CITY COUNCIL PACKAGE FOR JUNE 16, 2015

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APPLICATION SUMMARY
UP-15-24  Hickory Towing

LOCATION:  1740 Battlefield Boulevard, South
PROPOSAL:  A conditional use permit for a motor vehicle towing operation with an outdoor storage yard.
SUBMITTED:  3-9-15  ACCEPTED:  3-13-15

STAFF RECOMMENDATION
Approval with stipulations

PLANNING COMMISSION
HEARING DATE:  5-13-15
RECOMMENDATION:  APPROVAL with stipulations
VOTE:  8 - 0

ATTACHMENTS
Draft Minutes, Staff Report, Site Plan, Aerial, GIS Parcel Exhibit
APPLICATION SUMMARY

UP-15-24  Hickory Towing

APPLICANT/OWNER: Hickory Towing, Inc.
Attn: Matthew Cilento
1868 Mt. Pleasant Rd
Chesapeake, VA  23322
429-8171
hickorytow@aol.com

Officer:
Matthew F. Cilento, President

AGENCY: American Engineering Associates – Southeast, PA, Inc.
Attn: Mr. Walton P. Burkheimer, Jr., PE
3351 Stoneshore Road
Virginia Beach, VA  23452
468-6800
PBurkheimer@american-ea.com
UP-15-24  
PROJECT: Hickory Towing  
APPLICANT: Hickory Towing, Inc.  
AGENCY: American Engineering Associates – Southeast, PA, Inc.  
PROPOSAL: A conditional use permit for a motor vehicle towing operation with an outdoor storage yard.  
ZONE: B-2, General Business District (Proposed)  
LOCATION: 1740 Battlefield Boulevard South  
TAX MAP SECTION/PARCEL: 0730000000280  
BOROUGH: Pleasant Grove

PLANNING COMMISSION RECOMMENDATION:

Planning Commission recommends that UP-15-24 be APPROVED with the following stipulations: (8-0; Small/Ellis, Van Laethem excused)

1. The applicant/owner agrees to comply with Chapter 19, Article II of the City Code as it pertains to the operation of a Towing Service Storage Yard.

2. The applicant/owner agrees not to allow the operation or existence of a Junkyard or an Automobile Graveyard, as defined by Chapter 19, Article II of the City Code.

3. The applicant/owner agrees to take all available measures to prevent the leakage of fluids from motor vehicles brought on the site, including but not limited to, the following:
   a. All motor vehicles shall be inspected for leakage before being brought on site. All motor vehicles found to be leaking shall be drained of fluids prior to being brought on site.
   b. Oil absorbent chemicals shall be kept readily available on site at all times and shall be used whenever needed to clean up spills or leaks of automotive fluids or other potential harmful substances.

4. The applicant/owner agrees that hours of normal operation of the facility shall be from 9:00 a.m. to 5:00 p.m., Monday through Friday. As a single exception to the foregoing hours of normal operation, between 7:00 a.m. and 7:00 p.m., Monday through Saturday, towing of vehicles from accident sites to this facility may occur.

5. The applicant/owner agrees that an opaque fence shall be provided around the storage yard, subject to the review and approval of the Zoning Administrator. The applicant/owner agrees that all tow trucks and towed vehicles shall be parked behind the front wall of the structure.
6. The applicant/owner agrees that all plant materials used in the Buffer Yard “E,” as shown on the Preliminary Site Plan accompanying this application, shall be evergreen and suitable, in the determination of the City’s Environmental Coordinator or designee, for screening purposes.

7. The applicant/owner agrees to limit total signage on the subject property to no more than one freestanding, monument style sign that is not more than thirty-six (36) square feet in area.

Mrs. Hanson read UP-15-24 into the record for Commission review and action.

Staff Presentation:

Mrs. Hanson stated that based on sound planning practices, Planning staff recommended that UP-15-24 be APPROVED with the stipulations as listed in the official agenda.

