



Department of Planning and Community Development

MEMORANDUM

TO: Thomas L. Mattis, City Manager

FROM: George W. Schanzenbacher, AICP, Director

DATE: February 8, 2010

SUBJECT: Wayfinding Signage Plan

Attached please find the proposed plan and related information. While it has taken longer than anticipated to develop the final plan I believe that it is a positive direction that the City may wish to pursue. On behalf of the Boulevard Revitalization Steering Committee and the Department we look forward to meeting with the City Council to discuss the proposed ideas.

If you need any additional information please advise.

C I T Y O F C O L O N I A L H E I G H T S



PROPOSED WAY FINDING SIGNAGE PLAN

BOULEVARD REVITALIZATION STEERING COMMITTEE
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

February 2011



201 James Avenue • Colonial Heights, VA 23834 • telephone: 804-520-9275 •
<http://www.colonial-heights.com/Planning.htm>

Way Finding Signs

What are they?

They are often called "Community Wayfinding Signs" They show route designations, destinations, directions, distances, services, points of interest, or other geographical, recreational, or cultural information.

Way finding signs are used widely by cities to direct visitors to local sites of interest: city hall, library, parks, public attractions, etc. They can be found in a variety of shapes and colors

Why would we propose them?

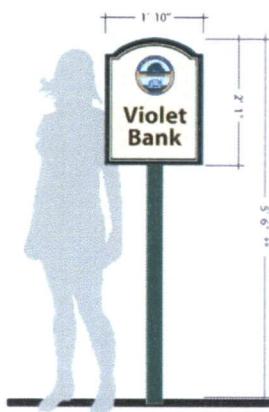
1. To Increase Revenue
 - Promote the Boulevard as a Business Corridor
 - Guide visitors to the City to various economic activities
2. To Enhance Community Image
 - Remove the visual clutter now in place by the existing random placement of various signs
 - Beautification of the city by organizing information and using a consistent sign design. Additionally, landscaping might also be used around several of the signs

Where would they be located?

Phase 1

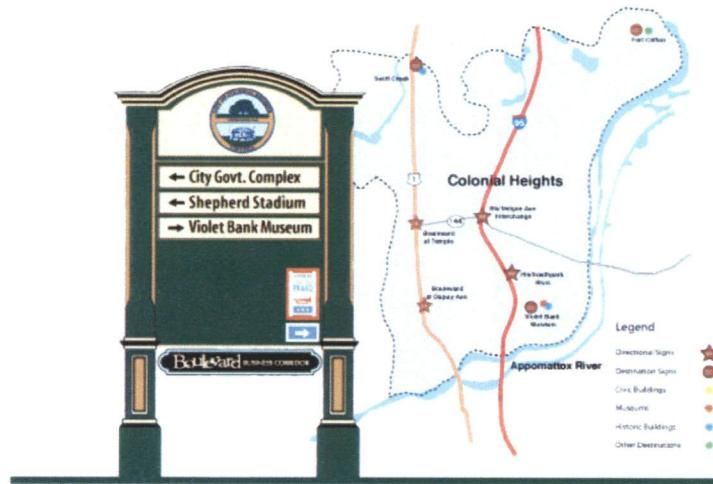
At key entrances to the City, were there are currently no welcome signs:

- Intersection of I-95 and Temple Ave
- Intersection of the Boulevard and Temple Ave
- Intersection of the Boulevard and Dupuy Ave
- Intersection of I-95 Southpark Boulevard



Phase 2

Other areas where individual place signs could be used include lodging, restaurants, places of community interest etc are almost limitless. These would be a second tier program that could be put in place after the initial focus has been established and implemented.



How will they be designed?

