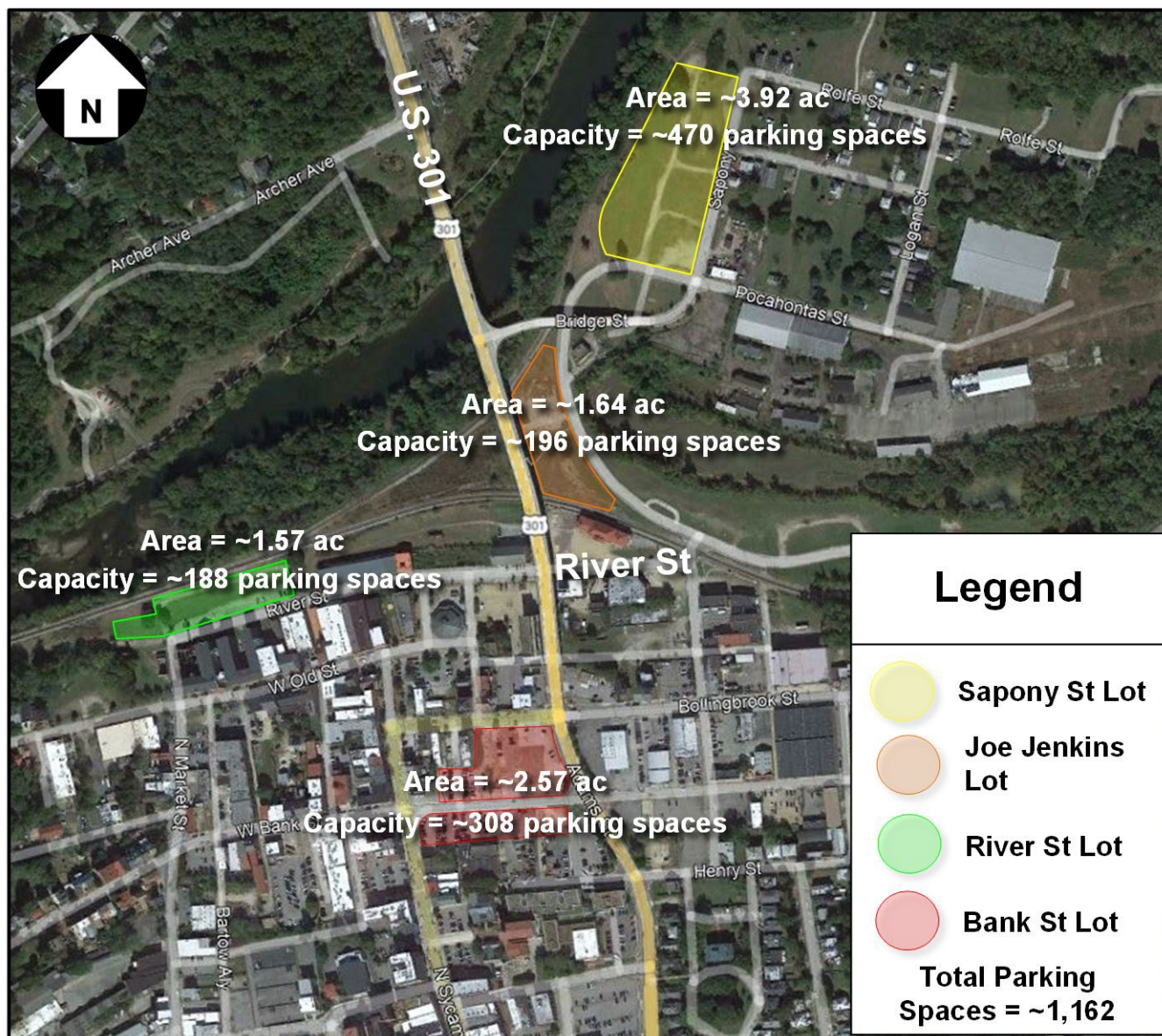


Figure 4: Parking Areas and Capacities

Each parking area was evaluated on a conceptual level to determine an approximate amount of parking spaces that would be available in each section. It was assumed that one acre can accommodate approximately 120 parked vehicles.

Event Traffic Distribution

For the purposes of this analysis, only the outbound trips were included in the analysis. Patrons are expected to arrive in a staggered manner, however once the event ends, it is assumed that all patrons will attempt to leave around the same time.

Then, each area was given a separate trip distribution to disperse the vehicles throughout downtown based on Google Map directions and some engineering judgement accounting for potential alternate routes through the grid network. In order to create a more comprehensive depiction of the site trips, the exiting vehicle pathways are included in the Appendix. The trip distributions for Areas 1 – 4 are shown in Figure 5 through Figure 6. The trip assignments are shown in Figure 9 through Figure 12. The total trips are shown in Figure 13.

