

**ALTERNATE VERSION DATED NOVEMBER 10, 2016**

**RESOLUTION DESIGNATING A PORTION OF THE FRANK T. WILLIAMS FARMS PROPERTIES AS A UNIQUE ECONOMIC DEVELOPMENT OPPORTUNITY AS DEFINED BY THE CHESAPEAKE COMPREHENSIVE PLAN AND DIRECTING THE PLANNING COMMISSION TO CONSIDER AND MAKE RECOMMENDATIONS CONCERNING AN AMENDMENT TO THE 2035 COMPREHENSIVE PLAN TO DESIGNATE SUCH PROPERTY FOR COMMERCIAL, INDUSTRIAL, OR SIMILAR NON-RESIDENTIAL DESIGNATION, SUCH AS LIGHT INDUSTRIAL/LOGISTICS.**

**WHEREAS**, the 2035 Comprehensive Plan of the City of Chesapeake recognizes that the City of Chesapeake will benefit from identifying and strategically promoting unique economic development opportunities; and

**WHEREAS**, undeveloped property in the City of Chesapeake known as Frank T. Williams Farms, tax parcel identification nos. 1030000000230, 1030000000120, 1030000000780, 1030000000770, 1030000000001, 1140000000013, 1140000000012, 1140000000020, and 1140000000011 ("the Property") presents the opportunity for unique economic development as a regionally significant non-residential commercial or industrial use due to its location, size, conformation, and proximity to existing and potential transportation routes; and

**WHEREAS**, the Property presents the opportunity for unique economic development of a nature and scale that has not typically occurred in the City of Chesapeake; and

**WHEREAS**, development of the Property as a major non-residential industrial or commercial site would be expected to generate a significantly positive fiscal impact through investment and creation of new employment opportunities; and

**WHEREAS**, the Property is designated as an auto-oriented major activity center in the City's 2050 Preferred Development Pattern Map; and

**WHEREAS**, the Property is identified as a designated city gateway in the City's 2035 Land Use Plan; and

**WHEREAS**, on August 18, 2015 the City Council adopted a resolution identifying the Property as a candidate for a unique economic development opportunity and directing the City Manager to undertake further study to determine if the Property is suitable for designation as a unique economic development opportunity as defined by the City's 2035 Comprehensive Plan; and

**WHEREAS**, the Planning Department has studied and reviewed the Property and found that a portion of the Property is capable of satisfying the nine unique economic development opportunity criteria contained in the 2035 Comprehensive Plan; and

**WHEREAS**, the Planning Department has reviewed potential impacts on the Northwest Annex Area of Influence, U.S. Fish and Wildlife Service, Virginia Department of Game and Inland Fisheries, U.S. Army Corps of Engineers, nonprofit agencies such as The Nature Conservancy and the Northwest River Watershed Protection District, and found that the designation of a portion of the Property as a unique economic development opportunity is feasible, provided that the scale and type of economic development activities proposed for the Property will have minimal impacts on adjacent lands and uses, which may involve the use of wildlife corridors, enhanced buffering features, or other techniques to mitigate the potential impacts of commercial and industrial development on the Property; and

**WHEREAS**, the Planning Department provided a report to the City Council dated November 2, 2016, which was presented in a work session to the City Council on November 9, 2016 and presented to City Council on November 15, 2016; and

**WHEREAS**, in its report, the Planning Department recommends that the southernmost 1,420 acres of the Property, known as the Coastal Virginia Commerce Park

(Phase I), as shown on the attached Exhibit "A," be designated as a unique economic development opportunity and that the Planning Commission consider and make recommendations to amend the 2035 Comprehensive Plan to modify the land use designation for this portion of the Property from its current designation of Agriculture/Open Space to commercial, industrial or a similar non-residential designation, such as Light Industrial/Logistics; and

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

**NOW THEREFORE, BE IT RESOLVED** by the Council of the City of Chesapeake, Virginia, that it is the opinion of the City Council that a portion of the Frank T. Williams Farms Properties, consisting of 1,420 acres and known as the Coastal Virginia Commerce Park (Phase I), shown on the attached Exhibit "A," satisfies the unique economic development opportunity criteria set forth in the City's 2035 Comprehensive Plan and is hereby designated as a unique economic development opportunity as defined by the City's 2035 Comprehensive Plan; and

**BE IT FURTHER RESOLVED**, by the Council of the City of Chesapeake that the Chesapeake Planning Commission is requested to consider and make recommendations concerning proposed amendments to the 2035 Comprehensive Plan to amend the 2035 Land Use Plan to designate the Coastal Virginia Commerce Park (Phase I) as commercial, industrial or a similar non-residential designation, such as Light Industrial/Logistics.