- Consistent with the welcome sign located at Washington Ave/Boulevard
- Attractive and cost effective
- Flexible, so that information could be easily changed as necessary
- To complement the Boulevard Business Corridor concept, to the extent possible.
- See Appendix A for design issues presentation

Proposed Plan: Temple Avenue/I-95 Interchange

Existing Situation



Our current "Welcome to Colonial Heights" at Temple Ave/I-95 Interchange

Boulevard at Dupuy Avenue

Existing Situation

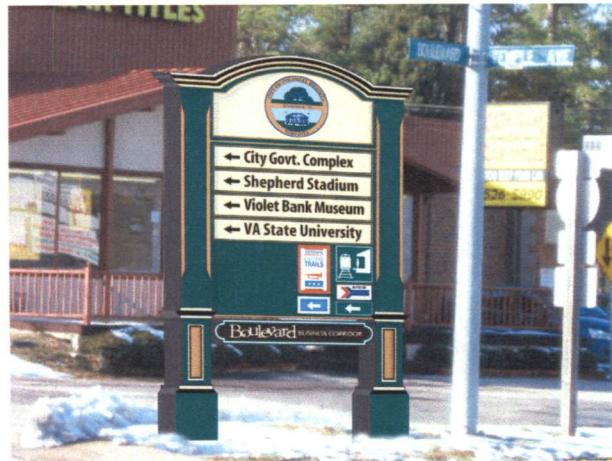


Boulevard at Temple Avenue

Existing Situation



12/23/2009 15:15



12/23/2009 15:28

I-95 /Southpark Blvd

Existing Situation



Proposed Solution



Northern Entry

Existing Situation



Proposed Solution



Estimated cost:

- Initial cost for four (4) Way finding signs- \$14,700– \$20,000 (estimate from 2 sign companies)
- Blvd Business Corridor- \$1,500 (at northern entrance)
- If conceptually approved, detailed specs would be created and the project bid out

Recommendation of Blvd Revitalization Steering Committee

The Committee has been looking at signage implementation since after the southern entrance sign was approved. This is seen as an extension of this concept. The Committee strongly supports this proposal.

Existing Welcome Sign on Dupuy Avenue at City line



NOT the image the City should have.

Sources of Funding

There is currently \$29,237 available in the Boulevard Redevelopment Account from unexpended funds from the program. It is recommended that this funding be used for the Boulevard signs in the following priorities:

- Northern entry sign
- Boulevard-Temple Ave way finding sign
- Boulevard- Dupuy Ave way finding sign and/or incorporate this sign into the Blvd Modernization Project

In addition, there are over \$18,000 in unexpended funds in the Mayor's Beautification fund. Funding for the I-95 signs at Temple Ave. and Southpark Blvd could be from this program.

Next Steps

Phase 1

If Council authorizes approval of the funds then the project plans would be finalized, plans and specs prepared and then the project would be bid out.