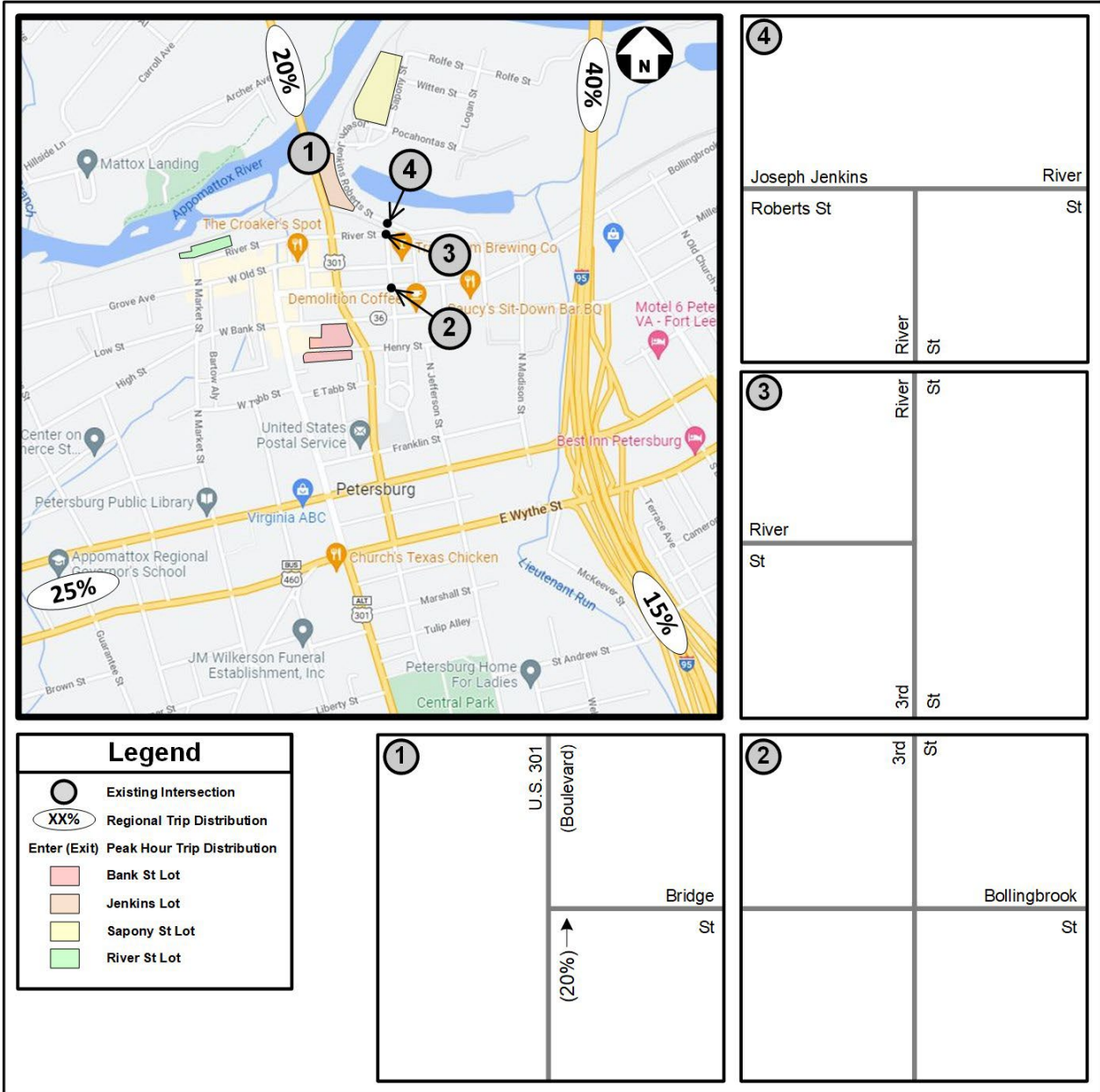


Figure 5: Bank Street Lot Vehicle Distribution

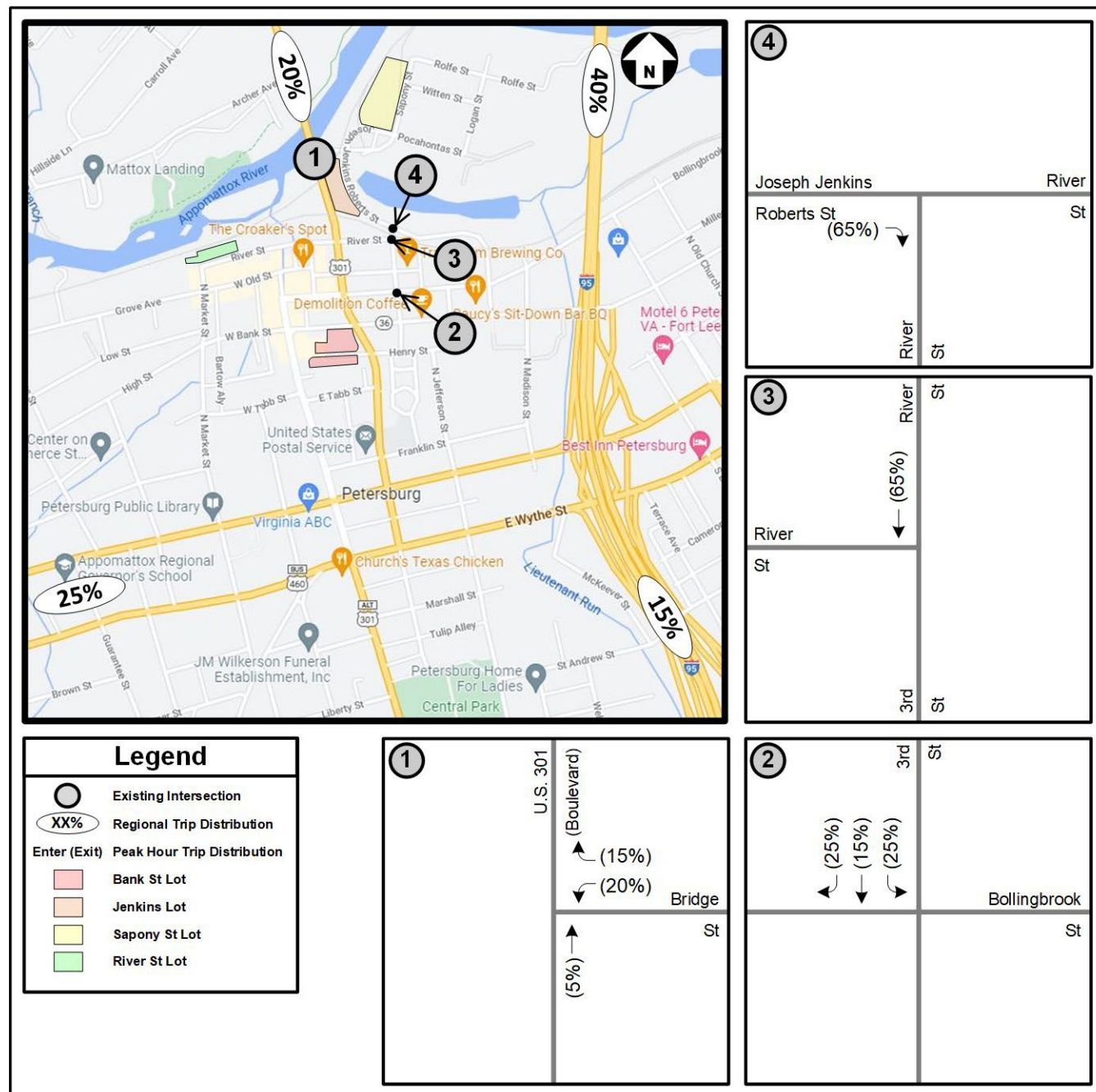


Figure 6: Joseph Jenkins Roberts Street Lot Vehicle Distribution

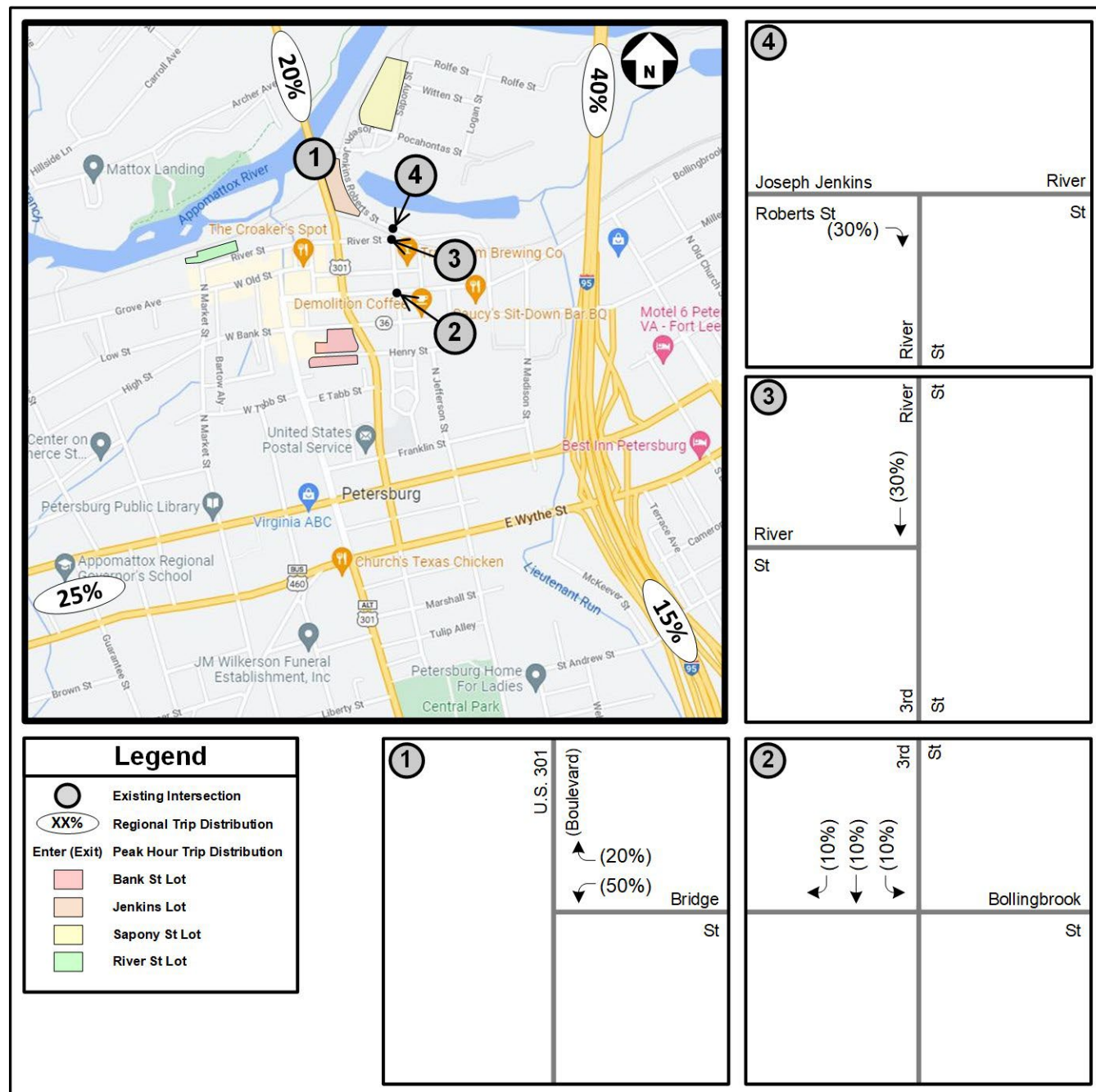


Figure 7: Sapony Street Lot Vehicle Distribution

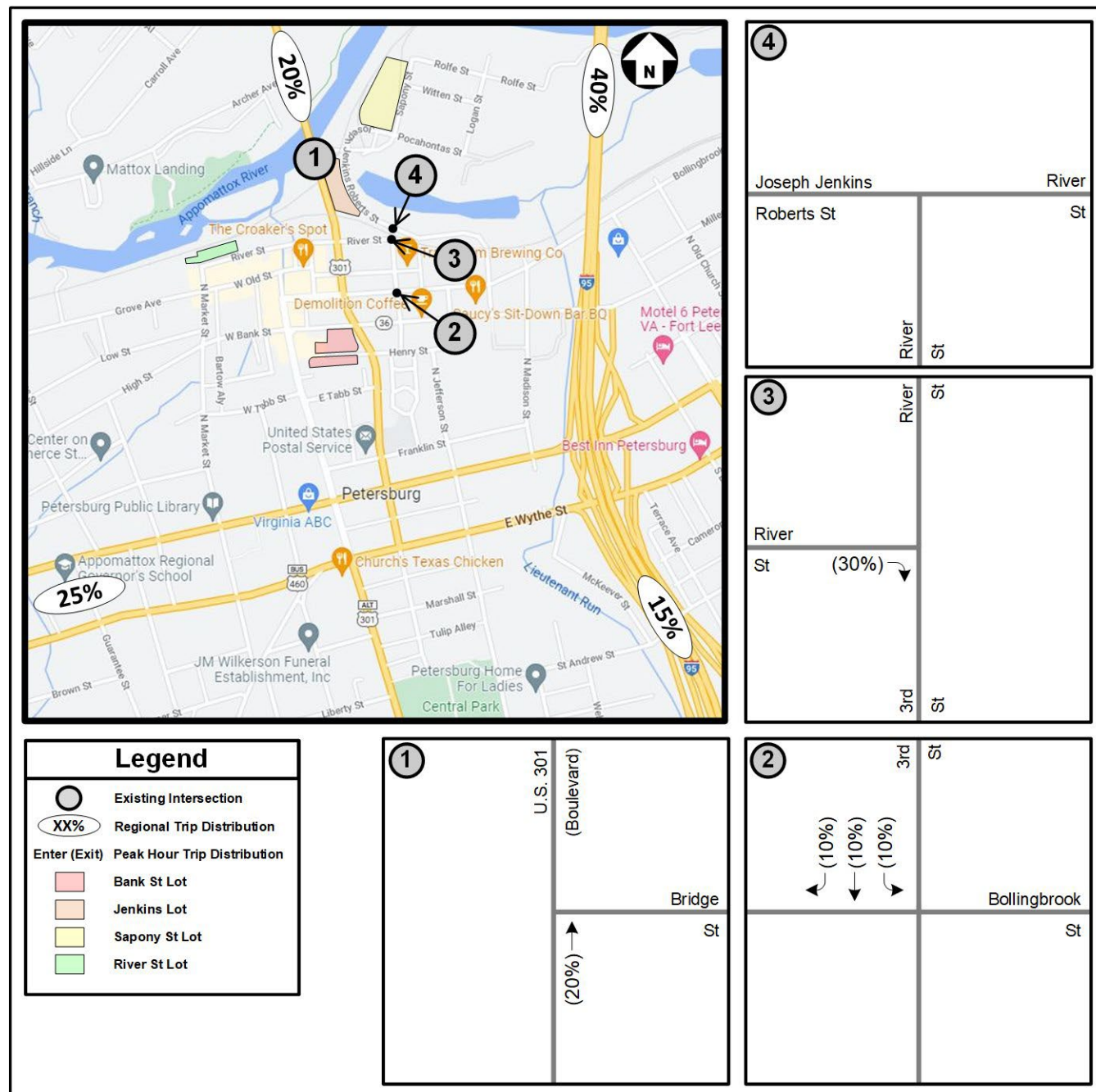


Figure 8: River Street Lot Vehicle Distribution

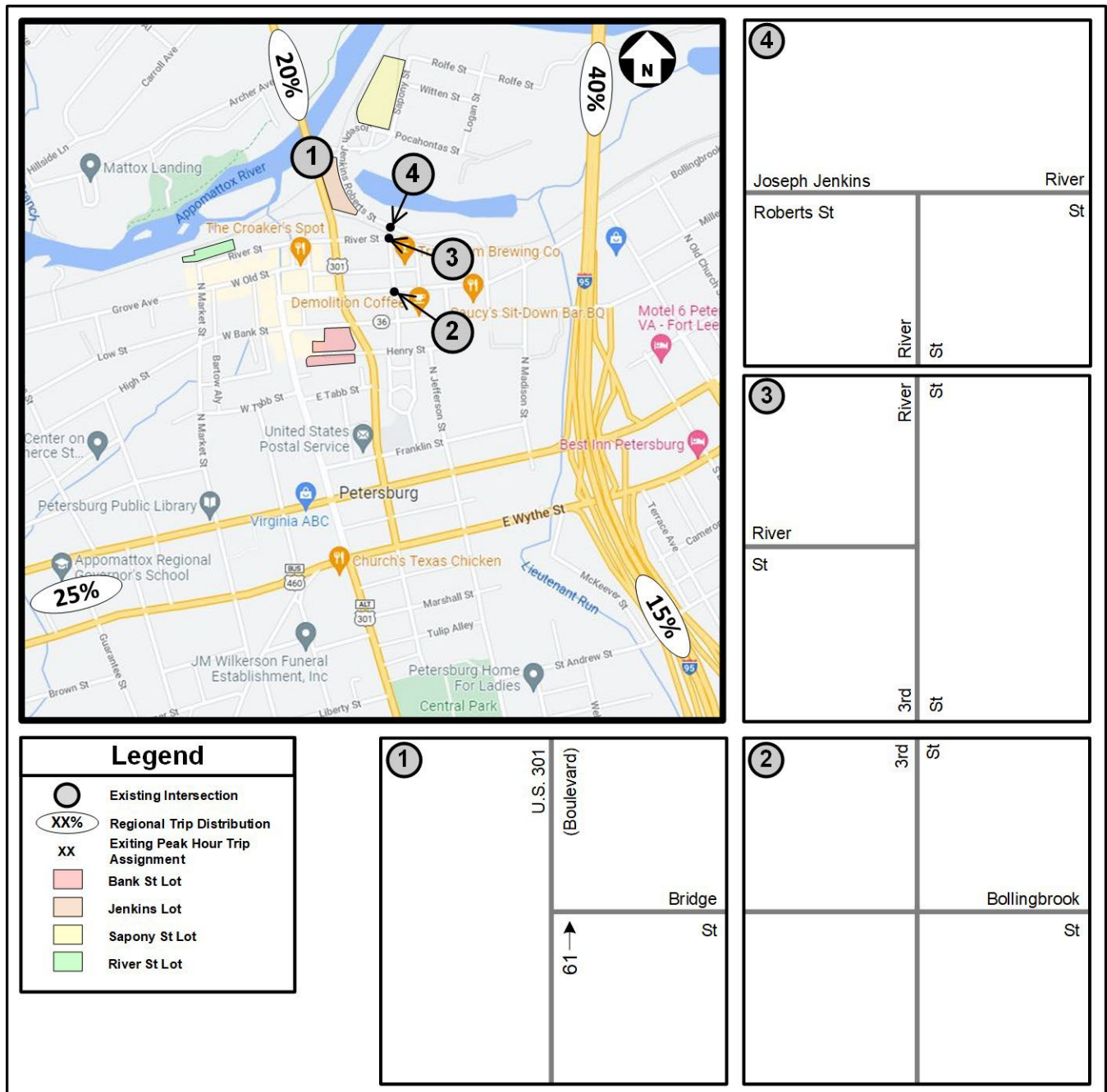


Figure 9: Bank Street Lot Vehicle Assignment

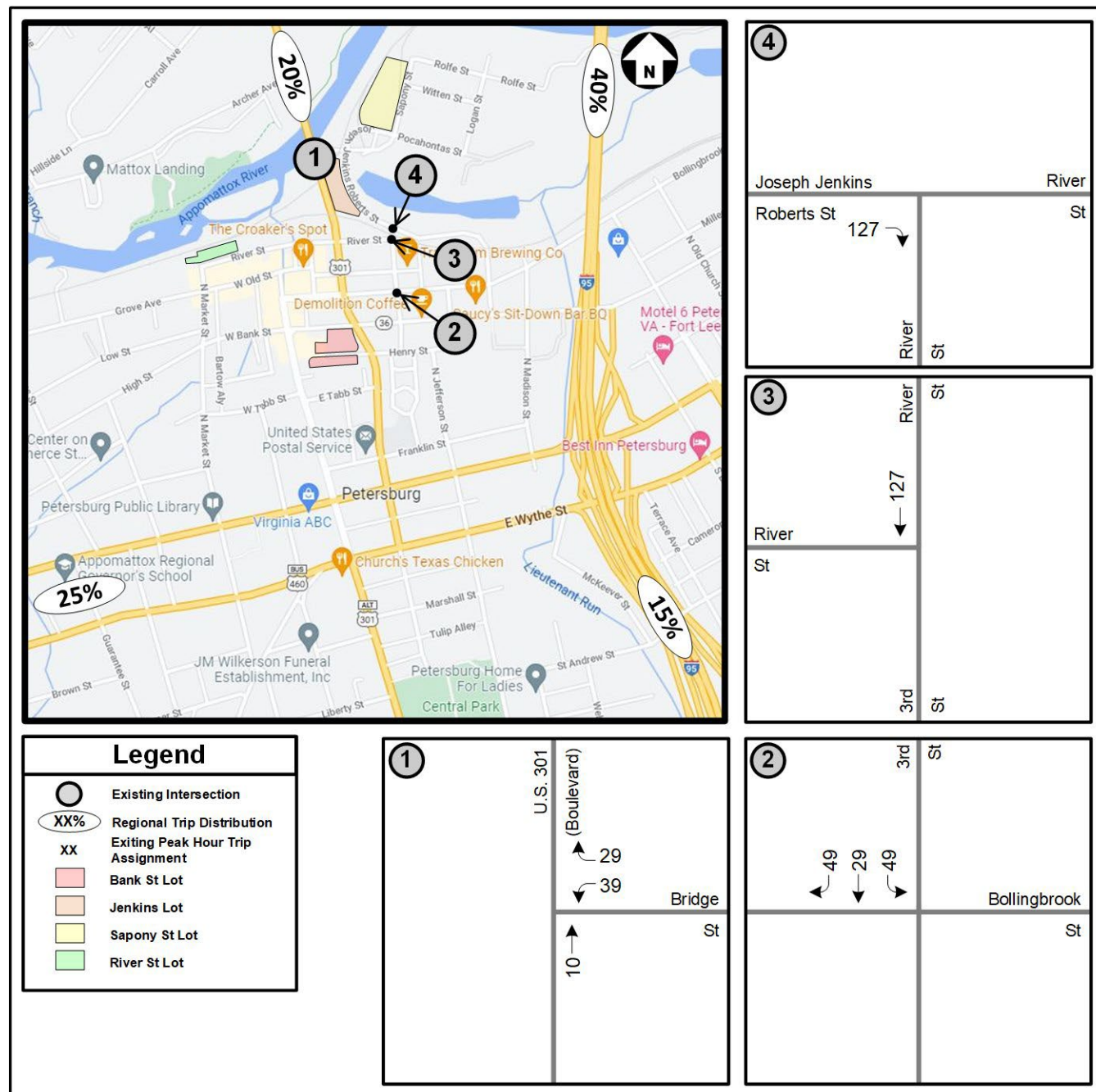


Figure 10: Joseph Jenkins Roberts Street Lot Vehicle Assignment

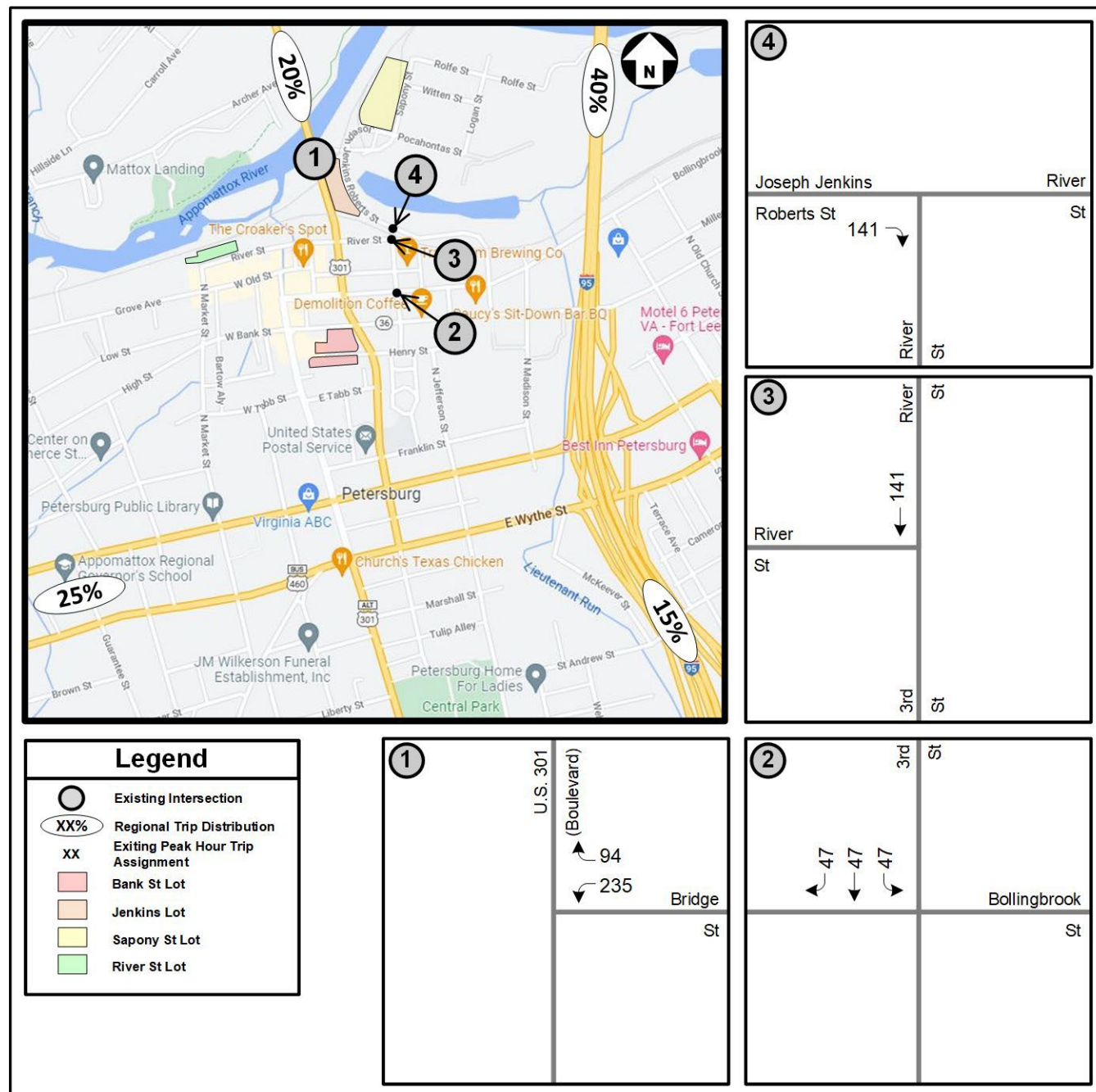


Figure 11: Sapony Street Lot Vehicle Assignment

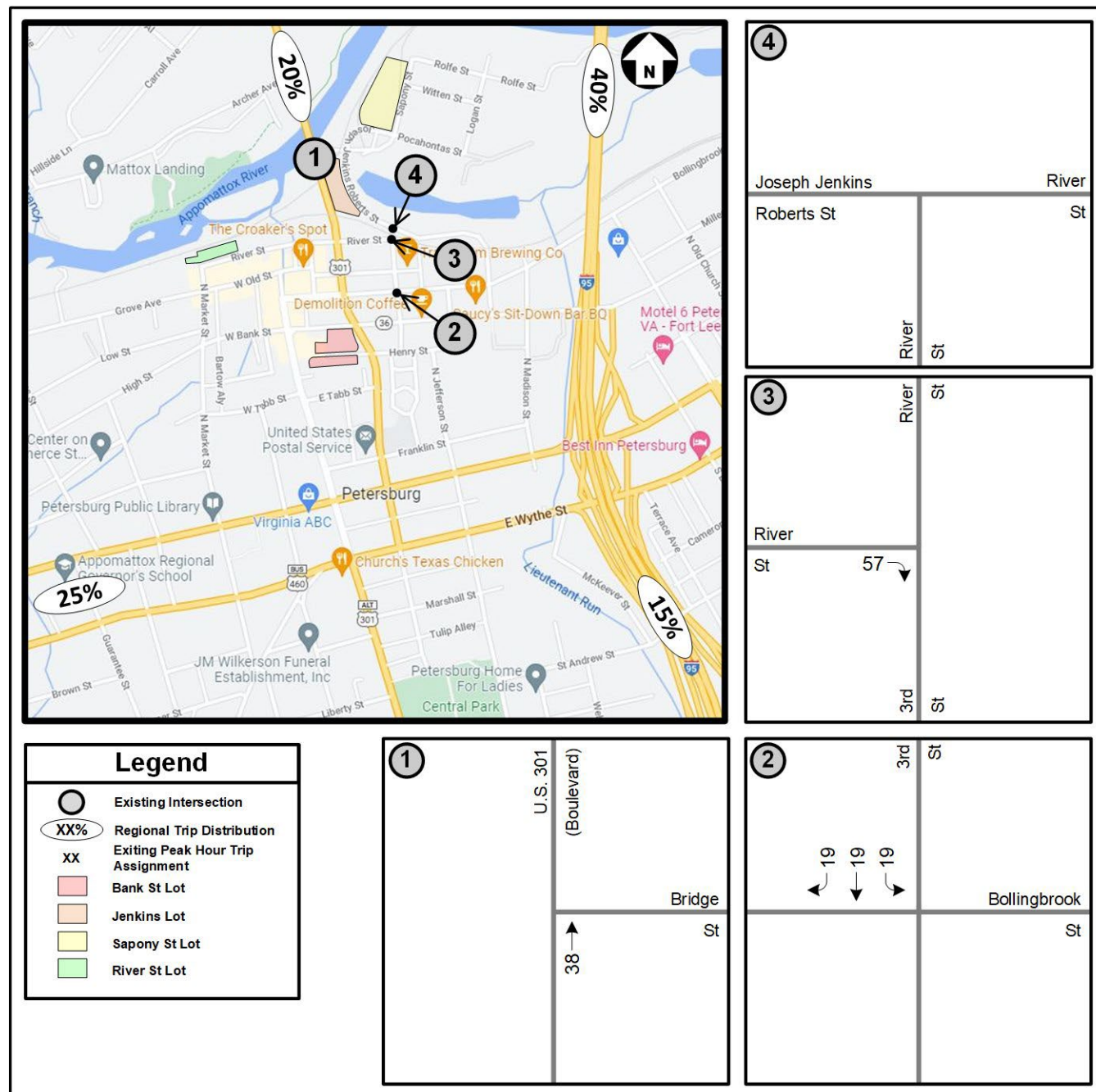


Figure 12: River Street Lot Vehicle Assignment

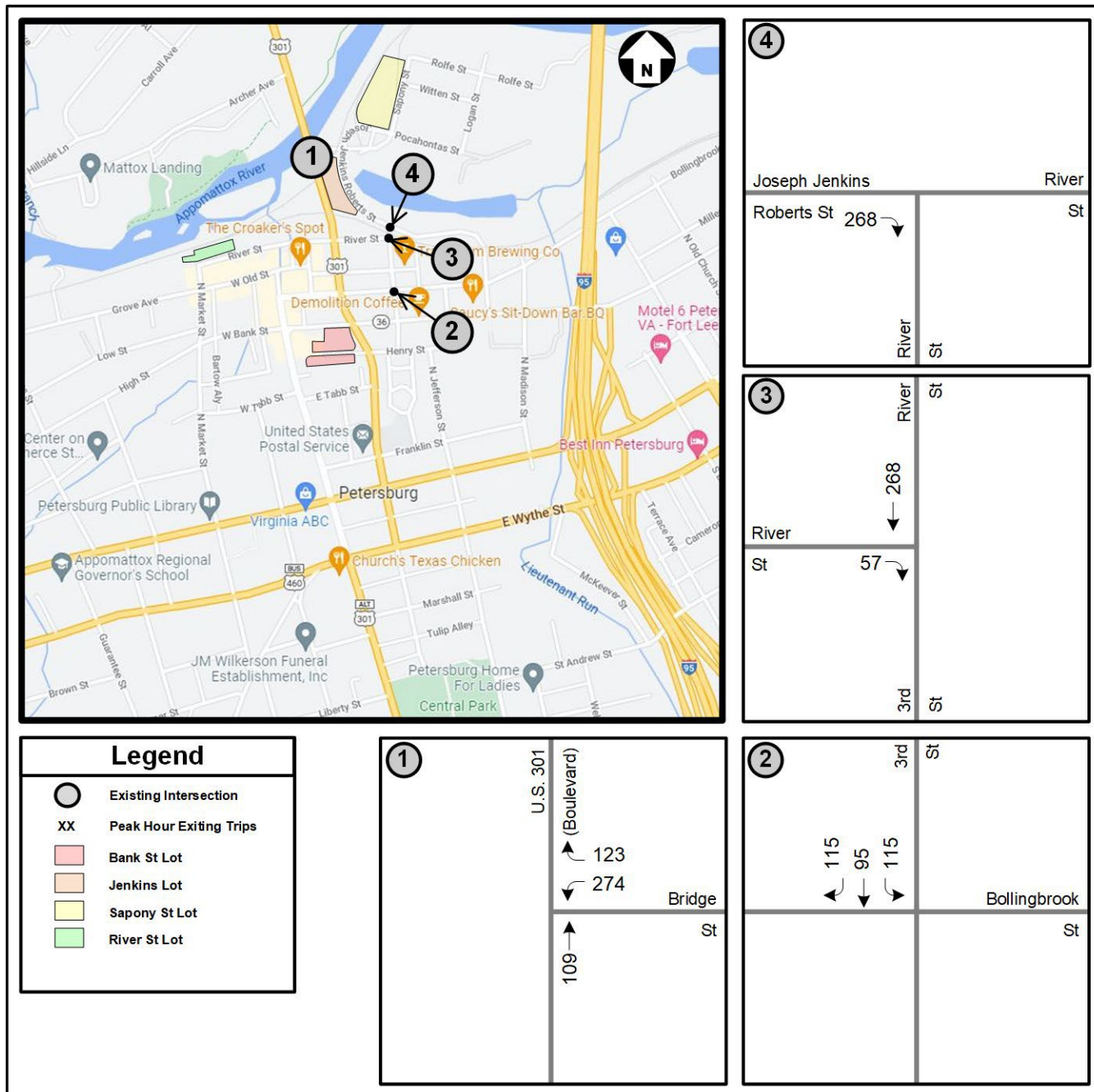


Figure 13: Total Event Vehicle Trips

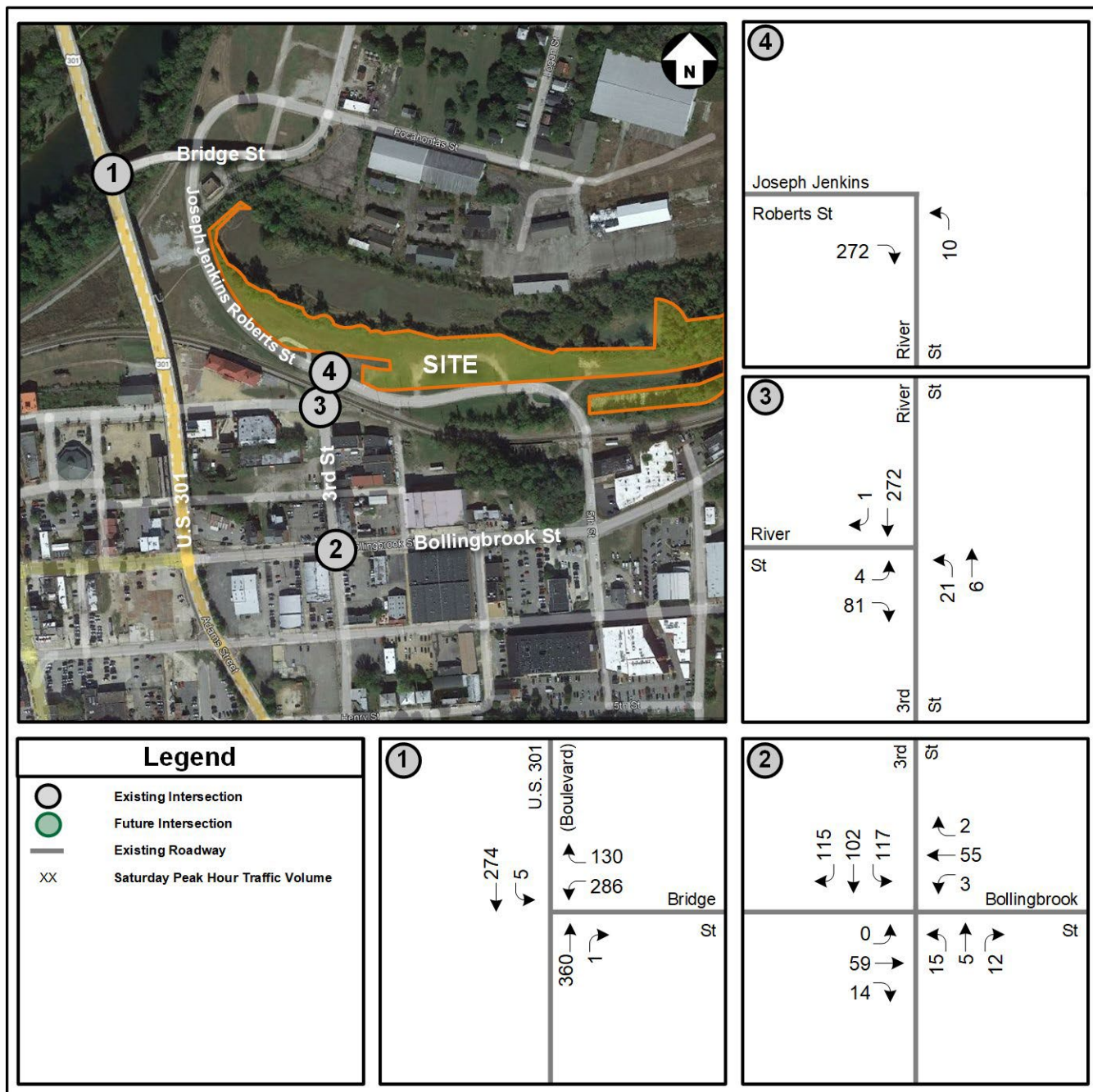


Figure 14: Build (2025) Saturday Evening Peak Hour Traffic Volumes

Capacity Analysis

Capacity analysis was performed at the study intersections during the Saturday Evening Peak Hour. Synchro, Version 11 was used to analyze the study intersections based on the Highway Capacity Manual (HCM) methodology and includes level of service (LOS), delay, and queue length comparisons for the turning movements analyzed. The capacity analysis results are summarized in the tables below and the Synchro output is included in the Appendix.

For unsignalized intersections, the average delays for the minor street turn movements are described as short delays (less than 25 seconds), moderate delays (between 25 and 50 seconds), and long delays (greater than 50 seconds). It is common for side street movements to experience long delays during the peak hours at intersections with major thoroughfares.

To be conservative, we assumed a peak hour factor (PHF) of 0.50, which is equivalent to all vehicles leaving the parking areas within a 30-minute period after a large event.

Table 1 shows the traffic capacity results for the intersection of U.S. 301 at Bridge Street for the existing and 2025 conditions.