COMMISSION VOTE:

Commissioner Small moved that UP-15-24 be APPROVED with the stipulations as listed in the official agenda and as recommended by staff. Commissioner Ellis seconded the motion. The motion was carried by a vote of 8 - 0. Commissioner Van Laethem was excused.
HEARING DATE: MAY 13, 2015

TO: CHESAPEAKE PLANNING COMMISSIONERS

FROM: MARK HOBBS, SENIOR PLANNER

THROUGH: JALEH M. SHEA, AICP, PLANNING DIRECTOR

DATE: MAY 5, 2015

RE: R(C)-15-07
PROJECT: Hickory Towing
APPLICANT: Hickory Towing, Inc.
AGENCY: American Engineering Associates – Southeast, PA, Inc.
PROPOSAL: A conditional zoning reclassification of approximately 0.57± acres from R-15s, Residential District, to B-2, General Business District.
PROPOSED COMP LAND USE / DENSITY: Business/Commercial
EXISTING COMP LAND USE / DENSITY: Business/Commercial
LOCATION: 1740 Battlefield Boulevard South
TAX MAP SECTION/PARCEL: 0730000000280
BOROUGH: Pleasant Grove

AND

UP-15-24
PROJECT: Hickory Towing
APPLICANT: Hickory Towing, Inc.
AGENCY: American Engineering Associates – Southeast, PA, Inc.
PROPOSAL: A conditional use permit for a motor vehicle towing operation with an outdoor storage yard.
ZONE: B-2, General Business District (Proposed)
LOCATION: 1740 Battlefield Boulevard South
TAX MAP SECTION/PARCEL: 0730000000280
BOROUGH: Pleasant Grove
PROJECT DESCRIPTION:
The applicant seeks approval of a conditional zoning reclassification of 0.57± acres from R-15s, Residential District, to B-2, General Business District; and, approval of a conditional use permit for a motor vehicle towing operation with an outdoor storage yard. The applicant will use an existing residential structure as an office with the storage area behind the building. The subject property is located in the Transportation Corridor Overlay District (TCOD), approximately 900 feet north of the intersection of Hillcrest Parkway and Battlefield Boulevard.

BACKGROUND:
The subject site is zoned R-15s, Residential District. Adjacent zoning designations are as follows:

<table>
<thead>
<tr>
<th>DIRECTION</th>
<th>ADJACENT ZONING DESIGNATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>R-15s, Residential District (single-family home)</td>
</tr>
<tr>
<td>South</td>
<td>R-15s, Residential District (undeveloped)</td>
</tr>
<tr>
<td>East</td>
<td>R-15s, Residential District (single-family home)</td>
</tr>
<tr>
<td>West</td>
<td>R-15s, Residential District (undeveloped)</td>
</tr>
</tbody>
</table>

DEPARTMENTAL COMMENTS:
Development and Permits:
  Development Engineering:
  • See attached memo dated April 2, 2015 for comments.
  Zoning Administrator:
  • See attached memo dated March 19, 2015 for comments.
  Environmental/Landscaping:
  • No comments.

Public Utilities:
  • See attached memo dated April 2, 2015 for comments.

Fire Prevention:
  • See attached memo dated April 3, 2015.

Police:
  • No comments.

Fiscal Impact Analysis:
  • See attached analysis dated April 29, 2015.
REZONING STAFF ANALYSIS:

PLANNING AND LAND USE POLICIES

On March 21, 1995, the Chesapeake City Council adopted policies pertaining to acceptable level of service (LOS) standards focusing on three areas: (1) school needs; (2) road capacity; and (3) sewer capacity. Where the analysis of the rezoning application, whether a conventional or conditional rezoning, indicates that the public infrastructure is not sufficient to meet the needs that will be generated by the proposed development, then the application will be presumed to be untimely and inappropriate. The three areas, as they specifically apply to this application, are addressed below:

1. **SCHOOL NEEDS:** The proposed district reclassification will not result in an increase in student generation; therefore, it is exempt from Level of Service analysis for adequate school facilities.

2. **ROAD CAPACITY:** The proposed district reclassification will not result in an increase of more than 50 motor vehicle trips per day; therefore, it is exempt from Level of Service analysis for adequate road facilities.

3. **SEWER CAPACITY:** The proposed district reclassification is located in the Hampton Roads Sanitation District (HRSD) service area; therefore, the application meets the Level of Service Policy for Sewer Capacity. The property is located outside of the existing utility franchise area and city sewer is not available; therefore, Health Department approval will be required for any modifications to the existing septic system.