Phase 2

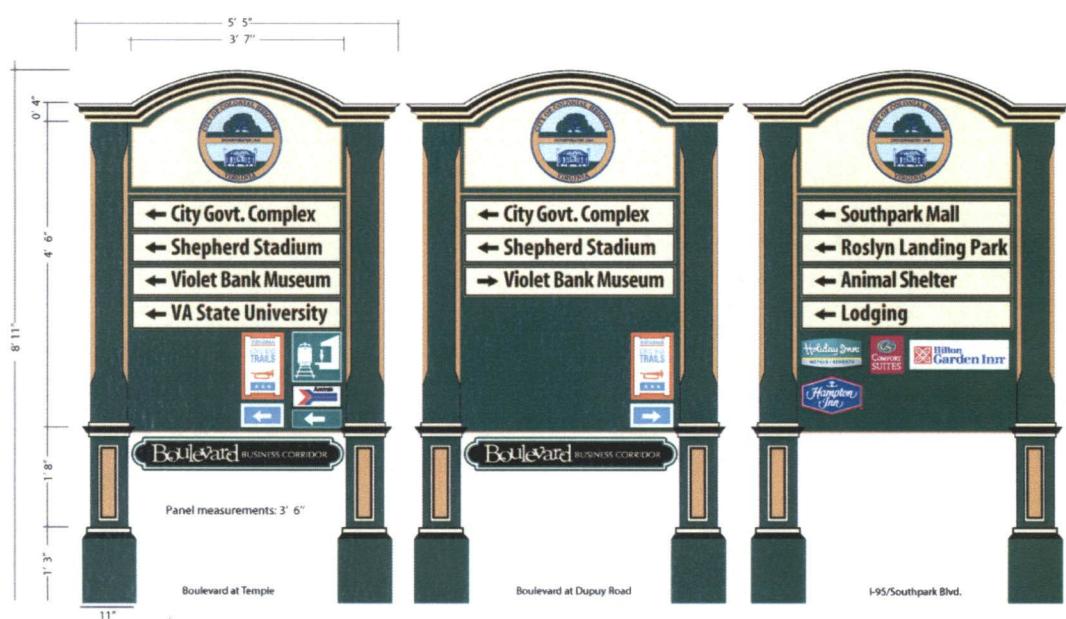
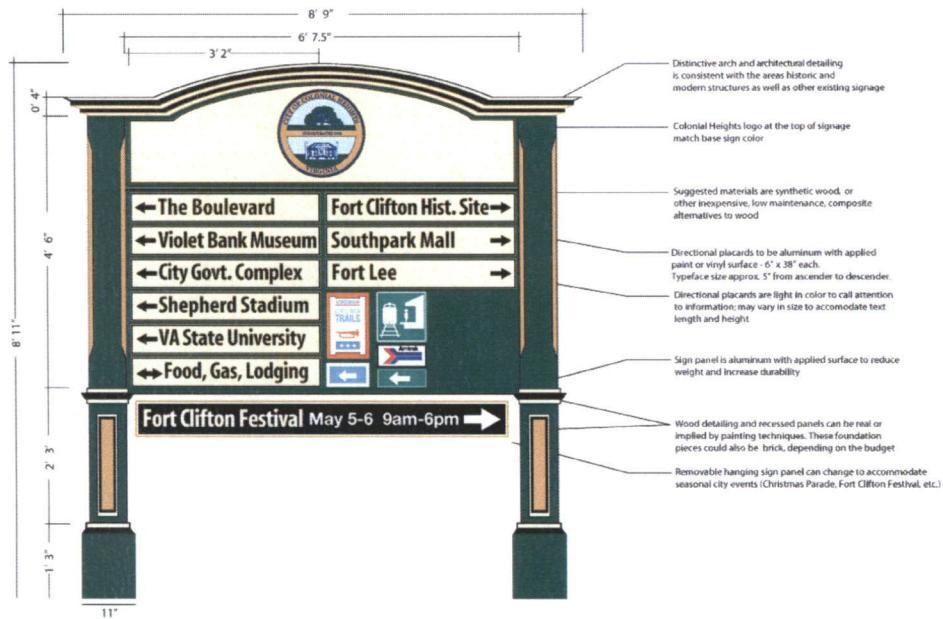
Two additional concepts could be incorporated into the program.

First, Entry signs at all roads should be designed and be consistent with the Boulevard signs. Smaller entry and/or specially designed signs need to be created for:

- Dupuy Ave,
- Lakeview Ave,
- Branders Bridge Road
- Swift Creek Lane
- Existing Welcome Sign on Dupuy Avenue at City line