Table 1: Level-of-Service Summary for U.S. 301 at Bridge Street

Condition	Lane Group	Lane Storage (ft.)	Saturday Evening Peak Hour			
			LOS	Delay (sec)	Queue (ft.)	Overall LOS
Existing (2022) Traffic Conditions	WBL/R	-	B	11.0	3	N/A
	NBT/R	-	-	-	-	
	SBL/T	-	A	7.8	0	
Build (2025) Traffic Conditions	WBL/R	-	F	890.8	1,810	N/A
	NBT/R	-	-	-	-	
	SBL/T	-	A	9.2	0	
Build (2025) Traffic Conditions Officer Control	WBL/R	-	C	29.5	136	C (23.8 sec)
	NBT/R	-	C	21.1	84	
	SBL/T	-	B	18.8	66	

Based on the capacity analysis, the minor street left-turn movement currently operates with short delays during the Saturday Evening peak hour. Under build conditions, the minor street left-turn movement is expected to operate with long delays during the Saturday Evening peak hour with very long queues on Bridge Street. The intersection was modeled as a two-phase traffic signal in Synchro to simulate officer control. With officer control, the intersection is expected to operate at LOS C during the Saturday Evening peak hour with a queue of six vehicles on Bridge Street.

Table 2 shows the traffic capacity results for the intersection of Bollingbrook Street at 3rd Street for the existing and 2025 conditions.

Table 2: Level-of-Service Summary for Bollingbrook Street at 3rd Street

Condition	Lane Group	Lane Storage (ft.)	Saturday Evening Peak Hour			
			LOS	Delay (sec)	Queue (ft.)	Overall LOS
Existing (2022) Traffic Conditions	EBL/T/R	-	A	7.4	0	N/A
	WBL/T/R	-	A	7.4	0	
	NBL/T/R	-	A	9.6	5	
	SBL/T/R	-	B	10.0	3	
Build (2025) Traffic Conditions	EBL/T/R	-	A	7.4	0	N/A
	WBL/T/R	-	A	7.5	0	
	NBL/T/R	-	B	14.8	13	
	SBL/T/R	-	E	42.8	325	

Capacity analysis indicates that the minor street left-turn movement currently operates with short delays during the Saturday Evening peak hour. Under build conditions, the minor street left-turn movement is expected to operate with moderate delays

during the Saturday Evening peak hour. The queue length on southbound 3rd Street is projected to be approximately 13 vehicles, but it clears relatively quickly because there is light cross traffic on Bollingbrook Street.