FINDINGS FOR REZONINGS

According to Section 16-106 of the Chesapeake Zoning Ordinance, if the application is for a reclassification of property to a different zoning district classification, the report of the Planning Commission should contain findings with respect to one or more of the following matters, as the Commission determines to be most significant:

1. **STANDARD:** Whether and in what respect the proposed zoning district classification is consistent with the Chesapeake Comprehensive Plan.

**FINDING:** The Land Use Plan, an element of the Chesapeake 2035 Comprehensive Plan, designates the subject property for Business/Commercial land uses. The proposed towing operation with office and outside storage yard is consistent with this designation. The subject property falls within the Transportation Corridor Overlay District (TCOD). An important objective of this overlay district is to preserve prime development sites for commercial and employment related land uses. Although the proposed towing service is not the ideal type of use envisioned in this corridor, it does make sense as a temporary place holder until new development is proposed incorporating the subject property. For these reasons, the proposed district reclassification is consistent with the 2035 Comprehensive Plan.
2. **STANDARD:** Whether and in what respect there are any changed or changing conditions in the area affected that make the proposed rezoning necessary.

**FINDING:** Staff is unaware of any changed or changing conditions in the area that make the proposed rezoning necessary.

3. **STANDARD:** Whether and in what respect the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity.

**FINDING:** The subject property is adjacent to undeveloped woodlands on the south and west sides, with an existing residence on the north side and existing residences across the street. The outdoor storage yard will be screened by an opaque fence with landscaping. A proffer has been offered that restricts the use of the property to a towing operation with an outdoor storage yard only. Other uses allowed in the B-2 district will not be allowed on the subject property. Stipulations have been offered with the conditional use permit that will ensure that the existing building maintains a residential look and character. Restrictions have also been placed on the hours of operation. For these reasons, the proposed district reclassification will be compatible with the uses permitted on other property in the immediate vicinity.

4. **STANDARD:** Whether and in what respect adequate public facilities and services exist or can be provided to serve the uses that would be permitted on the property if it were rezoned.

**FINDING:** City water is existing to the subject property. The property is located outside of the existing utility franchise area; therefore, city sewer is not available. Health Department approval will be required for any necessary modifications to the existing septic system. Based on staff comments, adequate public facilities and services can be provided for the uses that would be permitted on the property if it were rezoned.

5. **STANDARD:** The impact that the uses that would be permitted if the property were rezoned will have on the volume of vehicular and pedestrian traffic and traffic safety in the vicinity.

**FINDING:** The proposed district reclassification is exempt from Level of Service analysis and will not generate a significant increase in motor vehicle trips compared to the existing residential use. The Department of Development and Permits does not have any objections to the application.

6. **STANDARD:** Whether and in what respect the proposed rezoning will correct an error in the application of this zoning ordinance as applied to the subject property.

**FINDING:** No such error is known to exist.
7. **STANDARD:** Whether a reasonably viable economic use of the subject property exists under the current zoning.

**FINDING:** Under the existing R-15s, Residential District, a range of uses are permitted, including single family residences; therefore, reasonably viable economic uses are available under the current zoning.

**USE PERMIT STAFF ANALYSIS:**
Section 17-106.A of the Chesapeake Zoning Code requires Conditional Use Permit applications to meet the following standards:

1. **STANDARD:** The proposal, as submitted or as modified, is in conformity with the Comprehensive Plan, including specific applicable elements of the Plan, and with official policies adopted in relation to the plan, including the purposes of this ordinance.

**FINDING:** The Land Use Plan, an element of the Chesapeake 2035 Comprehensive Plan, designates the subject property for Business/Commercial land uses. The proposed towing operation with outdoor storage will be consistent with this designation and the comprehensive plan.

2. **STANDARD:** The proposal, as submitted or as modified, is compatible with the surrounding community and will have no more adverse effects on the health, safety, or comfort of persons living or working in or driving through the area than would any other use generally permitted in the same district.