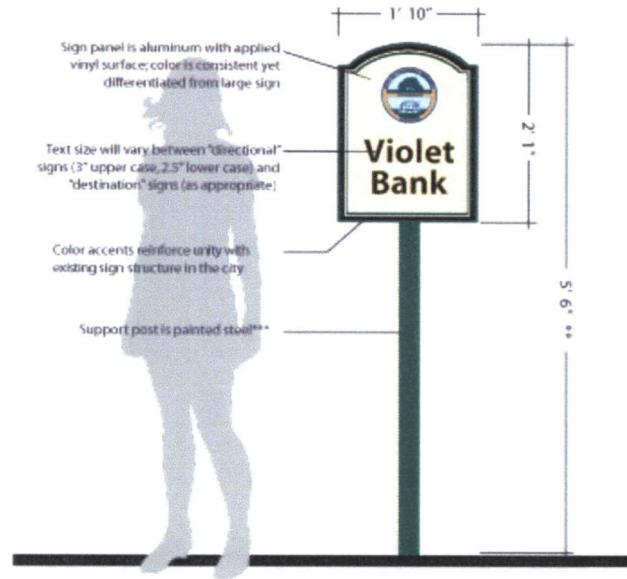
Appendix A

I-95/Boulevard Interchange (Keystone Sign)



Appendix B

Design Considerations: Destination Signs





Department of Planning and Community Development

MEMORANDUM

TO: Thomas L. Mattis, City Manager

FROM: George W. Schanzenbacher, AICP, Director

DATE: January 26, 2011

SUBJECT: David Petroff request for land at the corner of Archer Ave/Boulevard

Attached please find Mr. Petroffs' request to secure a small parcel of land at the southwest corner of Archer Ave/Boulevard which is adjacent to a larger parcel he currently owns and for which he is developing plans for an office building. This small parcel of land is currently owned by VDOT, being secured when the Martin Luther King Bridge project was undertaken, but with the understanding that the property would be deeded back to the City of Colonial Heights, upon completion of the project. This has not yet occurred, however the Dept of Public Works has inquired to VDOT about taking the necessary actions to conclude the process.

The property now contains a small drainage retention pond which was constructed as part of the bridge project. It is our understanding that it is a dry pond. We recently met with the designer of the proposed office building project and discussed Mr. Petroffs desire to secure the property to enhance the design of his office building. He has proposed that in return for this property he would donate an easement for Phase IV of the trail project across lands along the river. This is a necessary easement for the trail project. Please see the attached map for the details of this proposal.

To secure comments from City departments on any City interests related to this property a memo and materials was sent out on October 4th and followed up on October 19th and Nov 4th.

- “The Department (of Public Works) has no objection to the proposal provided that the following conditions are met:
 1. Functional goals of the storm water BMP are not compromised
 2. Design conforms to the latest edition of the Virginia Storm water Management Handbook
 3. Applicant furnishes a drainage easement for the roadway storm drain and outfall
 4. Applicant furnishes a maintenance easement for the BMP
 5. Development agreement will be required
 6. Changes to this request proposal will necessitate review and reconsideration by the Department

In addition, the Department recommends that property exchanged is essentially of comparable value if a pure swap and compensation provided with land if not.”

- Several departments indicated that they had no comments.

Conceptual City Council approval of the proposed land transfer and easement for the trail are recommended subject to the recommendations noted above.

Thanks

Cc: Hugh P. Fisher, City Attorney
Chuck Henley, Director of Public Works



310 East Main St., Suite 200
Charlottesville, VA 22902
888-781-LPDA

September 30, 2010

George W. Schanzenbacher, AICP
Director
Department of Planning and Community Development
201 James Avenue
Colonial Heights, VA 23834

Reference: Petroff property exchange request

Dear Mr. Schanzenbacher

I am writing you on behalf of LPDA's client, Mr. David Petroff. We are preparing a site plan for his property which is located on the south side of Archer Ave adjacent to the Boulevard. The property is zoned B-3. The site plan will be for an office building and will conform to the B-3 zoning regulations.

This property is a key property to the City as it is situated adjacent to an entrance corridor and the Martin Luther King Bridge. It is also adjacent to Appamatuck Park and is a critical link in the proposed greenway system. Mr. Petroff desires to develop his property in a manner that creates a gateway and facilitates recreational access along the river. To ensure that this can be accomplished, he is proposing the following;

1. An exchange of property between Mr. Petroff and the City of Colonial Heights. Specifically the parcel adjacent to the intersection of Rt. 1 and Archer Avenue (deed book 234 pg 455 & 571) for a 50' permanent trail easement across his property along the Appomattox River.
2. A maintenance agreement for this property which would include an agreement by Mr. Petroff to maintain the grounds of the property and an agreement by the City to maintain the stormwater infrastructure of the City stormwater pond located on the property.