Table 3 shows the traffic capacity results for the intersection of 3rd Street at River Street for the existing and 2025 conditions.

Table 3: Level-of-Service Summary for 3rd Street at River Street

Condition	Lane Group	Lane Storage (ft.)	Saturday Evening Peak Hour			
			LOS	Delay (sec)	Queue (ft.)	Overall LOS
Existing (2022) Traffic Conditions	EBL/R	-	A	6.8	5	A (7.1 sec)
	NBL/T	-	A	7.4	5	
	SBT/R	-	A	7.0	0	
Build (2025) Traffic Conditions	EBL/R	-	A	8.6	5	C (24.2 sec)
	NBL/T	-	A	9.2	23	
	SBT/R	-	C	15.9	130	

Capacity analysis indicates that this intersection currently operates at LOS A during the Saturday Evening peak hour with queue lengths of one vehicle or less. Under build conditions, the intersection is expected to operate at LOS C with queue lengths of six vehicles or less. This intersection has Stop signs on the northbound 3rd Street and eastbound River Street approaches, but was modeled as a three-way Stop intersection in Synchro to be conservative.

Table 4 shows the traffic capacity results for the intersection of Joseph Jenkins Roberts Street at River Street for the existing and 2025 conditions.

Table 4: Level-of-Service Summary for Joseph Jenkins Roberts Street at River Street

Condition	Lane Group	Lane Storage (ft.)	Saturday Evening Peak Hour			
			LOS	Delay (sec)	Queue (ft.)	Overall LOS
Existing (2022) Traffic Conditions	EBT/R	-	-	-	-	N/A
	WBL/T	-	A	1.8	0	
	NBL/R	-	A	8.7	2	
Build (2025) Traffic Conditions	EBT/R	-	-	-	-	N/A
	WBL/T	-	A	2.1	0	
	NBL/R	-	B	10.2	2	

Capacity analysis indicates that the minor street left-turn movement currently operates with short delays during the Saturday Evening peak hour. Under build conditions, the minor street left-turn movement is expected to continue to operate with short delays during the Saturday Evening peak hour with queue lengths of one vehicle or less.

Table 5 shows the average daily traffic (ADT) volumes we counted on Bollingbrook Street and River Street from September 1 through September 4. The tube count data are enclosed for reference.