**FINDING:** The proposed conditional use will utilize an existing residential structure as an office. No additions or expansions of the building are proposed; however, the structure will be rehabilitated and made more attractive. Stipulations have been offered with the conditional use permit that will ensure that the existing building maintains a residential look and character. For these reasons, the proposed conditional use will be compatible with the surrounding residential community.

Section 17-106.B. offers factors which may be considered in determining whether a Conditional Use Permit application meets the required standards. Only those factors considered applicable to this application are discussed below:

1. **STANDARD:** Whether the proposed conditional use will be consistent with the adopted policies in the Chesapeake Comprehensive Plan.

**FINDING:** Refer to Finding #1 above.

2. **STANDARD:** Whether the existing or proposed streets and highways are adequate to safely accommodate and serve the site, with particular attention being given to the following:
a. The capacity of existing or proposed streets and highways located on or near the site to accommodate projected traffic volumes.

b. The adequacy and safety of the size and design of access roads, entrance and exit drives, and traffic circulation patterns, for both vehicular and pedestrian traffic on and near the site.

**FINDING:** The proposed conditional use will generate a small amount of motor vehicle trips that can easily be accommodated by the existing road improvements. The Department of Development and Permits offered no objections to the subject application.

3. **STANDARD:** Whether the proposed conditional use will be adequately served by other essential public facilities, including but not limited to the following: water and sewers, drainage facilities, schools, recreational facilities, police and fire protection, refuse disposal.

**FINDING:** City water is existing to the subject property. The property is located outside of the existing utility franchise area; therefore, city sewer is not available. Health Department approval will be required for any necessary modifications to the existing septic system. Based on staff comments, adequate public facilities and services can be provided for the proposed conditional use.

4. **STANDARD:** Whether the proposed conditional use will have any adverse effect upon or will be incompatible with the use or enjoyment of adjacent and surrounding property, with particular attention being given to the following:

   a. The noise characteristics of the proposed use and whether they exceed the maximum sound levels that are typical of uses permitted as a matter of right in the district.

   b. The anticipated glare from vehicular and stationary lights and the extent to which such lights will be visible from any residential district.

   c. The vulnerability of the proposed use to fire and related safety hazards.

   d. The interference by the proposed use with any easement, roadways, rail lines, utilities and public or private rights-of-way.

   e. The possible destruction, loss, or damage of a natural, scenic, or historic feature of significant importance.

   f. The adequacy of proposed landscaping and buffering measures to screen the site from neighboring properties zoned for or containing less intensive uses.

**FINDING:** Chapter 19, Article II of the City Code regulates the operations of Junkyards, Automobile Graveyards and Towing Service Storage Yards. The
applicant has offered a proffer that limits the use of the property to a “Towing Service” and will screen the outdoor storage area with an opaque fence as required by the City Code. In addition, a 20’ Landscape Buffer Yard “E” is required around the perimeter of the property. A stipulation has been provided that all plant materials required for this buffer will be an evergreen variety suitable for screening. These requirements will effectively screen the outdoor storage yard from the adjacent residence and the right-of-way. The applicant will request a minor modification to the required landscape buffer on the south side of the property in order to locate a drive aisle of sufficient width that can access the storage yard. This request will occur as part of the final site plan review process as exact dimensions will be better known at that point. The adjacent property on the south side is undeveloped and heavily wooded; therefore, staff has no objections to the proposed encroachment. A stipulation has been provided that limits the hours of operation to 7:00 am to 7:00 pm, Monday through Saturday, which will limit noise and glare impacts on adjacent properties. For these reasons, the proposed conditional use will not have any adverse effects on adjacent or surrounding property.

5. **STANDARD:** Whether the proposed conditional use will be constructed, arranged, and operated so as not to dominate or interfere with the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, considerations shall be given to:

   a. The location, nature, and height of buildings, structures, walls, and fences on the site; and

   b. The overall compatibility of the appearance of the site as proposed with neighborhood sites;

   c. The nature and extent of landscaping and screening on the site.

**FINDING:** As previously stated, proffers have been offered that will maintain the residential character of the property, restrict the hours of operation, and reduce the allowed signage; therefore, the proposed conditional use will not dominate or interfere with the development and use of neighboring property.