Mr. Petroff's intent is to create a gateway by creating a visible, architecturally appropriate building and creating and maintaining a landscaped space between that building and the Bridge. The parcel adjacent to the bridge would be landscaped with tree plantings and lawn area. The pond would be modified to include a fountain and waterfall. This will require some modification to the pond to ensure that it is continuously wet. The modifications to the pond will increase circulation and aeration of stormwater and thus increase the quality of the water. Mr. Petroff's proposal is consistent with the City's entrance corridor overlay district in that it will provide a gate way to the City of Colonial Heights. The development would also facilitate recreational access across the property and will facilitate the preservation of the resource protection area associated with the river.

Please find attached a proposed conceptual site plan and a property boundary exhibit for your consideration. If the City is amicable to the proposal it will require the City to finalize the transfer of the parcel from the Virginia Department of Transportation to the City of Colonial Heights in a timely fashion. Please forward this request to City Council as soon as possible. We would like this to be considered at the next available session.

Sincerely,
A handwritten signature in black ink that appears to read "Bill Mechnick".

Bill Mechnick, ASLA, President

Exhibit A
Proposed Development Concept

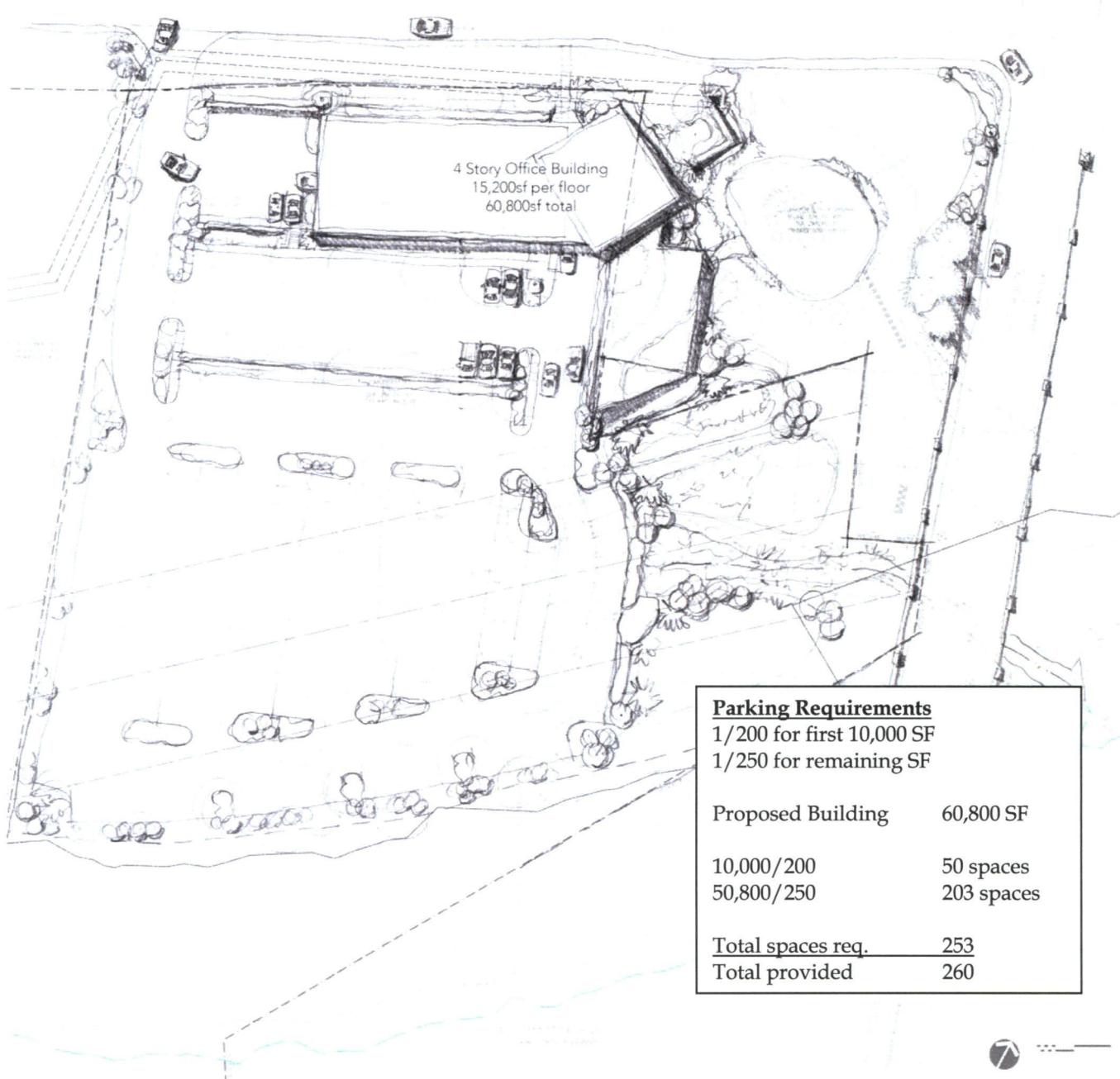
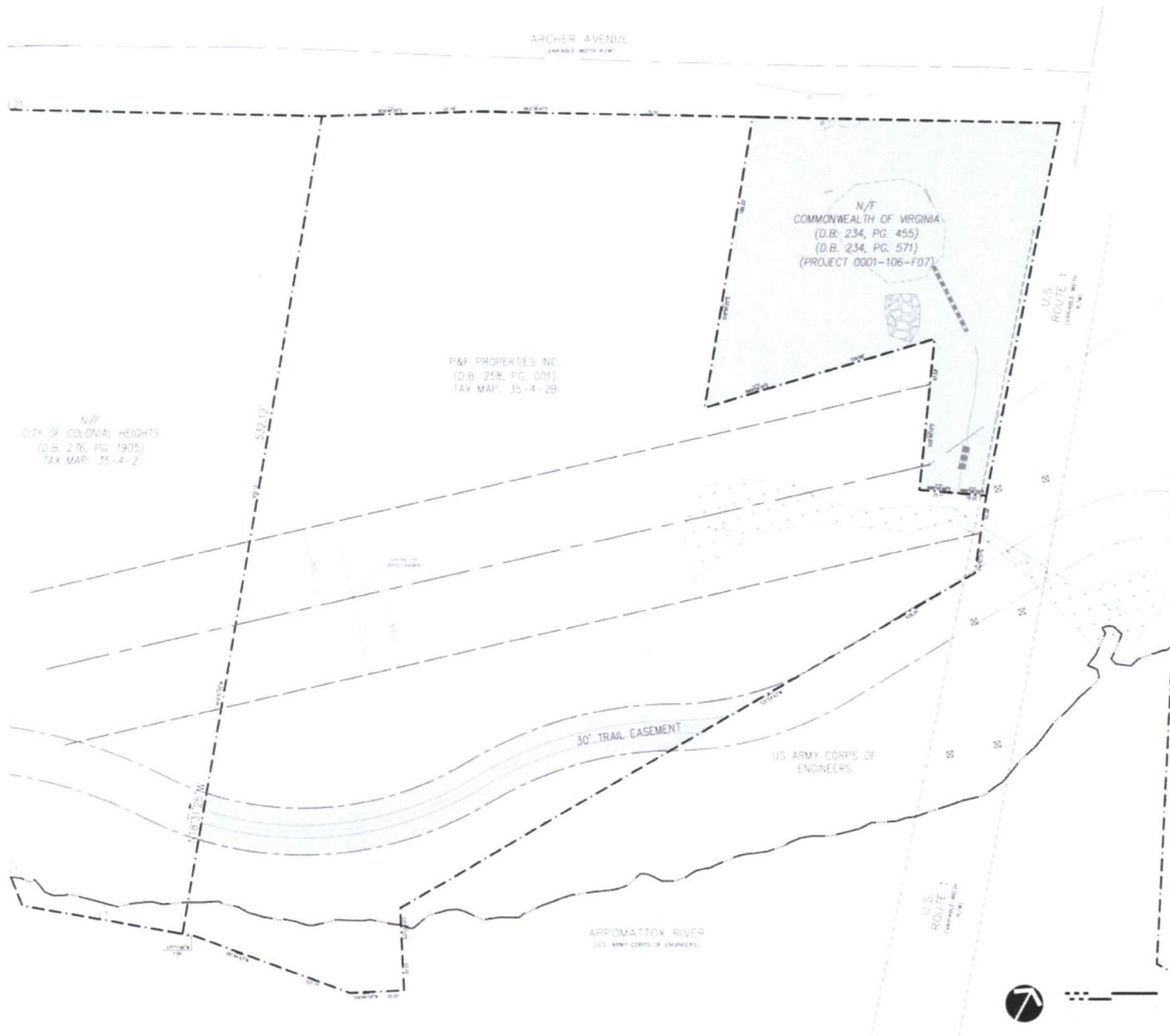