Table 5: Average Daily Traffic (ADT) Volumes

Street Segment	Thursday Sept 1	Friday Sept 2	Saturday Sept 3	Sunday Sept 4
Bollingbrook Street between 3 rd Street and 5 th Street	4,148 vpd	4,115 vpd	3,286 vpd	2,538 vpd
River Street between 3 rd Street and 5 th Street	204 vpd	227 vpd	157 vpd	132 vpd

Summary and Recommendations

Based on the results of the capacity analysis, all four study intersections will operate acceptably after a large event with the following recommendations:

U.S. 301 at Bridge Street

- Utilize officer control to help drivers exit from Bridge Street onto U.S. 301

The segment of River Street between 3rd Street and 5th Street carries just 200 vpd, and just 5 vehicles during the Saturday Evening peak hour. Bollingbrook Street has a capacity of approximately 10,000 vpd, and is only carrying 4,100 vpd, so Bollingbrook Street can easily handle 200 additional vpd if River Street is removed.

Figure 15 shows the existing lane configuration and recommended traffic control measures.

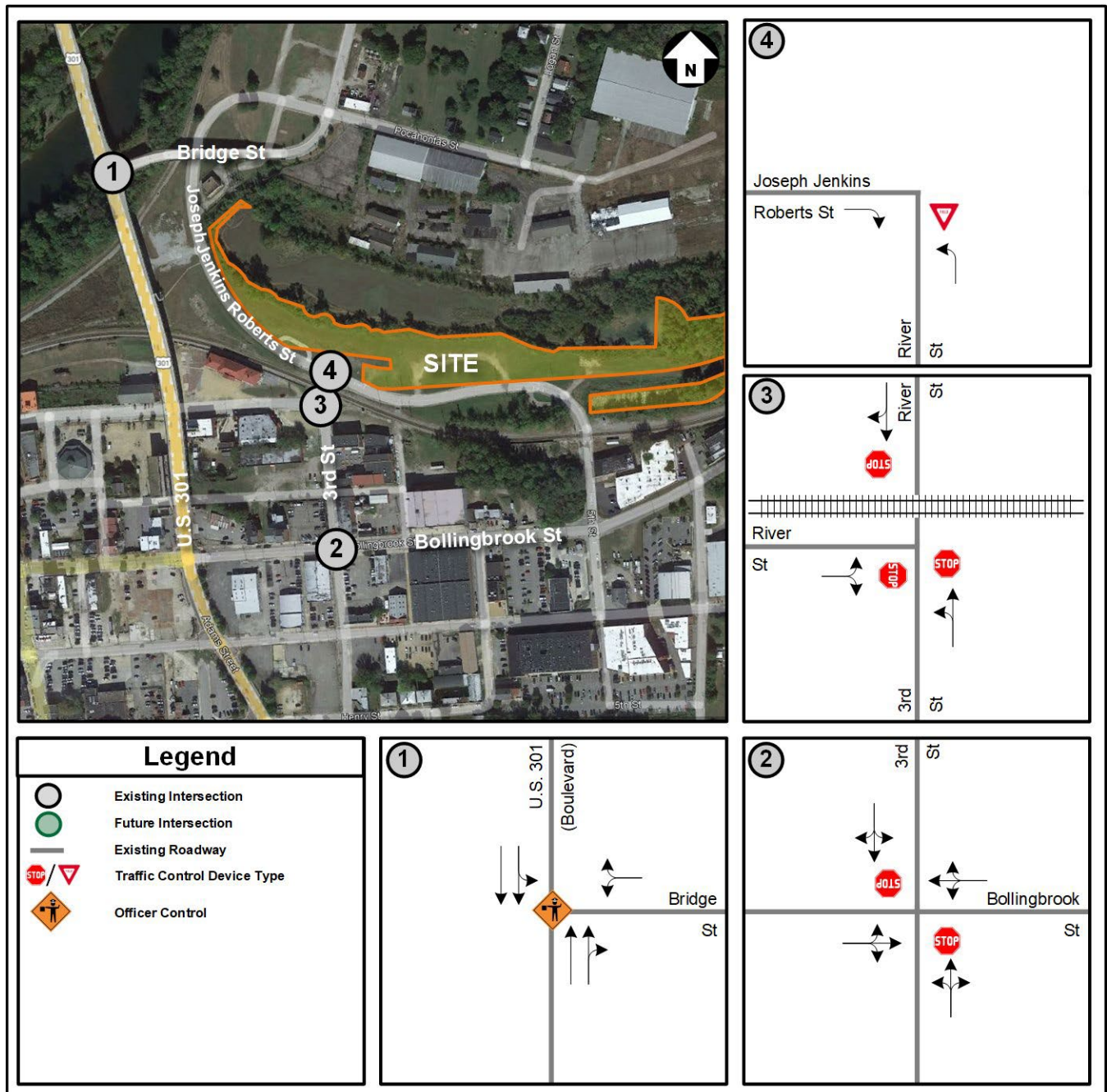


Figure 15: Recommended Lane Configuration and Traffic Control



TRAFFIC DATA COLLECTION

File Name : Petersburg(Bridge St and Dr Martin Luther King Jr Memorial Bridge)
 Site Code :
 Start Date : 1/27/2022
 Page No : 1

Groups Printed- Cars + - Trucks

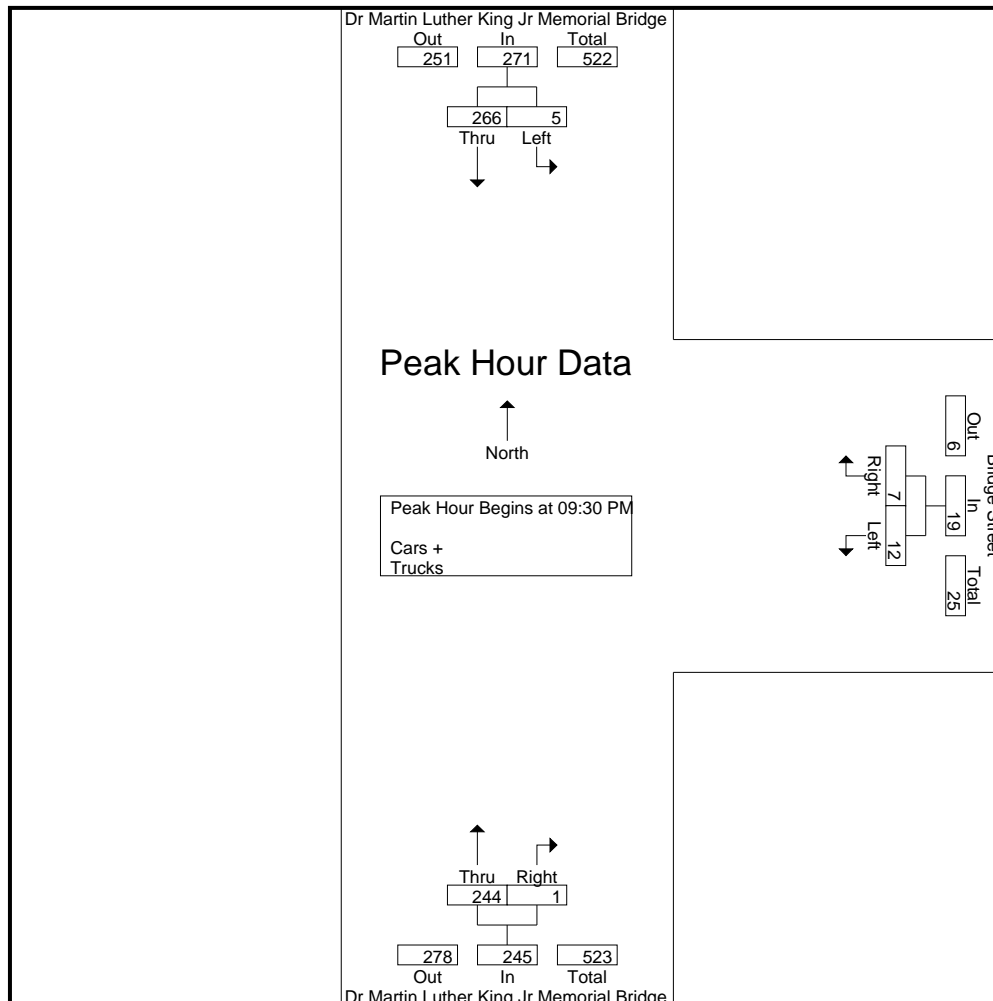
	Dr Martin Luther King Jr Memorial Bridge Southbound			Bridge Street Westbound			Dr Martin Luther King Jr Memorial Bridge Northbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
09:30 PM	72	0	72	3	3	6	1	76	77	155
09:45 PM	59	2	61	2	3	5	0	59	59	125
Total	131	2	133	5	6	11	1	135	136	280
10:00 PM	75	1	76	2	3	5	0	50	50	131
10:15 PM	60	2	62	0	3	3	0	59	59	124
10:30 PM	79	0	79	0	3	3	0	56	56	138
10:45 PM	83	1	84	2	1	3	0	45	45	132
Total	297	4	301	4	10	14	0	210	210	525
11:00 PM	72	1	73	0	1	1	0	58	58	132
11:15 PM	57	2	59	0	0	0	0	49	49	108
Grand Total	557	9	566	9	17	26	1	452	453	1045
Apprch %	98.4	1.6		34.6	65.4		0.2	99.8		
Total %	53.3	0.9	54.2	0.9	1.6	2.5	0.1	43.3	43.3	
Cars +	557	9	566	9	17	26	1	452	453	1045
% Cars +	100	100	100	100	100	100	100	100	100	100
Trucks	0	0	0	0	0	0	0	0	0	0
% Trucks	0	0	0	0	0	0	0	0	0	0



TRAFFIC DATA COLLECTION

File Name : Petersburg(Bridge St and Dr Martin Luther King Jr Memorial Bridge)
 Site Code :
 Start Date : 1/27/2022
 Page No : 2

	Dr Martin Luther King Jr Memorial Bridge Southbound			Bridge Street Westbound			Dr Martin Luther King Jr Memorial Bridge Northbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
Peak Hour Analysis From 09:30 PM to 11:15 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 09:30 PM										
09:30 PM	72	0	72	3	3	6	1	76	77	155
09:45 PM	59	2	61	2	3	5	0	59	59	125
10:00 PM	75	1	76	2	3	5	0	50	50	131
10:15 PM	60	2	62	0	3	3	0	59	59	124
Total Volume	266	5	271	7	12	19	1	244	245	535
% App. Total	98.2	1.8		36.8	63.2		0.4	99.6		
PHF	.887	.625	.891	.583	1.00	.792	.250	.803	.795	.863





TRAFFIC DATA COLLECTION

File Name : Petersburg-Petersburg(Third St and Bollingbrook St)
 Site Code :
 Start Date : 7/30/2022
 Page No : 1