**FINDINGS:**

1. The proposed rezoning and conditional use permit is consistent with the Chesapeake 2035 Comprehensive Plan.

2. The proposed rezoning and conditional use permit is compatible with adjacent properties and neighboring properties in the immediate community.
STAFF RECOMMENDATION:

Based on the findings contained in this staff report, staff recommends that R(C)-15-07 be APPROVED with the following proffers:

1. The applicant/owner agrees to dedicate, at no cost to the City, a strip of land for future widening of Battlefield Boulevard that is approximately 35' in depth (the "35'± Right of Way Dedication"). The final dimensions and extent of the 35'± Right of Way Dedication shall be sufficient, as determined by the Director of Development and Permits or designee, to widen, for the entire frontage of the property, the western half of the right of way of Battlefield Boulevard, measured from its current centerline, to a width of 60', being half of the ultimate 120' right of way indicated on the City's Master Transportation Plan. The 35'± Right-of-Way Dedication shall be completed by deed or plat prior to approval of the final site plan for the facility.

2. The applicant/owner agrees that the sole use of the subject property, upon rezoning to the B-2 General Business District, shall be an Automotive Towing operation with outdoor storage (Standard Industrial Classification Code 7549: Automotive Services, except Repair and Carwashes).

3. The conceptual site plan entitled "Survey Exhibit & Preliminary Site Plan for Hickory Towing," submitted by American Engineering and date-stamped March 9, 2015, a copy of which is on file with the Chesapeake Planning Department, has been submitted by the Chesapeake Planning Department, Planning Commission and City Council for illustrative purposes only and to provide support for this rezoning action. No rights shall vest nor shall any cause of action arise from the submission, review or acceptance of this conceptual site plan. In order to obtain preliminary or final site or subdivision approval, changes in the conceptual site plan will be necessary to accommodate environmental, engineering, architectural, topographic, or other development conditions, and to meet the requirements of applicable laws, ordinances and regulations. All preliminary and final site and subdivision plans are subject to the approval of the Director of Planning or designee and/or the Director of Development and Permits or designee. A copy of the final approved site plan shall be placed in the file with the Planning Department and Department of Development and Permits and shall supersede any previously file conceptual site plan.

4. The applicant/owner acknowledges and understands that Battlefield Boulevard will become a divided roadway and further acknowledges and understands how that will affect the property subject to this rezoning. Once the divided roadway is established on Battlefield Boulevard the property's ingress/egress will be limited to a "right-in, right-out" condition and/or the entrance may be severed, dependent upon the availability of alternative access as determined by the Director of Development and Permits or designee. The applicant/owner acknowledges and understands the impacts of the conditions referenced in this proffer and agrees, for itself and its successors in interest, that no claim of damages or compensation will be sought. Further, the applicant/owner agrees to record a
private access easement for the benefit of all of the adjacent parcels prior to final site construction plan approval.

5. The applicant/owner agrees that the exterior of the existing building on the subject property shall retain a residential character as determined by the Director of Planning or designee. The applicant/owner also agrees that any modifications to the existing building or any newly constructed building shall contain architectural features consistent with a residential structure as determined by the Planning Director or designee. The applicant/owner further agrees to renovate the existing building exterior in a manner consistent with the foregoing, subject to the review and approval of the Director of Development and Permits or designee prior to issuance of a Final Certificate of Occupancy for the renovated building, to include:

a. Remove and replace any exterior wood finish or trim which is rotten or sound, replacing with new, painted wood or premium vinyl or other simulated wood materials;

b. Repair or replace as necessary any doors and/or windows whose condition is too poor for cleaning and/or repainting to be effective;

c. Power-wash or otherwise effectively clean all other exterior surfaces (roof, walls, etc.); and

d. Trim/prune, or replace as necessary, foundation plantings in the front yard area so as to result in an attractive enhancement, in the determination of the City's Environmental Coordinator or designee, to the front elevation of the building; this shall be shown on the landscape plan portion of the required final site plan.

AND

Based on the findings contained in this staff report, staff recommends that **UP-15-24** be **APPROVED** with the following stipulations:

1. The applicant/owner agrees to comply with Chapter 19, Article II of the City Code as it pertains to the operation of a Towing Service Storage Yard.