Exhibit B
Property Boundaries and Easement Illustration





Department of Planning and Community Development

MEMORANDUM

TO: Thomas L. Mattis, City Manager

FROM: George W. Schanzenbacher, AICP, Director; Hugh P. Fisher, City Attorney

DATE: February 9, 2011

SUBJECT: City Council Review of Zoning Ordinance (pp99-137)

After the December 21, 2010 meeting we discussed Council's suggested revisions with our Zoning Consultant Terry Harrington. As a result of those discussions enclosed please find the following:

1. Summary table of review comments of City Council at 12/21/2010 meeting.
2. Detailed staff response recommendations, with specific text changes as necessary to the following items:
 - Home Occupations-General Standards 3&4 –have been slightly revised to clarify
3. Unresolved Issues From Previous meeting:
 - Tattoo Parlors- Please see enclosed report from the City Attorney
 - Minimum Square footage requirements for Multi-Family Dwellings-The City Attorney concurs with the staff's recommendation against adoption.

We are ready to proceed with the detailed review of the proposed Zoning ordinance at the upcoming Council work session, starting on page 138.

Enc.

Zoning Ordinance- City Council review -		12/21/10		
Page #	issue	discussion	requested council action	Staff recommended result
110	wetlands setback	new provision-explanation	none	
113	Appeal of Decision to Arch Review Board 286-324.12	composition of Board-who has final decision	make up of bd needs to be determined	
131	18 month time frame for installing storm water management facilities	why so long a time frame?	explanation	
136	Home Occupation standards 4. no sale of goods or products on premise	May be too restrictive	Clarification of intent	revised wording proposed
	3. sale of firearms	should be for modern firearms only	Clarification	revised wording proposed
	12/22/10GS			
	Council also wanted follow-up on tattoo parlors and the minimum square footage area issue.			

Proposed Changes to City of Colonial Heights Zoning Ordinance

12/21/2010

Pp 136

Section 286-404.12 Home Occupations

(B) General standards:

1. More than one home occupation shall be permitted provided the total floor area used for all home occupations does not exceed 20 percent of the principal dwellings gross floor area.
2. No dwelling or structure shall be altered, occupied or used in a manner which would cause the premises to differ from a character consistent with a residential use. The use of colors, materials, construction, lighting, or other means inconsistent with a residential use shall be prohibited.
3. There shall be no outside storage of goods, products, equipment, or other materials associated with the home occupation. No toxic, explosive, flammable, radioactive, or other hazardous materials used in conjunction with the home occupation shall be used, sold, or stored on the site. The sale of **modern firearms** as a home occupation shall be prohibited.
4. There shall be no sale of goods or products ***on the premises*** that are not produced on the premises.