Groups Printed- Cars + - Trucks

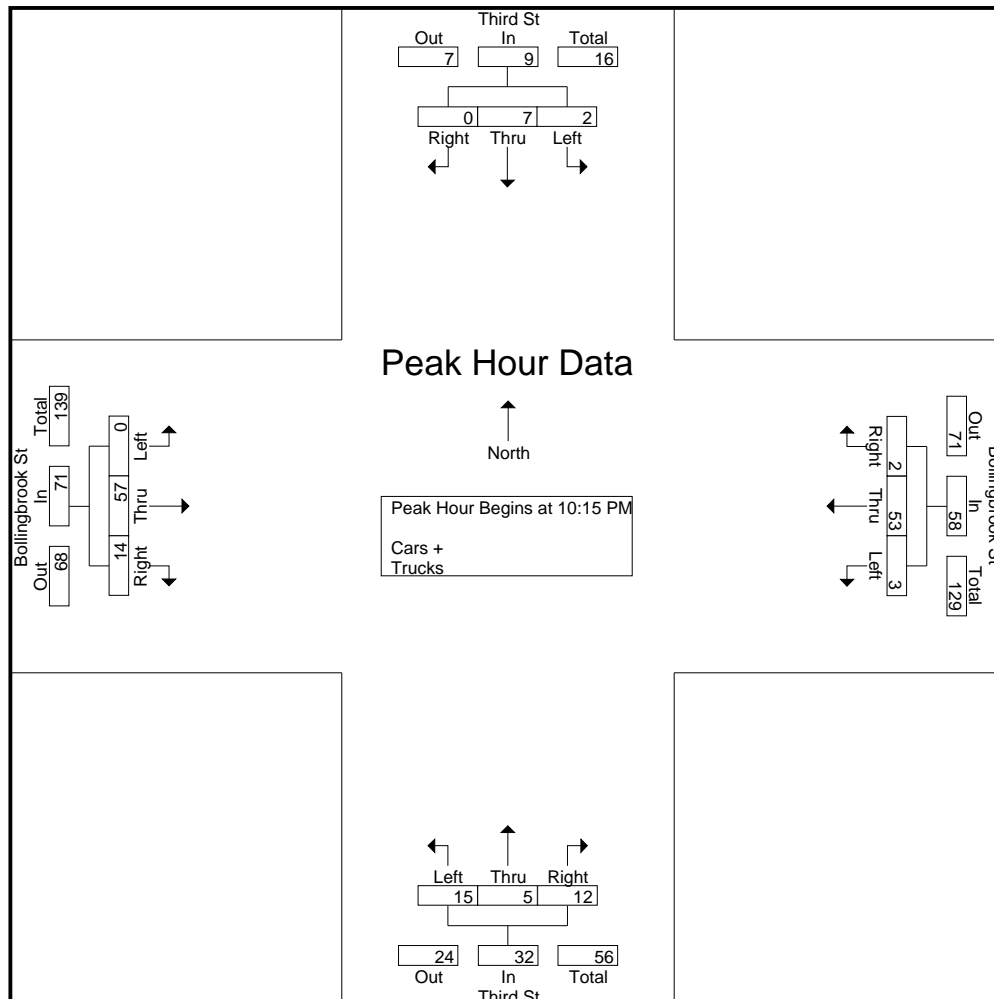
Start Time	Third St Southbound				Bollingbrook St Westbound				Third St Northbound				Bollingbrook St Eastbound				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
09:30 PM	1	1	0	2	1	17	1	19	7	2	3	12	0	17	0	17	50
09:45 PM	0	2	1	3	0	17	0	17	1	2	5	8	0	7	0	7	35
Total	1	3	1	5	1	34	1	36	8	4	8	20	0	24	0	24	85
10:00 PM	0	1	1	2	2	7	3	12	3	0	3	6	3	14	0	17	37
10:15 PM	0	0	0	0	0	13	0	13	3	1	6	10	3	12	0	15	38
10:30 PM	0	6	0	6	0	15	1	16	8	2	4	14	7	15	0	22	58
10:45 PM	0	0	2	2	1	12	0	13	1	0	4	5	3	13	0	16	36
Total	0	7	3	10	3	47	4	54	15	3	17	35	16	54	0	70	169
11:00 PM	0	1	0	1	1	13	2	16	0	2	1	3	1	17	0	18	38
11:15 PM	0	1	4	5	0	12	1	13	1	2	0	3	5	12	0	17	38
11:30 PM	0	0	0	0	0	1	0	1	0	0	1	1	0	0	0	0	2
Grand Total	1	12	8	21	5	107	8	120	24	11	27	62	22	107	0	129	332
Apprch %	4.8	57.1	38.1		4.2	89.2	6.7		38.7	17.7	43.5		17.1	82.9	0		
Total %	0.3	3.6	2.4	6.3	1.5	32.2	2.4	36.1	7.2	3.3	8.1	18.7	6.6	32.2	0	38.9	
Cars +	1	12	8	21	5	107	8	120	24	11	27	62	22	107	0	129	332
% Cars +	100	100	100	100	100	100	100	100	100	100	100	100	100	100	0	100	100
Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



TRAFFIC DATA COLLECTION

File Name : Petersburg-Petersburg(Third St and Bollingbrook St)
 Site Code :
 Start Date : 7/30/2022
 Page No : 2

	Third St Southbound				Bollingbrook St Westbound				Third St Northbound				Bollingbrook St Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 09:30 PM to 11:30 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 10:15 PM																	
10:15 PM	0	0	0	0	0	13	0	13	3	1	6	10	3	12	0	15	38
10:30 PM	0	6	0	6	0	15	1	16	8	2	4	14	7	15	0	22	58
10:45 PM	0	0	2	2	1	12	0	13	1	0	4	5	3	13	0	16	36
11:00 PM	0	1	0	1	1	13	2	16	0	2	1	3	1	17	0	18	38
Total Volume	0	7	2	9	2	53	3	58	12	5	15	32	14	57	0	71	170
% App. Total	0	77.8	22.2		3.4	91.4	5.2		37.5	15.6	46.9		19.7	80.3	0		
PHF	.000	.292	.250	.375	.500	.883	.375	.906	.375	.625	.625	.571	.500	.838	.000	.807	.733





TRAFFIC DATA COLLECTION

File Name : Petersburg-Petersburg(3rd Street and River Street)
 Site Code :
 Start Date : 7/30/2022
 Page No : 1

Groups Printed- Cars + - Trucks

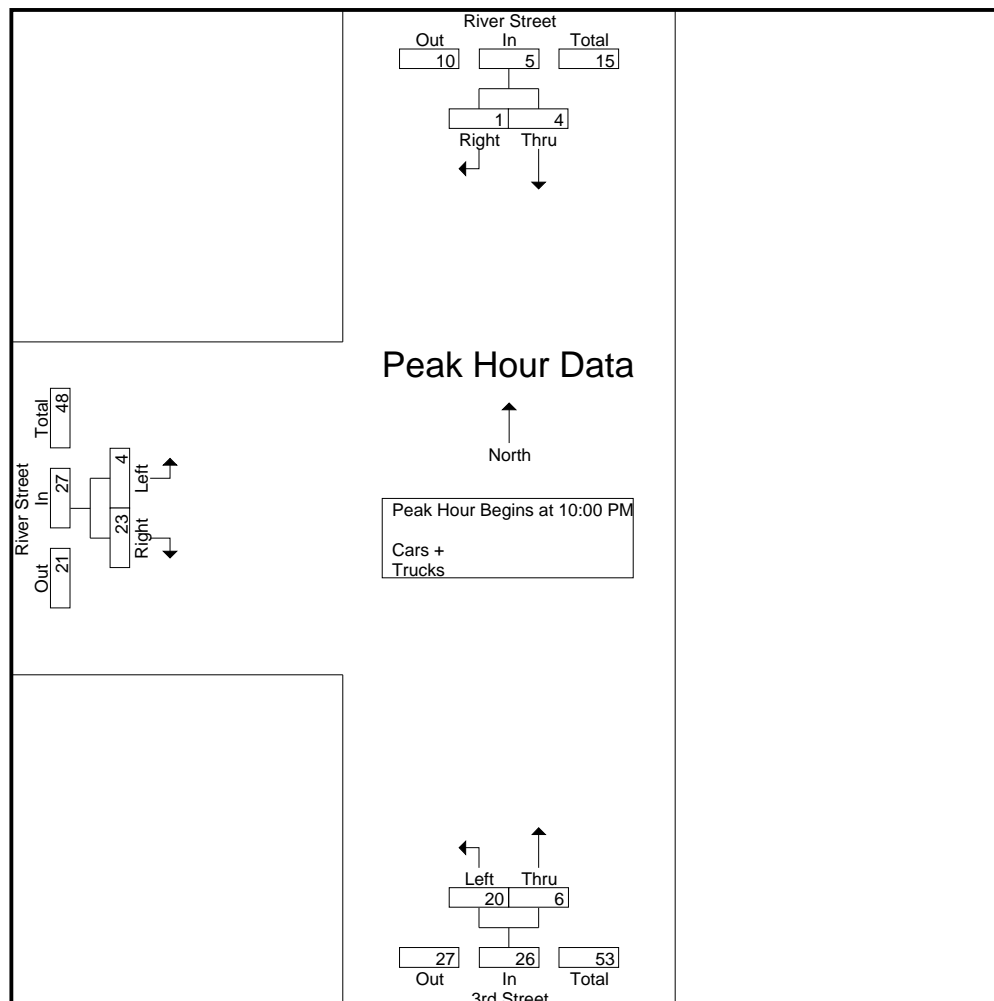
	River Street Southbound			3rd Street Northbound			River Street Eastbound			
Start Time	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	Int. Total
09:30 PM	0	2	2	2	3	5	8	2	10	17
09:45 PM	0	1	1	1	2	3	4	0	4	8
Total	0	3	3	3	5	8	12	2	14	25
10:00 PM	0	0	0	1	7	8	2	1	3	11
10:15 PM	0	0	0	0	2	2	7	1	8	10
10:30 PM	0	0	0	4	9	13	12	1	13	26
10:45 PM	1	4	5	1	2	3	2	1	3	11
Total	1	4	5	6	20	26	23	4	27	58
11:00 PM	0	0	0	0	3	3	2	0	2	5
11:15 PM	1	0	1	0	2	2	1	0	1	4
11:30 PM	0	0	0	0	0	0	1	0	1	1
Grand Total	2	7	9	9	30	39	39	6	45	93
Apprch %	22.2	77.8		23.1	76.9		86.7	13.3		
Total %	2.2	7.5	9.7	9.7	32.3	41.9	41.9	6.5	48.4	
Cars +	2	7	9	9	30	39	39	6	45	93
% Cars +	100	100	100	100	100	100	100	100	100	100
Trucks	0	0	0	0	0	0	0	0	0	0
% Trucks	0	0	0	0	0	0	0	0	0	0



TRAFFIC DATA COLLECTION

File Name : Petersburg-Petersburg(3rd Street and River Street)
 Site Code :
 Start Date : 7/30/2022
 Page No : 2

	River Street Southbound			3rd Street Northbound			River Street Eastbound			
Start Time	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	Int. Total
Peak Hour Analysis From 09:30 PM to 11:30 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 10:00 PM										
10:00 PM	0	0	0	1	7	8	2	1	3	11
10:15 PM	0	0	0	0	2	2	7	1	8	10
10:30 PM	0	0	0	4	9	13	12	1	13	26
10:45 PM	1	4	5	1	2	3	2	1	3	11
Total Volume	1	4	5	6	20	26	23	4	27	58
% App. Total	20	80		23.1	76.9		85.2	14.8		
PHF	.250	.250	.250	.375	.556	.500	.479	1.00	.519	.558





TRAFFIC DATA COLLECTION

File Name : Petersburg-Petersburg(River Street and Joseph Jenkins Roberts St)
 Site Code :
 Start Date : 7/30/2022
 Page No : 1

Groups Printed- Cars + - Trucks

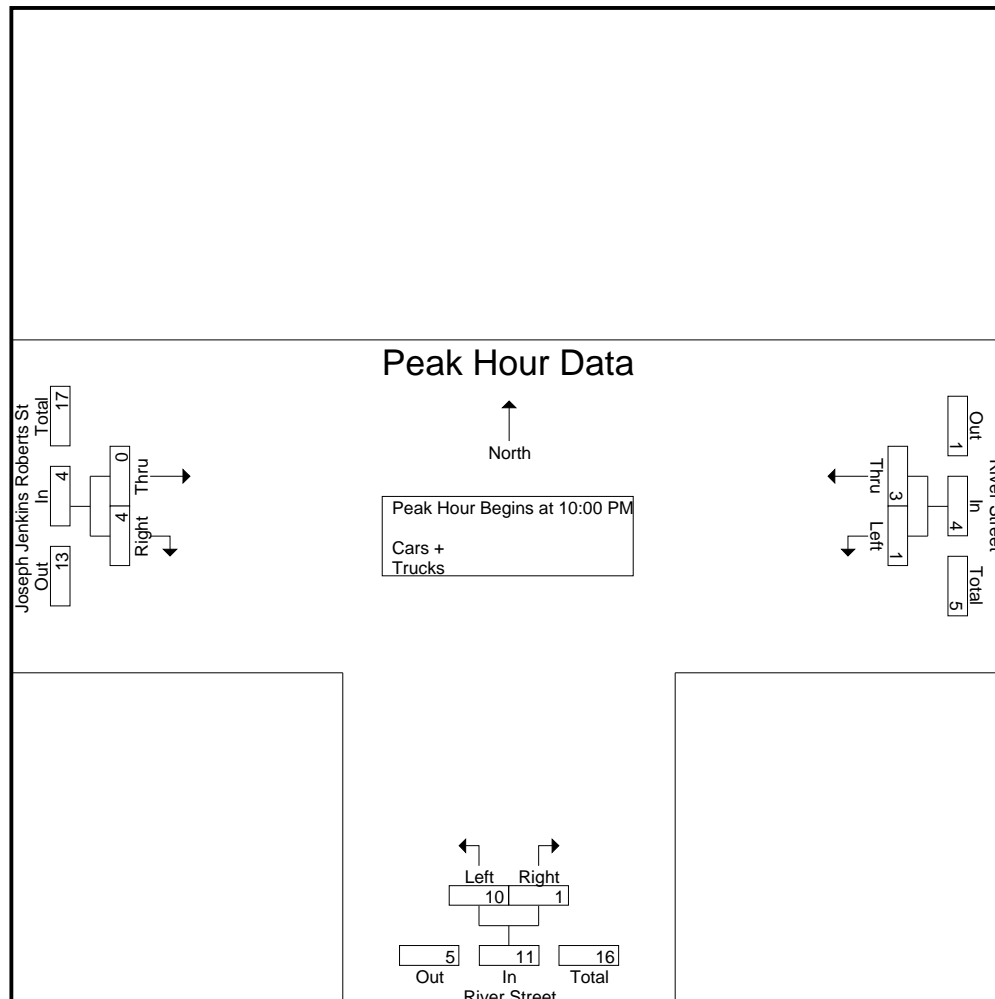
	River Street Westbound			River Street Northbound			Joseph Jenkins Roberts St Eastbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
09:30 PM	0	0	0	0	4	4	2	0	2	6
09:45 PM	0	0	0	0	1	1	1	0	1	2
Total	0	0	0	0	5	5	3	0	3	8
10:00 PM	0	0	0	0	2	2	0	0	0	2
10:15 PM	0	0	0	0	1	1	0	0	0	1
10:30 PM	1	0	1	1	4	5	0	0	0	6
10:45 PM	2	1	3	0	3	3	4	0	4	10
Total	3	1	4	1	10	11	4	0	4	19
11:00 PM	0	0	0	0	0	0	0	1	1	1
11:15 PM	0	1	1	0	0	0	0	0	0	1
Grand Total	3	2	5	1	15	16	7	1	8	29
Apprch %	60	40		6.2	93.8		87.5	12.5		
Total %	10.3	6.9	17.2	3.4	51.7	55.2	24.1	3.4	27.6	
Cars +	3	2	5	1	15	16	7	1	8	29
% Cars +	100	100	100	100	100	100	100	100	100	100
Trucks	0	0	0	0	0	0	0	0	0	0
% Trucks	0	0	0	0	0	0	0	0	0	0