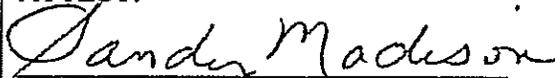
ADOPTED, by Council of the City of Chesapeake, Virginia on this 15th day of

November, 2016.

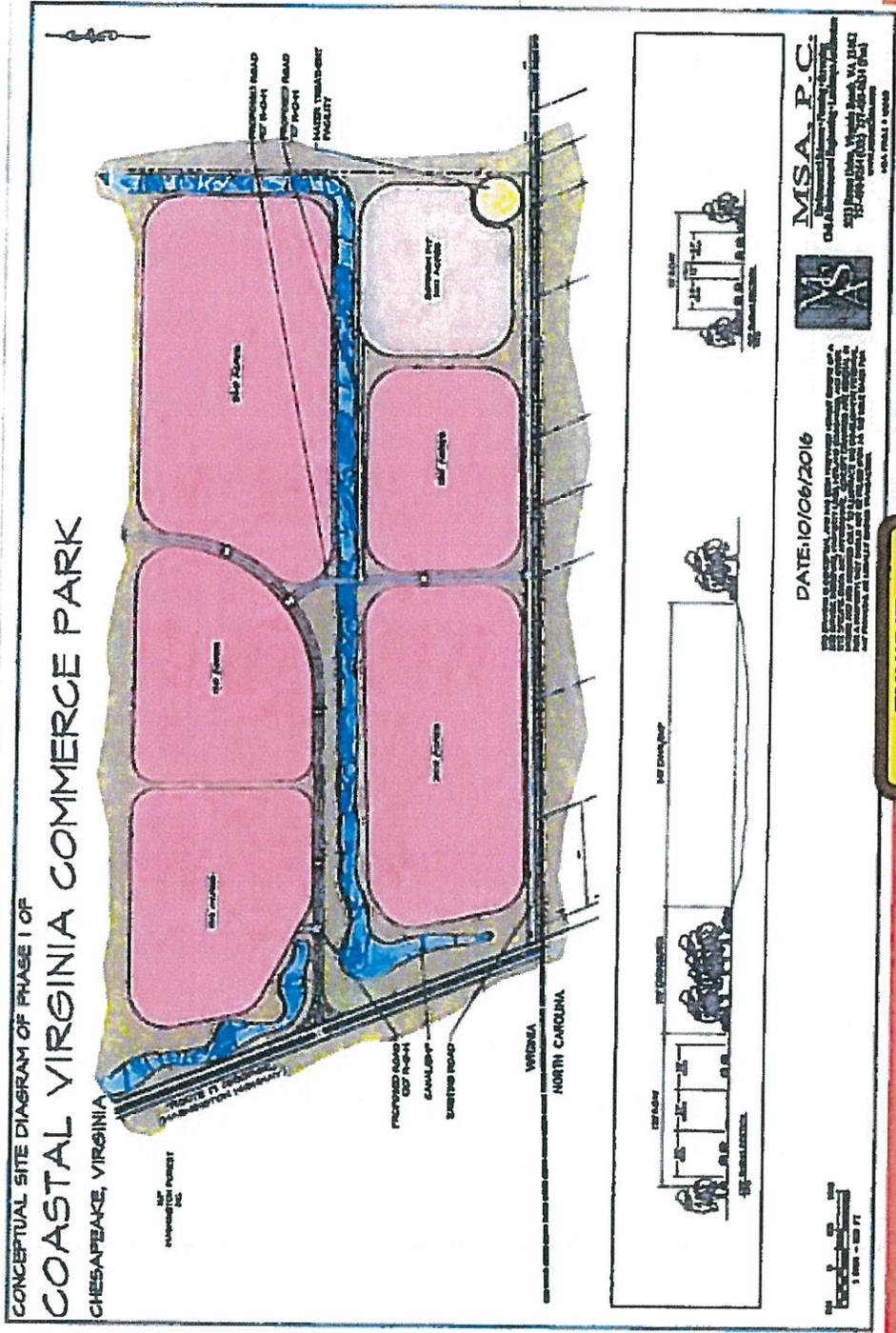
APPROVED:

By:   
Mayor

ATTEST:

  
Clerk of the City Council

# Coastal Virginia Commerce Park (Phase I)



**EXHIBIT**  
 A