OFFICE OF THE
CITY ATTORNEY

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HUGH P. FISHER, III
CITY ATTORNEY
TAMARA L. DRAPER
LEGAL ASSISTANT

MEMORANDUM

TO: The Honorable Mayor and Members of Council
FROM: Hugh P. Fisher, III *HPF, III*
City Attorney
DATE: February 9, 2011
RE: Tattoo Parlors

At Council's December 21, 2010, meeting, when discussing the proposed zoning ordinance, several members questioned how other localities regulate tattoo parlors and seemed to suggest a more restrictive approach to authorizing them. As currently drafted in the proposed ordinance, tattoo parlors would be allowed by right in the General Business District.

Given Council's comments at the December 21 meeting, I have prepared the attached Comparison of Regulations Governing Tattoo Parlors. The attachment summarizes how Chesterfield, Hopewell, Petersburg and Richmond regulate tattoo parlors and the number of parlors in each locality.

In considering how to treat tattoo parlors in the new zoning ordinance, Council must make decisions on the following:

- (1) The zoning districts in which the parlors shall (or may) be allowed.
- (2) As to each district in which tattoo parlors are allowed, whether an applicant for a parlor shall have to obtain a special exception permit from Council before opening his business, or whether the use shall be "by right."
- (3) Whether an applicant shall have to meet other conditions, such as obtaining a permit from the health department or the police chief, or whether a tattoo parlor must locate a certain distance from schools, churches, residences, etc.

Once Council decides these issues, the staff will incorporate appropriate provisions in the proposed zoning ordinance. The staff awaits Council's direction in this regard.

Enclosure

cc: Thomas L. Mattis, City Manager
George Schanzenbacher, AICP, Director of Planning
Terry L. Harrington, AICP, Zoning Consultant

COMPARISON OF REGULATIONS GOVERNING TATTOO PARLORS

Locality	Health/Police Permits Required	Special Requirements	Zoning Districts Where Allowed	Other Information
Chesterfield	None	Conditional Use Permit Needed	C-1 Convenience C-2 Neighborhood C-3 Regional C-4 General	Apparently the County has two tattoo parlors. In 2010, there were 2 applications – 1 was approved. One was withdrawn by the applicant after the Board of Supervisors remanded the application to the Planning Commission. In 2001, there was 1 applicant who was denied. Per Clerk of the Board, there is 1 tattoo parlor that is open by right. This is considered a personal service (tattoo artist).
Hopewell	Need a permit from the Director of Public Health	Conditional Use Permit Needed	B-3 Highway Commercial B-4 Corridor Development	Zoning definition states that the individual must be a certified tattooist and member in good standing of the Alliance of Professional Tattooists; cannot be located within 250 feet of any other tattoo parlor, private and public school, day care facility, religious institution, public building or any property zoned or used for residential purposes; does not have any tattoo parlors.

Locality	Health/Police Permits Required	Special Requirements	Zoning Districts Where Allowed	Other Information
Petersburg	Need permits from the Chief of Police and the Health Director	Allowed only in business, industrial, and mixed-use districts	B-1, B-2, B-3 (Business) M-1, M-2 (Industrial) MX-D1, MX-D2 (Mixed Use)	Chief of Police does a background check and holds a hearing; health department inspects place of business; not specifically addressed in the Zoning Ordinance; has 4 or 5 tattoo parlors.
Richmond	None (the Department of Health may inspect tattoo parlors)	None	UB, UB-2 (Urban Business) B-1 Neighbor Business B-2 Community Business B-3 General Business B-4, B-5 (Central Business) B-6 Mixed-Use Business	Are considered "personal service businesses," which are those that "provide services directly to persons or services for personal items, including barber shops, beauty salons, health spas . . ." Has about 28 tattoo parlors.