TRAFFIC DATA COLLECTION

File Name : Petersburg-Petersburg(River Street and Joseph Jenkins Roberts St)
 Site Code :
 Start Date : 7/30/2022
 Page No : 2

	River Street Westbound			River Street Northbound			Joseph Jenkins Roberts St Eastbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
Peak Hour Analysis From 09:30 PM to 11:15 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 10:00 PM										
10:00 PM	0	0	0	0	2	2	0	0	0	2
10:15 PM	0	0	0	0	1	1	0	0	0	1
10:30 PM	1	0	1	1	4	5	0	0	0	6
10:45 PM	2	1	3	0	3	3	4	0	4	10
Total Volume	3	1	4	1	10	11	4	0	4	19
% App. Total	75	25		9.1	90.9		100	0		
PHF	.375	.250	.333	.250	.625	.550	.250	.000	.250	.475



Daily Vehicle Volume Report

Study Date: Thursday, 09/01/2022

Unit ID: Joseph Jenkins Roberts St

Location: Joseph Jenkins Roberts Street

	Westbound Volume	Eastbound Volume	Total Volume
00:00 - 00:59	0	0	0
01:00 - 01:59	0	0	0
02:00 - 02:59	0	0	0
03:00 - 03:59	0	0	0
04:00 - 04:59	3	1	4
05:00 - 05:59	0	0	0
06:00 - 06:59	7	2	9
07:00 - 07:59	5	7	12
08:00 - 08:59	6	5	11
09:00 - 09:59	7	6	13
10:00 - 10:59	3	7	10
11:00 - 11:59	12	6	18
12:00 - 12:59	6	9	15
13:00 - 13:59	8	1	9
14:00 - 14:59	8	6	14
15:00 - 15:59	6	16	22
16:00 - 16:59	7	6	13
17:00 - 17:59	6	6	12
18:00 - 18:59	4	6	10
19:00 - 19:59	9	0	9
20:00 - 20:59	6	4	10
21:00 - 21:59	3	6	9
22:00 - 22:59	1	0	1
23:00 - 23:59	0	3	3
Totals	107	97	204
AM Peak Time	10:44 - 11:43	07:23 - 08:22	10:52 - 11:51
AM Peak Volume	13	10	18
PM Peak Time	19:15 - 20:14	14:58 - 15:57	14:36 - 15:35
PM Peak Volume	12	17	26

Daily Vehicle Volume Report

Study Date: Friday, 09/02/2022

Unit ID: Joseph Jenkins Roberts St

Location: Joseph Jenkins Roberts Street

	Westbound Volume	Eastbound Volume	Total Volume
00:00 - 00:59	1	1	2
01:00 - 01:59	1	0	1
02:00 - 02:59	1	3	4
03:00 - 03:59	0	0	0
04:00 - 04:59	0	1	1
05:00 - 05:59	2	0	2
06:00 - 06:59	6	2	8
07:00 - 07:59	3	5	8
08:00 - 08:59	6	6	12
09:00 - 09:59	8	6	14
10:00 - 10:59	6	6	12
11:00 - 11:59	6	7	13
12:00 - 12:59	9	9	18
13:00 - 13:59	8	10	18
14:00 - 14:59	9	6	15
15:00 - 15:59	8	12	20
16:00 - 16:59	6	6	12
17:00 - 17:59	8	6	14
18:00 - 18:59	4	9	13
19:00 - 19:59	5	6	11
20:00 - 20:59	6	5	11
21:00 - 21:59	2	0	2
22:00 - 22:59	3	6	9
23:00 - 23:59	5	2	7
Totals	113	114	227
AM Peak Time	09:05 - 10:04	07:36 - 08:35	07:36 - 08:35
AM Peak Volume	9	9	16
PM Peak Time	14:32 - 15:31	13:09 - 14:08	14:33 - 15:32
PM Peak Volume	13	12	25

Daily Vehicle Volume Report

Study Date: Saturday, 09/03/2022

Unit ID: Joseph Jenkins Roberts St

Location: Joseph Jenkins Roberts Street

	Westbound Volume	Eastbound Volume	Total Volume
00:00 - 00:59	2	1	3
01:00 - 01:59	1	3	4
02:00 - 02:59	2	0	2
03:00 - 03:59	0	0	0
04:00 - 04:59	0	1	1
05:00 - 05:59	2	0	2
06:00 - 06:59	2	2	4
07:00 - 07:59	5	2	7
08:00 - 08:59	2	1	3
09:00 - 09:59	4	4	8
10:00 - 10:59	4	2	6
11:00 - 11:59	8	1	9
12:00 - 12:59	4	7	11
13:00 - 13:59	5	4	9
14:00 - 14:59	1	8	9
15:00 - 15:59	3	6	9
16:00 - 16:59	2	4	6
17:00 - 17:59	6	5	11
18:00 - 18:59	10	7	17
19:00 - 19:59	6	5	11
20:00 - 20:59	1	3	4
21:00 - 21:59	3	3	6
22:00 - 22:59	3	6	9
23:00 - 23:59	5	1	6
Totals	81	76	157
AM Peak Time	10:49 - 11:48	09:08 - 10:07	09:08 - 10:07
AM Peak Volume	8	6	11
PM Peak Time	18:04 - 19:03	14:20 - 15:19	17:25 - 18:24
PM Peak Volume	11	9	18

Daily Vehicle Volume Report

Study Date: Sunday, 09/04/2022

Unit ID: Joseph Jenkins Roberts St




Location: Joseph Jenkins Roberts Street

	Westbound Volume	Eastbound Volume	Total Volume
00:00 - 00:59	4	5	9
01:00 - 01:59	0	1	1
02:00 - 02:59	0	0	0
03:00 - 03:59	0	0	0
04:00 - 04:59	0	0	0
05:00 - 05:59	3	2	5
06:00 - 06:59	0	1	1
07:00 - 07:59	1	1	2
08:00 - 08:59	3	1	4
09:00 - 09:59	3	4	7
10:00 - 10:59	3	0	3
11:00 - 11:59	3	5	8
12:00 - 12:59	5	6	11
13:00 - 13:59	5	3	8
14:00 - 14:59	2	6	8
15:00 - 15:59	5	7	12
16:00 - 16:59	9	2	11
17:00 - 17:59	5	5	10
18:00 - 18:59	5	11	16
19:00 - 19:59	2	4	6
20:00 - 20:59	3	2	5
21:00 - 21:59	1	1	2
22:00 - 22:59	0	0	0
23:00 - 23:59	3	0	3
Totals	65	67	132
AM Peak Time	09:47 - 10:46	00:09 - 01:08	00:00 - 00:59
AM Peak Volume	5	6	9
PM Peak Time	15:27 - 16:26	18:00 - 18:59	15:20 - 16:19
PM Peak Volume	11	11	18

Harbor Redevelopment 1: 2nd St & Bridge St

Existing (2022) Conditions
Timing Plan: Sat Peak Hour

Intersection

Int Delay, s/veh	0.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	12	7	244	1	5	266
Future Vol, veh/h	12	7	244	1	5	266
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	14	8	284	1	6	309

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	452	143	0	0	285
Stage 1	285	-	-	-	-
Stage 2	167	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14
Critical Hdwy Stg 1	5.84	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22
Pot Cap-1 Maneuver	536	879	-	-	1274
Stage 1	738	-	-	-	-
Stage 2	845	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	533	879	-	-	1274
Mov Cap-2 Maneuver	533	-	-	-	-
Stage 1	738	-	-	-	-
Stage 2	840	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11	0	0.1
HCM LOS	B		





Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	623	1274
HCM Lane V/C Ratio	-	-	0.035	0.005
HCM Control Delay (s)	-	-	11	7.8
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.1	0

Harbor Redevelopment
2: 3rd St & Bollingbrook St

Existing (2022) Conditions
Timing Plan: Sat Peak Hour

Intersection

Int Delay, s/veh 2.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	57	14	3	53	2	15	5	12	2	7	1
Future Vol, veh/h	1	57	14	3	53	2	15	5	12	2	7	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	73	73	73	73	73	73	73	73	73	73	73	73
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	78	19	4	73	3	21	7	16	3	10	1

Major/Minor	Major1		Major2		Minor1		Minor2					
Conflicting Flow All	76	0	0	97	0	0	178	174	88	184	182	75
Stage 1	-	-	-	-	-	-	90	90	-	83	83	-
Stage 2	-	-	-	-	-	-	88	84	-	101	99	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1523	-	-	1496	-	-	784	719	970	777	712	986
Stage 1	-	-	-	-	-	-	917	820	-	925	826	-
Stage 2	-	-	-	-	-	-	920	825	-	905	813	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1523	-	-	1496	-	-	772	716	970	756	709	986
Mov Cap-2 Maneuver	-	-	-	-	-	-	772	716	-	756	709	-
Stage 1	-	-	-	-	-	-	916	819	-	924	824	-
Stage 2	-	-	-	-	-	-	905	823	-	881	812	-

Approach	EB		WB		NB		SB
HCM Control Delay, s	0.1		0.4		9.6		10
HCM LOS					A		B




Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	825	1523	-	-	1496	-	-	739
HCM Lane V/C Ratio	0.053	0.001	-	-	0.003	-	-	0.019
HCM Control Delay (s)	9.6	7.4	0	-	7.4	0	-	10
HCM Lane LOS	A	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.2	0	-	-	0	-	-	0.1

Harbor Redevelopment
3: 3rd St & River St

Existing (2022) Conditions
Timing Plan: Sat Peak Hour

Intersection










Intersection Delay, s/veh 7.1
Intersection LOS A

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	4	23	20	6	4	1
Future Vol, veh/h	4	23	20	6	4	1
Peak Hour Factor	0.56	0.56	0.56	0.56	0.56	0.56
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	41	36	11	7	2
Number of Lanes	1	0	0	1	1	0
Approach	EB		NB		SB	
Opposing Approach			SB		NB	
Opposing Lanes	0		1		1	
Conflicting Approach Left	SB		EB			
Conflicting Lanes Left	1		1		0	
Conflicting Approach Right	NB				EB	
Conflicting Lanes Right	1		0		1	
HCM Control Delay	6.8		7.4		7	
HCM LOS	A		A		A	