2. The applicant/owner agrees not to allow the operation or existence of a Junkyard or an Automobile Graveyard, as defined by Chapter 19, Article II of the City Code.

3. The applicant/owner agrees to take all available measures to prevent the leakage of fluids from motor vehicles brought on the site, including but not limited to, the following:

a. All motor vehicles shall be inspected for leakage before being brought on site. All motor vehicles found to be leaking shall be drained of fluids prior to being brought on site.
b. Oil absorbent chemicals shall be kept readily available on site at all times and shall be used whenever needed to clean up spills or leaks of automotive fluids or other potential harmful substances.

4. The applicant/owner agrees that hours of normal operation of the facility shall be from 9:00 a.m. to 5:00 p.m., Monday through Friday. As a single exception to the foregoing hours of normal operation, between 7:00 a.m. and 7:00 p.m., Monday through Saturday, towing of vehicles from accident sites to this facility may occur.

5. The applicant/owner agrees that an opaque fence shall be provided around the storage yard, subject to the review and approval of the Zoning Administrator. The applicant/owner agrees that all tow trucks and towed vehicles shall be parked behind the front wall of the structure.

6. The applicant/owner agrees that all plant materials used in the Buffer Yard “E,” as shown on the Preliminary Site Plan accompanying this application, shall be evergreen and suitable, in the determination of the City’s Environmental Coordinator or designee, for screening purposes.

7. The applicant/owner agrees to limit total signage on the subject property to no more than one freestanding, monument style sign that is not more than thirty-six (36) square feet in area.

MH: bh

cc: Tim Howlett, Current Planning Administrator
MEMORANDUM

TO: Mark Hobbs, Planner, Planning Department
FROM: J.B. Tate, P.E., Director of Development and Permits
DATE: April 2, 2015
SUBJECT: APPLICATION REVIEW COMMITTEE

R(c)-15-07 Hickory Towing & UP-15-24 Hickory Towing
(1740 Battlefield Blvd S, from R-15s to B-2, 0.57 acres, towing and storage)

The following comments pertain to the application/plan stamp-dated March 12, 2015:

Development Engineering Comments:

1. This rezoning will increase the traffic volume on Battlefield Blvd., a minor arterial roadway, contributing to the need for dedication for one-half of a four-lane roadway (120' right-of-way per future Master Transportation Plan). Development of this property prior to securing the ultimate right-of-way will adversely impact the City's ability to provide an adequate transportation system. The applicant shall provide assurance that appropriate right-of-way dedication or deed of reservation will be provided as part of this rezoning application.

2. This department recommends the following proffer and stipulation for this development: The applicant/owner acknowledges and understands that Battlefield Blvd. will become divided roadway and further acknowledges and understands how that will affect the property subject to this rezoning and use permit. Once the divided roadway is established on Battlefield Blvd, the site ingress/egress will be limited to a "right-in, right-out" condition or the entrance may be severed dependent upon alternative access. The applicant/owner hereby acknowledges that Battlefield Blvd will become a divided highway, and the applicant/owner agrees that it and its assigns shall not be entitled to a claim for damages associated with the construction of improvements to Battlefield Blvd, including but not limited to, right in and out turning movements for ingress/egress to Battlefield Blvd. or alternate access to Battlefield Blvd.
3. In accordance with the City’s Comprehensive Plan, Public Facilities Manual (PFM, Chapter 16, Access Management) and City Code, the development shall provide a private ingress/egress easement for the benefit of the adjacent parcels. Recommended Proffer and Stipulation: The applicant/owner agrees to record private access easement for the benefit of the adjacent parcels, prior to final site construction plan approval.

4. The proposed rezoning is exempt from the Level of Service test for Adequate Road Facilities. The nonresidential rezoning will not increase traffic by more than 50 total vehicle trips per day.

**Development Engineering Advisory:**

Final site construction plans (Civil Plans) and building plans (Architectural Plans) shall be approved, constructed and inspected in accordance with City criteria prior to issuance of Certificate of Occupancy for this Use Permit.