Lane	NBLn1	EBLn1	SBLn1
Vol Left, %	77%	15%	0%
Vol Thru, %	23%	0%	80%
Vol Right, %	0%	85%	20%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	26	27	5
LT Vol	20	4	0
Through Vol	6	0	4
RT Vol	0	23	1
Lane Flow Rate	46	48	9
Geometry Grp	1	1	1
Degree of Util (X)	0.054	0.048	0.01
Departure Headway (Hd)	4.18	3.548	3.934
Convergence, Y/N	Yes	Yes	Yes
Cap	860	1007	910
Service Time	2.191	1.577	1.955
HCM Lane V/C Ratio	0.053	0.048	0.01
HCM Control Delay	7.4	6.8	7
HCM Lane LOS	A	A	A
HCM 95th-tile Q	0.2	0.2	0

Harbor Redevelopment
4: River St & Joseph Jenkins Roberts St




Existing (2022) Conditions
Timing Plan: Sat Peak Hour

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	1	4	1	3	10	1
Future Volume (Veh/h)	1	4	1	3	10	1
Sign Control	Free			Free	Yield	
Grade	0%			0%	0%	
Peak Hour Factor	0.48	0.48	0.48	0.48	0.48	0.48
Hourly flow rate (vph)	2	8	2	6	21	2
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			10		16	6
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			10		16	6
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			100		98	100
cM capacity (veh/h)			1610		1001	1077
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	10	8	23			
Volume Left	0	2	21			
Volume Right	8	0	2			
cSH	1700	1610	1007			
Volume to Capacity	0.01	0.00	0.02			
Queue Length 95th (ft)	0	0	2			
Control Delay (s)	0.0	1.8	8.7			
Lane LOS		A	A			
Approach Delay (s)	0.0	1.8	8.7			
Approach LOS			A			
Intersection Summary						
Average Delay			5.2			
Intersection Capacity Utilization			13.3%	ICU Level of Service		A
Analysis Period (min)			15			

Harbor Redevelopment 1: 2nd St & Bridge St

Build (2025) Conditions
Timing Plan: Sat Peak Hour

Intersection

Int Delay, s/veh	351					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	286	130	360	1	5	274
Future Vol, veh/h	286	130	360	1	5	274
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	50	50	50	50	50	50
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	572	260	720	2	10	548

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	1015	361	0
Stage 1	721	-	-
Stage 2	294	-	-
Critical Hdwy	6.84	6.94	-
Critical Hdwy Stg 1	5.84	-	-
Critical Hdwy Stg 2	5.84	-	-
Follow-up Hdwy	3.52	3.32	-
Pot Cap-1 Maneuver	~ 234	636	-
Stage 1	~ 443	-	-
Stage 2	730	-	-
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	~ 230	636	-
Mov Cap-2 Maneuver	~ 230	-	-
Stage 1	~ 443	-	-
Stage 2	718	-	-

Approach	WB	NB	SB
HCM Control Delay, s	890.8	0	0.3
HCM LOS	F		










Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	287	876
HCM Lane V/C Ratio	-	-	2.899	0.011
HCM Control Delay (s)	-	-	890.8	9.2
HCM Lane LOS	-	-	F	A
HCM 95th %tile Q(veh)	-	-	72.4	0




Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Harbor Redevelopment
1: 2nd St & Bridge St

Build (2025) Conditions - Officer Control
Timing Plan: Sat Peak Hour

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	286	130	360	1	5	274
Future Volume (vph)	286	130	360	1	5	274
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0		6.0			6.0
Lane Util. Factor	1.00		0.95			0.95
Frt	0.96		1.00			1.00
Flt Protected	0.97		1.00			1.00
Satd. Flow (prot)	1725		3538			3536
Flt Permitted	0.97		1.00			0.93
Satd. Flow (perm)	1725		3538			3308
Peak-hour factor, PHF	0.50	0.50	0.50	0.50	0.50	0.50
Adj. Flow (vph)	572	260	720	2	10	548
RTOR Reduction (vph)	17	0	0	0	0	0
Lane Group Flow (vph)	815	0	722	0	0	558
Turn Type	Prot		NA		Perm	NA
Protected Phases	3		2			2
Permitted Phases					2	
Actuated Green, G (s)	29.3		16.4			16.4
Effective Green, g (s)	29.3		16.4			16.4
Actuated g/C Ratio	0.51		0.28			0.28
Clearance Time (s)	6.0		6.0			6.0
Vehicle Extension (s)	3.0		3.0			3.0
Lane Grp Cap (vph)	875		1005			940
v/s Ratio Prot	c0.47		c0.20			
v/s Ratio Perm						0.17
v/c Ratio	0.93		0.72			0.59
Uniform Delay, d1	13.3		18.6			17.8
Progression Factor	1.00		1.00			1.00
Incremental Delay, d2	16.2		2.5			1.0
Delay (s)	29.5		21.1			18.8
Level of Service	C		C			B
Approach Delay (s)	29.5		21.1			18.8
Approach LOS	C		C			B
Intersection Summary						
HCM 2000 Control Delay			23.8		HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio			0.85			
Actuated Cycle Length (s)			57.7		Sum of lost time (s)	12.0
Intersection Capacity Utilization			44.9%		ICU Level of Service	A
Analysis Period (min)			15			
c Critical Lane Group						

			
Lane Group	WBL	NBT	SBT
Lane Group Flow (vph)	832	722	558
v/c Ratio	0.93	0.72	0.59
Control Delay	33.2	23.7	21.3
Queue Delay	0.0	0.0	0.0
Total Delay	33.2	23.7	21.3
Queue Length 50th (ft)	243	122	91
Queue Length 95th (ft)	136	84	66
Internal Link Dist (ft)	441	435	437
Turn Bay Length (ft)			
Base Capacity (vph)	948	1048	980
Starvation Cap Reductn	0	0	0
Spillback Cap Reductn	0	0	0
Storage Cap Reductn	0	0	0
Reduced v/c Ratio	0.88	0.69	0.57
Intersection Summary			





Harbor Redevelopment

2: 3rd St & Bollingbrook St

Build (2025) Conditions
Timing Plan: Sat Peak Hour

Intersection

Int Delay, s/veh 29.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	59	14	3	55	2	15	5	12	117	102	115
Future Vol, veh/h	1	59	14	3	55	2	15	5	12	117	102	115
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	50	50	50	50	50	50	50	50	50	50	50	50
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	118	28	6	110	4	30	10	24	234	204	230

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	114	0	0	146	0	0	477	262	132	277	274	112
Stage 1	-	-	-	-	-	-	136	136	-	124	124	-
Stage 2	-	-	-	-	-	-	341	126	-	153	150	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1475	-	-	1436	-	-	498	643	917	675	633	941
Stage 1	-	-	-	-	-	-	867	784	-	880	793	-
Stage 2	-	-	-	-	-	-	674	792	-	849	773	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1475	-	-	1436	-	-	281	640	917	647	630	941
Mov Cap-2 Maneuver	-	-	-	-	-	-	281	640	-	647	630	-
Stage 1	-	-	-	-	-	-	866	783	-	879	790	-
Stage 2	-	-	-	-	-	-	376	789	-	815	772	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.4	14.8	42.8
HCM LOS			B	E

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	431	1475	-	-	1436	-	-	718
HCM Lane V/C Ratio	0.148	0.001	-	-	0.004	-	-	0.93
HCM Control Delay (s)	14.8	7.4	0	-	7.5	0	-	42.8
HCM Lane LOS	B	A	A	-	A	A	-	E
HCM 95th %tile Q(veh)	0.5	0	-	-	0	-	-	13

Harbor Redevelopment




3: 3rd St & River St

Build (2025) Conditions

Timing Plan: Sat Peak Hour

Intersection










Intersection Delay, s/veh 13.9
Intersection LOS B

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	4	81	21	6	272	1
Future Vol, veh/h	4	81	21	6	272	1
Peak Hour Factor	0.50	0.50	0.50	0.50	0.50	0.50
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	162	42	12	544	2
Number of Lanes	1	0	0	1	1	0
Approach	EB		NB		SB	
Opposing Approach			SB		NB	
Opposing Lanes	0		1		1	
Conflicting Approach Left	SB		EB			
Conflicting Lanes Left	1		1		0	
Conflicting Approach Right	NB				EB	
Conflicting Lanes Right	1		0		1	
HCM Control Delay	9.2		8.6		15.9	
HCM LOS	A		A		C	

Lane	NBLn1	EBLn1	SBLn1
Vol Left, %	78%	5%	0%
Vol Thru, %	22%	0%	100%
Vol Right, %	0%	95%	0%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	27	85	273
LT Vol	21	4	0
Through Vol	6	0	272
RT Vol	0	81	1
Lane Flow Rate	54	170	546
Geometry Grp	1	1	1
Degree of Util (X)	0.076	0.224	0.668
Departure Headway (Hd)	5.096	4.74	4.407
Convergence, Y/N	Yes	Yes	Yes
Cap	699	755	819
Service Time	3.153	2.784	2.444
HCM Lane V/C Ratio	0.077	0.225	0.667
HCM Control Delay	8.6	9.2	15.9
HCM Lane LOS	A	A	C
HCM 95th-tile Q	0.2	0.9	5.2

Harbor Redevelopment
4: River St & Joseph Jenkins Roberts St

Build (2025) Conditions
Timing Plan: Sat Peak Hour

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	1	272	1	3	10	1
Future Volume (Veh/h)	1	272	1	3	10	1
Sign Control	Free			Free	Yield	
Grade	0%			0%	0%	
Peak Hour Factor	0.50	0.50	0.50	0.50	0.50	0.50
Hourly flow rate (vph)	2	544	2	6	20	2
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			546		284	274
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			546		284	274
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			100		97	100
cM capacity (veh/h)			1023		705	765
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	546	8	22			
Volume Left	0	2	20			
Volume Right	544	0	2			
cSH	1700	1023	710			
Volume to Capacity	0.32	0.00	0.03			
Queue Length 95th (ft)	0	0	2			
Control Delay (s)	0.0	2.1	10.2			
Lane LOS		A	B			
Approach Delay (s)	0.0	2.1	10.2			
Approach LOS			B			
Intersection Summary						
Average Delay			0.4			
Intersection Capacity Utilization			26.9%	ICU Level of Service		A
Analysis Period (min)			15			



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: March 8, 2023

TO: The Honorable Mayor and Members of City Council

THROUGH: Joanne Williams, Director of Communications, Marketing and Government Solutions

FROM: Joanne Williams

RE: **Consideration of a resolution for Congressional Directed Spending for FY24 Grant Application. (Page 115)**

PURPOSE: The City of Petersburg is submitting two Congressional Directed Spending grant applications to Senators Warner and Kaine. A resolution is required from the City for a commitment of match funding up to 20% (if required) on the total amount of the awarded grants.

REASON:

RECOMMENDATION:

BACKGROUND:

COST TO CITY:

BUDGETED ITEM:

REVENUE TO CITY:

CITY COUNCIL HEARING DATE:

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES:

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. 3 8 2023 Congressional funding resolution

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF PETERSBURG, VIRGINIA
COMMITTING SUPPORT AND FUND MATCH REQUIREMENTS FOR
POOR CREEK COLLECTION SYSTEM REHABILITATION
AND POOR CREEK FORCE MAIN CAPACITY IMPROVEMENTS IN SUPPORT OF
ALL PETERSBURG CITIZENS AND BUSINESSES**

WHEREAS the City Council of the City of Petersburg desires to participate as an Applicant for Congressional Directed Spending (CDS) from the U.S. Senate and Community Project Funding from the U.S. House of Representatives for two citywide essential projects that serve all residents and businesses in the City; and

WHEREAS the City Council of the City of Petersburg supports the critical upgrades needed for the Poor Creek Collection System Rehabilitation and the Poor Creek Force Main Capacity Improvements which will directly lead to fewer sanitary sewer overflows, that contaminate the Appomattox River, leading to the Chesapeake Bay; and

WHEREAS these two high-impact community projects will cost Petersburg nearly \$10 million dollars and can be completed with one-time assistance from the federal government.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PETERSBURG, VIRGINIA that a matching amount of 20% (if required) is committed to the aforementioned Projects for the period of the performance which will be available as needed and which will not be conditioned or encumbered in any way that may preclude its use consistent with the requirements of Congressional Directed Spending (CDS) from the U.S. Senate and Community Project Funding from the U.S. House of Representatives.

THIS RESOLUTION WAS ADOPTED AND MADE IMMEDIATELY EFFECTIVE this 8th day of March 2023 through a majority vote of the **COUNCIL OF THE CITY OF PETERSBURG, VIRGINIA.**

City of Petersburg Mayor Samuel Parham

ATTEST: _____

City of Petersburg Clerk of Council Nykesha Lucas