JBT/mdb

Cc: Steve Froncillo, P.E., Traffic Engineering (email)
MEMORANDUM

TO: Mark Hobbs, Senior Planner
FROM: Dale Ware, AICP, CZA
D & P /Zoning
DATE: March 19, 2015

Zoning will require a final construction plan.

A conditional use permit shall automatically expire and become void three years from the date of approval by city council, unless within such three-year period: (1) a building permit is obtained and erection or alteration of a structure is started; or (2) an occupancy permit is obtained and a use commenced.

No trash receptacle areas may be located in any required yard. Buffer yard D required adjacent to 073000000270

All signs shall comply with the regulations for signs as specified in Article 14-700 et seq of the zoning ordinance. The front setback shall be measured from the right-of-way reservation.

See Chapter 19, article II (section 19-51 et seq.), of the city Code that includes supplemental regulations for a towing service storage yard.

*The City of Chesapeake adheres to the principles of equal employment opportunity. This policy extends to all programs and services supported by the City*
MEMORANDUM

TO: Mark Hobbs
    Planning

FROM: T. Ed West, P.E.
      Public Utilities

DATE: April 2, 2015


City water is existing to the site.

City sewer is not available.

This development is outside the City’s franchise service area; therefore, City sewer is not required. The Chesapeake Health Department needs to be contacted regarding the use of a private sewage disposal system.

A backflow preventer is to be installed on all domestic systems before any takeoffs are made and in accordance with the manufacturer’s recommendations, the International Plumbing Code requirements, and Department of Public Utilities policy.

TEW/kas

cc: Margaret Hamilton, Cross-Connections Inspector
    Karen Harrell, Engineering Technical Supervisor
FIRE PREVENTION DIVISION – PLAN REVIEW

To: Mark Hobbs, Senior Planner
Cc: Sherry Carawan, Nancy McPherson, Planning Department
From: Harold W. Creason, Fire Protection Plans Examiner
Date: April 3, 2015
RE: UP-15-24 & R(C)-15-07 – Hickory Towing

The Fire Department has completed the review of the above referenced use permit and rezoning applications and associated preliminary plan and is providing Fire approval of both with the following advisory comments for the use permit application.

Advisory Comments:

Emergency Access - Fire lanes will be required in accordance with the Fire Code and PFM, Appendix 19 to accommodate emergency access along the length of the southern side of the drive aisle beginning at the eastern entrance and extending westerly to the rear parking space, at a minimum width of 20 ft. The area that serves as a turnaround necessary to meet 150 ft. maximum dead-end access, shall also be marked as a fire lane with a minimum of fire lane signage if a gravel surface. Fenced/Gated and locked access to the compound will require a Knox entry system for emergency access in accordance with the Fire Code and PFM.

Water Supplies for Fire Fighting – A fire hydrant is noted near the frontage of the site which meets distance and fire-flow demand.

Automatic Fire Protection Systems - in accordance with size of the structure and proposed use it does not appear that fixed fire protection systems are required by code.

Hazardous Processes (if target hazards apply requiring a Fire Code Operational Permit) – If any are applicable such as for vehicular repair, then a permit would be required. In any case, storage of vehicles shall be organized and the area shall be accessible in accordance with the Fire Code for emergency access in the event of an incident.

"The City of Chesapeake adheres to the principles of equal employment opportunity. This policy extends to all programs and services supported by the City."
SUMMARY OF CUMULATIVE FISCAL IMPACTS ($1,000)
4/C(15-07 FISCAL IMPACT ANALYSIS
4/29/2015

GENERAL FUND
Total Revenue $90
Total Operating Cost $6
Total Capital Cost $1
NET TOTAL GENERAL FUND IMPACT $84
AVERAGE ANNUAL IMPACT $4.20

SCHOOL BOARD
Total Revenue $60
Total Operating Costs $0
Total Capital Costs $0
NET TOTAL SCHOOL BOARD IMPACT $60
AVERAGE ANNUAL IMPACT $3.00

COMBINED RESULTS
Total Revenue $150
Total Operating Costs $6
Total Capital Costs $1
NET TOTAL COMBINED IMPACT $144
AVERAGE ANNUAL IMPACT $7.20
NET IMPACT PER ACRE $2.53

Cumulative Net Surplus/Deficit

Years 1-20
Hickory Towing